Gateway
to the
San Gabriel Valley

CITY OF ALHAMBRA
AGENDA
ALHAMBRA CITY COUNCIL
REGULAR MEETING
MAY 11, 2026

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.

Watch and listen to the meeting as follows:

Zoom Webinar direct link:
https://cityofalhambra-org.zoom.us/j/81321778489?pwd=YU1BTWtqSXpNeEo1MWFSME1mZ1FmUT09
Webinar ID: 813 2177 8489, Passcode: 644586

Or by **telephone** by dialing (833) 548-0276 (Toll Free) or (833) 548-0282 (Toll Free) or (877) 853-5257 (Toll Free) or (888) 475-4499 (Toll Free) and entering **Webinar ID: 813 2177 8489** and **Passcode: 644586**. **Please Note:** All members of the public calling or logging into the meeting will be muted so that the meeting can proceed. If there are technical difficulties with Zoom during the meeting, the meeting will proceed regardless. Meetings can also be viewed via livestream here: https://www.spectrumstream.com/streaming/alhambra/live.cfm

Addressing the Council:

In person: Section 2.04.210 of the Alhambra Municipal Code establishes the procedures for addressing the Council. Any person wishing to address the Council during the meeting should complete a Speaker Request Card and submit it to the City Clerk so the City Council knows you wish to speak. When called upon by the presiding officer, please step to the podium.

Via Zoom or Telephone: "Raise your hand" - Members of the public may speak by using the **"Raise Hand"** function during the public comments portion, if on Zoom or telephone. Staff will unmute speakers participating via Zoom or telephone and announce your name when it is your time to speak. When calling in using a telephone press *9 to raise your hand and press *6 to unmute yourself when called.

The maximum time for addressing the Council is 5 minutes for each agendized item and for comments concerning non-agendized items; excepting that during the initial 30-minute timeframe for public comment for non-agendized items the individual speaker time shall be 3 minutes. Additionally, the total individual speaker time for consent agenda items shall be 5 minutes for those individuals speaking on one item and 10 minutes for those individuals speaking on more than one consent item. However, the presiding officer may either extend or reduce the maximum time in his or her discretion.

Standards of Decorum: Any person addressing the Council who refuses to stop speaking after his/her time has expired or any person who behaves in such a manner as to interfere with or impede the progress of the City Council meeting who, after a request by the presiding officer, refuses to cease such behavior may be removed from the City Council chambers, Zoom or telephone upon direction of the presiding officer.

Enforcement of Decorum: The Chief of Police, or his/her designee, shall be Sergeant-at-Arms of the Council meetings. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the Council meeting.

Persons Authorized to be Within Rail: No person, except City official or their designees, shall be permitted within the rail in front of the Council Chamber without the express consent of the Council.

CITY OF ALHAMBRA
AGENDA
Regular Meeting
ALHAMBRA CITY COUNCIL
Council Chambers, 111 South First Street
May 11, 2026
6:00 p.m.

Gateway to the San Gabriel Valley

ROLL CALL:
COUNCIL: Lee, Maza, Wang, Andrade-Stadler, Maloney

FLAG SALUTE: Led by Mayor Maloney

LAND ACKNOWLEDGEMENT: We acknowledge that the land on which we are gathered is the traditional, ancestral, and unceded territory of the Gabrielino/Tongva peoples. We seek to prioritize respect for the historic culture and contemporary presence of the native peoples throughout California, especially in the greater Los Angeles/Alhambra area. We come with respect and gratitude for the Gabrielino/Tongva people who still consider themselves the caretakers of this land. It is through their examples that we are reminded of our greater responsibility to take care of Mother Earth and to take care of each other.

CEREMONIAL

1. PROCLAMATION: ASIAN AMERICAN NATIVE HAWAIIAN PACIFIC ISLANDER HERITAGE MONTH – F2M26-3

Ratify the action of Mayor Maloney in proclaiming May 2026 as Asian American Native Hawaiian Pacific Islander Heritage Month in Alhambra.

PUBLIC COMMENT FOR NON-AGENDIZED ITEMS (TIME LIMITATIONS: 3 MINUTES PER SPEAKER, 30 MINUTES TOTAL)

Citizens wishing to address the Council on any matter which is within the subject matter jurisdiction of the City Council not on the Agenda may do so at this time. Once the 30-minute time limit has been reached, any remaining speakers will be permitted to speak at the end of the meeting. Speakers will only be allowed to speak once per meeting for non-agendized items. Please note that while the City Council values your comments, pursuant to the Brown Act, the City Council cannot take action unless the matter appears as an item on a forthcoming agenda.

PUBLIC HEARINGS

2. PUBLIC HEARING TO ADOPT ORDINANCE O2M26-4863 APPROVING ZONING TEXT AMENDMENT AMD-26-04 MAKING GENERAL CLARIFYING UPDATES TO THE CITY'S ZONING CODE; AND DETERMINE THIS ACTION IS EXEMPT FROM CEQA – F2M20-24, N2M26-46, O2M26-4863

This is the time and place set by **Notice No. N2M26-46** for the City Council to hold a public hearing to consider an ordinance approving a Zoning Text Amendment amending various

sections of Title 23 (Zoning) of the Alhambra Municipal Code, as well as adding new sections, to address new State legislation, eliminate inconsistencies, clarify ambiguous provisions, correct typographical and formatting errors, and modify use allowances. This is a City-initiated application. From time-to-time updates are made to the Alhambra Municipal Code (AMC) to address new State legislation, clarify ambiguous provisions, or delete outdated language. While some of these changes require immediate consideration by the Council, most can be addressed periodically. Accordingly, staff brings a code clean-up ordinance to the Council on an annual basis to address modifications needed due to new legislation, as well as other suggested clarifying changes. Clean-ups to the Zoning Code are processed separately from clean-ups to the rest of the AMC as Planning Commission review is required for Zoning and General Plan Amendments. Similar to prior clean-ups, this update will address new State legislation, eliminate inconsistencies, and create greater clarity in implementing the Zoning Code. This Zoning Code clean-up includes both proposed amendments and additions. Amendments consist of revisions to existing sections of the AMC, while additions incorporate entirely new sections into the AMC. The nature of and reasoning for each proposed amendment and addition can be classified by five (5) general categories: 1.) Clarification; 2.) Consistency; 3.) Compliance with State laws/Federal laws; 4.) Typographical & Formatting; and 5.) Use Allowances & Regulations. Some of the proposed amendments and additions are a combination of these five categories. In Attachment 1 of the staff report for this item, each proposed amendment/addition is briefly described in a table, which includes a breakdown of the categories applicable to each amendment/addition. All of the proposed amendments and additions have been reviewed for consistency with the City's General Plan, as required by AMC Section 23.40.080 (General Plan Consistency Required for Zoning Amendments).

At their April 6, 2026 regular meeting, the Planning Commission reviewed the proposed amendments and additions in Ordinance No. O2M26-4863, and adopted Planning Commission Resolution No. 26-02 by a vote of 7-0, recommending the City Council approve Zoning Text Amendment AMD-26-04, with one minor revision to verbiage for tandem parking standards (incorporated at the recommendation of staff) and a request to verify accuracy of language included in two sections pertaining to Urban Dwelling Units (SB 9 Units). The recommendations by the Planning Commission are listed in Planning Commission Resolution No. 26-02, which is Attachment 3 of the staff report for this item, and appropriate revisions have been incorporated into Ordinance No. O2M26-4863.

The City reviewed the environmental impacts of this Ordinance under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This Ordinance is not subject to further review environmental review because: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that this Ordinance will have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the Ordinance, by itself, does not constitute a "project" as defined in section 21065 of the Public Resources Code and the CEQA Guidelines (14 Cal. Code Regs. § 15378). It can be seen with certainty that there is no possibility that this Ordinance may have a significant effect on the environment.

Recommended Action: City Council:

1. Conduct a public hearing to receive public testimony;

2. Direct the City Attorney to introduce and give first reading by title only, waiving further reading to the following ordinance entitled:

Ordinance No. O2M26-4863: An Ordinance of the City Council of the City of Alhambra adopting Zoning Text Amendment AMD-26-04, amending the Alhambra Municipal Code to address new state laws, eliminate inconsistencies, clarify ambiguous provisions, correct typographical and formatting errors, and modify use allowances

which ordinance shall return for a second reading and adoption at the next City Council meeting on June 22, 2026;

3. Determine this action is exempt from CEQA.

3. PUBLIC WORKS MAINTENANCE & IMPROVEMENT DISTRICT FISCAL YEAR 2026-2027 RENEWAL – F2M26-28, N2M26-51, R2M26-13

This is the time and place set by **Notice No. N2M26-51** for the City Council to hold a public hearing to consider the following:

A. The Public Works Maintenance and Improvement District No. 1 - Zone A includes the downtown area only and was established to provide a source of funding to operate and maintain specialized improvements. Those improvements include items such as decorative sidewalk planters, landscape medians, decorative sidewalk and paving and the Washington Twin streetlights. This assessment is proposed to be unchanged from the 2025-26 level; and,

B. The Public Works Maintenance and Improvement District No. 1 - Zone B was established to fund debt service on a bond issue and ongoing maintenance and operation of the City's streetlights, sidewalks, curb and gutters, streets, street trees, median landscaping and municipal parking lots and structures. The work is performed by a combination of a concrete crew, a two-person electrical crew (who also maintain traffic signals), an asphalt crew, and contractors. This assessment is proposed to be unchanged from the 2025-26 level; and,

C. The Public Works Maintenance and Improvement District No. 1 - Zone C was established in 1987 and includes generally those properties located on both sides of Main Street, between Atlantic and Palm, and on both sides of Palm, between Main and Commonwealth. The purpose of Zone C is to provide funding for the ongoing maintenance and operation of the public improvements, which were constructed in the Auto Row area and include the grass parkway, the feature lights between Atlantic and Olive, and the street trees. This assessment is proposed to be unchanged from the 2025-26 level.

Recommended Action: After receiving public testimony, the Mayor should close the public hearing and the City Council should adopt **Resolution No. R2M26-13** entitled: *A Resolution of the Alhambra City Council ordering the renewal of the City of Alhambra Public Works Maintenance and Improvements District No. 1 for Fiscal Year 2026-2027 confirming the Assessment Diagram and Assessment therefor and providing for the Assessment Levy in connection therewith* renewing the Public Works Maintenance and Improvement District for the 2026-2027 Fiscal year at the same rates since 1996-97; and, direct staff to undertake the steps necessary to finalize Council's action.

4. PUBLIC HEARING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS 2026-2027 ANNUAL ACTION PLAN) – F2M26-30, N2M26-35, M2M26-70

This is the time and place set by **Notice No. N2M26-35** for the City Council to hold a public hearing regarding Community Development Block Grant (CDBG) and HOME funding for the City of Alhambra's proposed 2026-2027 Annual Action Plan to receive comment pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) pre-submission requirements as outlined in Section 24 Part 91 of the Code of Federal Regulations.

The City adopts a one-year Action Plan that outlines specific program activities and funding allocations for the upcoming program year using CDBG and HOME funds, in accordance with HUD requirements. The Action Plan is developed in alignment with the City's five-year Consolidated Plan that was adopted in FY 2025-2026. HUD has officially notified the City of its funding allocations for FY 2026-2027. The City of Alhambra will receive approximately $823,981 in CDBG funds, an increase of $8,181 from prior year, and $395,699.04 in HOME funds, a decrease of $8,584.28 from prior year's allocation. The Proposed Work Program for CDBG funds for FY 2026-2027 are presented in two alternative schedules based on the approval status of a Section 108 Loan to assist in building the community center: Under Schedule A, the City anticipates the approval of a Section 108 Loan, which results in the allocation of $318,000.00 toward the first-year loan repayment obligation. As a result, funding available for direct program activities is adjusted accordingly. Under Schedule B, if the Section 108 Loan is not approved, no debt service payment is required. As a result, the funding originally designated for loan repayment is reallocated to Housing Rehabilitation and Code Enforcement. The use of Schedule B will not constitute a substantial amendment to the Annual Action Plan. The complete breakdown of funding allocations for the Proposed Work Program (CDBG) Schedule A, Proposed Work Program (CDBG) Schedule B, and Proposed Work Program (HOME) are outlined in the May 11, 2026 staff report by the Assistant City Manager and Management Analyst.

As part of the citizen participation process for the Annual Action Plan, the City conducted two interactive pre-planning sessions with the HCDA Citizen Advisory Committee on February 3, 2026, and April 7, 2026. These sessions focused on identifying funding priorities and developing program recommendations. To ensure broad community input, the City extended invitations to 110 community organizations serving low- and moderate-income populations, as well as to neighboring jurisdictions to the April 7, 2026 meeting. The HCDA Citizen Advisory Committee reviewed the draft Annual Action Plan on May 5, 2026, and unanimously recommended it be approved by Council.

Recommended Action: After receiving public testimony, the Mayor should close the public hearing and, at the City Council's discretion, approve the proposed FY 2026- 2027 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, and authorize staff to submit these plans to the U.S. Department of Housing and Urban Development (HUD). (**M2M26-70**)

PRESENTATIONS

5. AMENDED BUDGET REVIEW AND RESOLUTION ADOPTING FY 2026-27 BUDGET ADJUSTMENTS – F2M25-17, R2M26-12

On June 23, 2025, the City Council adopted the Fiscal Years 2025-26 and 2026-27 Budget. On February 23, 2026, the Mid-Year Budget Review was presented, and the City Council approved the recommended budget adjustments for Fiscal Year 2025-26. Since then, staff has continued to monitor revenues and expenditures and is now presenting the Amended Budget Review to update the City's financial projections and appropriations for Fiscal Year 2026-27. Fiscal Year 2025-26 ended with an unappropriated surplus of $2,007,354, primarily attributable to higher-than-anticipated revenues. These increases were driven by stronger-than-projected property tax receipts resulting from rising assessed values, CPI adjustments, and property reassessments, as well as growth in service charges, grant reimbursements, and interest earnings. These gains were partially offset by declines in sales tax revenues and transfers supporting capital improvement projects. For Fiscal Year 2026-27, staff presents an Amended General Fund Budget reflecting a projected deficit of $1,482,209. When combined with the Fiscal Year 2025-26 surplus, the overall unappropriated surplus is $525,145. Historically, such surpluses have been allocated to priority needs, including reserve contributions, capital repair and replacement, pension and retirement obligations, and the acquisition of essential equipment. Appropriations to these efforts are made through City Council-approved budget adjustments.

Recommended Action: City Council receive and file the Amended Budget Review for Fiscal Year 2026-27 and related reports; and, adopt **Resolution No. R2M26-12** entitled: *A Resolution of the Alhambra City Council adopting Fiscal Years 2025-26 and 2026-27 Budget adjustments of the City of Alhambra, Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority* approving the Fiscal Year 2026-27 budget adjustments.

<u>CONSENT AGENDA</u> (Item Nos. 6 – 22): (TIME LIMITATIONS: 5 MINUTES PER SPEAKER FOR ONE ITEM, 10 MINUTES PER SPEAKER FOR 2+ ITEMS)

All items listed under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion unless a citizen or Council member requests otherwise; in which case, the item will be removed for separate consideration.

6. AWARD CONTRACT: PURCHASE OF CARBON MEDIA FOR THE GROUND WATER TREATMENT PLANT – F2M26-6B, RFP2M26-3, C2M26-26, M2M26-69

On March 23, 2026, the City Council approved distribution of a Request for Proposals for the purchase of carbon filter media for the Ground Water Treatment Plant. On April 23, 2026, two proposals were received. Staff conducted a review and evaluation of the responding proposals and Calgon Carbon Corporation was selected based on their qualifications, standards of quality, capability to deliver product throughout the contract term, third party hauling company's reputation, flexibility, references and cost of the product. Additionally, Calgon Carbon Corporation provides carbon that is approved by the State of California State Water Resources Control Board - Division of Drinking Water to be used at the City's Ground Water Treatment Plant.

Recommended Action: City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and the Calgon Carbon Corporation for the purchase and installation of carbon filter media at

the Ground Water Treatment Plant in an amount not to exceed $350,000.00 for one year, with two additional two-year renewal options, for a total amount not to exceed $1,050,000.00 over a three-year period, authorize the City Manager to execute the extensions if the services are satisfactory; and direct staff to undertake the steps necessary to finalize Council's action. (**M2M26-69**)

7. AWARD CONTRACT: PROFESSIONAL ENGINEERING DESIGN SERVICES FOR PRIORITY PEDESTRIAN IMPROVEMENTS PROJECT – F2M25-62, RFP2M25-26, C2M26-27, M2M26-71

On March 11, 2024, the City Council adopted the City's Bicycle and Pedestrian Improvement Plan ("Walk, Bike, Move Alhambra!"), which established a vision for biking and pedestrian infrastructure and facilitates further planning and funding support for the implementation of the City's multi-modal transportation goals. The City received a Funding Agreement in the amount of $14,387,027.50 in Measure R funds for the Citywide Priority Pedestrian Improvement Project on October 6, 2025. The funding covers the design, engineering, and construction associated with improving the eight priority pedestrian locations identified in the City's Bicycle and Pedestrian Improvement Plan. On December 8, 2025, staff obtained authorization to distribute the Request for Proposals for design engineering services for priority pedestrian improvements. The design engineering service will cover the Project's Phase 1 PS&E and Phase 2 Preliminary Engineering. Staff received and reviewed four proposals. AYCE Consulting Engineers, Inc. was selected based on their technical approach, project team qualifications, relevant experience, references, and completeness and quality of the proposal.

Recommended Action: City Council award a contract to AYCE Consulting Engineers, Inc., subject to final language approval by the City Manager and City Attorney, in the amount of $878,325.22 for professional engineering design services for the City's Priority Pedestrian Improvements under the Alhambra Bicycle and Pedestrian Improvement Plan, and direct staff to undertake the steps necessary to finalize the Council's action. (**M2M26-71**)

8. LETTER OF SUPPORT FOR THE COALITION TO PROTECT COMMUNITY SERVICES – F2M26-19, M2M26-72

On May 4, 2026, the California Joint Power Insurance Authority (CJPIA), reached out to the City requesting support for a new legislative advocacy effort, led by the CJPIA - the Coalition to Protect Community Services. Since 2018, the City has been a member of CJPIA, one of the largest municipal self-insurance pools in the state of California, with more than 125 member cities and public agencies. In recent years, the liability environment for local agencies has become increasingly challenging, with costs rising sharply due to higher claim severity, a more complex litigation landscape, and broader systematic factors affecting CJPIA member agencies and public agencies throughout the state. Rising liability costs are directly impacting local budgets and essential community services, which is why CJPIA is seeking support for this new legislative advocacy effort. The Coalition brings cities, counties, schools, special districts and other local agencies together to advocate for a more balanced and sustainable liability environment though targeted reforms to state law. Per CJPIA, the effort is focused on protecting public

resources while ensuring fair compensation for people injured by local government negligence.

Recommended Action: City Council approve the letter of support for the Coalition to Protect Community Services as outlined in the May 11, 2026 staff report by the Director of Human Resources and Risk Management; and, direct staff to undertake the steps necessary to finalize the City Council's action. (**M2M26-72**)

9. APPROVAL OF CONTRACT WITH THE ALHAMBRA CENTRAL BUSINESS DISTRICT ASSOCIATION (ACBDA) FOR FISCAL YEAR 2026-2027 – F2M21-50, C2M26-28, M2M26-73

Since 1974, the City has maintained an agreement with the ACBDA to provide promotional support to the merchants in the Alhambra Central Business District of Association. These merchants are assessed in accordance with the Alhambra Municipal Code Section 5.04.201. The City collects the assessment and allocates it for marketing and promotion activities specific to the Business District area. According to the City's agreement with the ACBDA, a maximum of ninety percent (90%) of the total funds collected each year by the City may be allocated to the ACBDA. The Fiscal Year 2026- 2027 minimum allocation total is estimated to be $85,500. In previous years, the estimated minimum has been exceeded This year, ACBDA has requested a $80,000 advance on the agreement. The proposed work plan for 2026-2027 is attached with a focus on branding, events//programing, business support and engagement.

Recommended Action: City Council award a contract to the Alhambra Central Business District Association (ACBDA), subject to final language approval by the City Manager and City Attorney, for the promotion of the Central Business District for the 2026-2027 Fiscal Year; and, direct staff to undertake the steps necessary to finalize the Council's action. (**M2M26-73**)

10. AGREEMENT TO LEASE A PORTION OF THE CITY OF ALHAMBRA'S RAYMOND BASIN WATER RIGHTS TO THE HUNTINGTON LIBRARY – F2M9-62, M2M26-74

The City owns 1031 acre-feet of water rights in the Raymond Basin for Fiscal Year 2025-26. Respectively, the City pays $36,304.00 in assessment fees (annually) for water rights in the Raymond Basin. While the City does not have an operable production well located in the Raymond Basin, and while the City will not use its Raymond Basin water rights this year (unused water rights are lost each year), the City has the option to lease its water rights to interested parties for a fee. The Huntington Library has offered to lease 100-acre feet of the City's Raymond Basin rights at $550.00 per acre foot for a total of $55,000.00 for the year.

Recommended Action: City Council authorize staff to enter into a lease agreement with The Huntington Library, subject to final language approval by the City Manager and City Attorney, for 100 acre-feet of water rights in the Raymond Basin for a total of $55,000.00; authorize the City Manager or designee to sign the lease agreement and related documents; direct the Finance Director to deposit the revenue from said lease into account 401.00.00000.00000.449250; and, direct staff to undertake the steps necessary to finalize Council's action. (**M2M26-74**)

11. AWARD CONTRACT: SEWER MAIN REPLACEMENT PROJECT ON GLENAVEN AVENUE, ORANGE GROVE AVENUE, MIDWICK DRIVE, LA GOLONDRINA AVENUE, AND ROSS AVENUE – F2M24-64, N2M26-29, C2M26-29, M2M26-75

On March 9, 2026, the City Council approved the distribution of Notice Inviting Bids for the Project. On April 23, 2026, seven bids were received and opened by the City Clerk ranging from $2,624,055.52 to $4,718,298.00. GRBCON, Inc. submitted the lowest qualified bid at $2,624,055.52. Staff reviewed the bid submitted by GRBCON, Inc. and found it to be in full compliance and conformance with the project specifications.

Recommended Action: City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and GRBCON, Inc. for the Sewer Replacement Project on Glenaven Avenue, Orange Grove Avenue, Midwick Drive, La Golondrina Avenue, and Ross Avenue in an amount not to exceed $2,624,055.52; direct the Finance Director to appropriate funds in the amount of $1,524,055.22 from the Sewer Fund Balance; and, direct staff to undertake the steps necessary to finalize the Council's action. (**M2M25-75**)

12. APPROVE AN APPROPRIATION OF FUNDS FOR THE STORY PARK IMPROVEMENT PROJECT – F2M22-37, C2M25-74, M2M26-76

On December 8, 2025, the City Council awarded a contract to Ankor Associates, Inc. in an amount not to exceed $776,930 for the Story Park Improvement Project. At the time, the City anticipated receiving $161,793 in Measure A entitlement funds; however, appropriation of those funds was deferred pending final allocation approval from Los Angeles County. On February 10, 2026, Los Angeles County approved the Measure A allocation in the amount of $138,100. In addition, staff intends to utilize CalRecycle Beverage Container Recycling Grant funds to support the installation of a bottle-filling water station at Story Park. Staff is requesting the City Council direct the Finance Director to appropriate the necessary Measure A and CalRecycle & Beverage Grant funds to fully support project completion.

Recommended Action: City Council appropriate funds to the Story Park Improvement Project in an amount not to exceed $147,490 from Cal Recycle & Beverage Grant and Measure A fund; and, direct staff to undertake the steps necessary to finalize the Council's action. (**M2M26-76**)

13. RESOLUTION APPROVING A REVISED COMPREHENSIVE MEMORANDUM OF UNDERSTANDING (MOU) WITH THE ALHAMBRA POLICE OFFICERS' ASSOCIATION (APOA) – F2M26-2, R2M26-14, C87-16C, M2M26-77

Previously, the City Council approved a revised MOU between the City and APOA on April 28, 2025. Periodically, the need will arise to update and/or revise existing MOU language in order to clarify benefits or revise MOU language for compliance purposes. Changes proposed include: revision to language to death benefits for APOA members; revision to language pertaining to uniform allowance and cleaning; and, addition of Senior Detective premium pay. These changes have been reviewed and approved by the APOA.

Recommended Action: City Council adopt **Resolution No. R2M26-14** entitled: *A Resolution of the Alhambra City Council approving a revised Comprehensive Memorandum of Understanding between the City of Alhambra and the Alhambra Police Officers' Association* that includes clarifying language for existing benefits, revision of existing language for CalPERS compliance purposes and the addition of one new special assignment pay benefit; and, direct staff to undertake the steps necessary to finalize Council's action. (**M2M26-77**)

14. RESOLUTION APPROVING A REVISED COMPREHENSIVE MEMORANDUM OF UNDERSTANDING (MOU) WITH THE ALHAMBRA POLICE MANAGEMENT ASSOCIATION (APMA) – F2M26-2, R2M26-15, C2M11-32, M2M26-78

Previously, the City Council approved a revised MOU between the City and APMA on August 26, 2024. Periodically, the need will arise to update and/or revise existing MOU language in order to clarify benefits or revise MOU language for compliance purposes. Changes proposed include: revision to language to death benefits for APMA members; revision to language pertaining to uniform allowance and cleaning; and, addition of one Assistant Police Chief and decrease of one Police Lieutenant. These changes have been reviewed and approved by the APMA.

Recommended Action: City Council take the following actions: 1) Adopt **Resolution No. R2M26-15** entitled: *A Resolution of the Alhambra City Council approving a revised Comprehensive Memorandum of Understanding between the City of Alhambra and the Alhambra Police Management Association* that includes clarifying language for existing benefits, revision of existing language for CalPERS compliance purposes and the addition of one Assistant Police Chief; and, direct staff to undertake the steps necessary to finalize Council's action. (**M2M26-78**)

15. AWARD CONTRACT: PROFESSIONAL CONSULTING SERVICES TO PREPARE A FEASIBILITY STUDY ON THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT (BID) OR A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID) – F2M25-61, RFP2M25-25, C2M26-30, M2M26-79

On December 8, 2025, the City Council authorized the distribution of a Request for Proposals (RFP) to prospective firms and consultants to conduct create a feasibility study for a Business Improvement District (BID) or a Property and Business Improvement District (PBID) within Downtown Alhambra. Prospective consultants were given until March 19, 2026 to submit proposals to the City. The City received four (4) proposals. Staff evaluated all proposals, interviewed three proposers through the week of April 27, 2026 and selected Civitas and CSS as the most qualified consultant. Staff reviewed and evaluated the proposals based on the RFP requirements, which included understanding of the project scope, approach and methodology, experience with community outreach and creation of BID/PBID districts, and project cost.

Recommended Action: City Council award a contract, in an amount not-to-exceed $86,525, to Civitas Advisors (Civitas) and Community Strong Strategies (CSS), subject to final language approval by the City Manager and City Attorney, to create a feasibility study for a Business Improvement District (BID) or a Property and Business Improvement

District (PBID) within Downtown Alhambra; and direct staff to undertake the steps necessary to finalize the Council's action. (**M2M26-79**)

16. RENEWAL OF MEMORANDUM OF UNDERSTANDING WITH THE ALHAMBRA UNIFIED SCHOOL DISTRICT (AUSD) FOR SCHOOL RESOURCE OFFICERS FOR FY 2026-27 – F2M20-57, C2M20-37, M2M26-80

Both the Alhambra Police Department and AUSD believe that the continuation of the School Resource Officer (SRO) Program will further the goal of maintaining a safe school environment for students and staff. The existing MOU with AUSD for an SRO Program expires on June 30, 2026. Renewing this MOU provides police officers to the District during the academic school year calendar through June 30, 2027. AUSD will reimburse the City for services in an amount not to exceed $526,248.00 annually. Time is charged by itemized timecard hourly and billed to AUSD.

Recommended Action: City Council approve the Memorandum of Understanding (MOU) with the Alhambra Unified School District (AUSD) to continue the School Resource Officer (SRO) Program for Fiscal Year 2026-2027, contingent upon entry into a reimbursement agreement for the cost of such services with AUSD; authorize the Chief of Police to execute the Renewal to the Memorandum of Understanding; and direct staff to undertake the steps necessary to finalize Council's action. (**M2M26-80**)

17. AWARD OF CONTRACT: PROFESSIONAL INFORMATION TECHNOLOGY AND SUPPORT SERVICES FOR THE POLICE DEPARTMENT – F2M26-28, RFP2M26-2, C2M26-31, M2M26-81

On March 9, 2026, the City Council approved the distribution of a Request for Proposals (RFP) seeking proposals for Professional Information Technology and Support Services. On April 15, 2026, the City received seven proposals. Four Police Department employees evaluated and ranked the proposals in accordance with the criteria stated in the RFP. The proposal received from SDI Presence, LLC (SDI) had the highest ranking and meets the City's evaluation criteria including experience with similar projects involving municipalities, knowledge and hands-on experience with relevant government and public safety software applications, qualifications and experience of proposed staff, hours and rates, and references.

Recommended Action: City Council award a contract to SDI Presence, LLC., subject to final language approval by the City Manager and City Attorney, to provide Professional Information Technology (IT) and Support Services to the Alhambra Police Department for a three-year term with two one-year optional extensions in an amount not to exceed $219,240 for the first year, with an annual CPI increase each year thereafter in a not to exceed amount of 5%; authorize the Chief of Police to execute the said agreement and the two one-year extensions, which shall be contingent on satisfactory performance and available budget; authorize the City Manager or her designee to amend the contract for other necessary IT related services outside the scope of the agreement if such amendment is within her authority; and, direct staff to undertake the steps necessary to finalize the Council's action. (**M2M26-81**)

18. PERSONNEL ACTIONS – F2M26-2

Recommended Action: City Council ratify the actions of the City Manager set forth in that certain Personnel Actions document dated May 11, 2026 showing the various appointments, classifications, salary changes, etc., since the last City Council meeting.

19. DEMANDS – F2M26-1

Recommended Action: City Council approve as submitted Final Check List (266247 thru 266359 and 1407 thru 1407) in the amount of $356,768.13 and EFTS in the amount of $207,595.76 for the period ending April 23, 2026 and Schedule of Wire Transfers in the amount of $445,025.82 for the week ending April 17, 2026; Final Check List (266360 thru 266367 and 1408 thru 1585) in the amount of $65,573.92 for the period ending May 1, 2026; and, Final Check List (266368 thru 266529 and 1586 thru 1587) in the amount of $1,283,615.00 and EFTS in the amount of $191,456.60 for the period ending April 30, 2026 and Schedule of Wire Transfers in the amount of $4,950,386.86 for the week ending April 24, 2026.

20. CONSIDERATION OF AN ORDINANCE ADDING SECTION 3.12.180 (TWO YEAR BUDGETS) AND AMENDING SECTIONS 2.24.020(C), 2.28.020(C), 2.32.030(A), 2.34.020(C), 9.12.030 AND 19.01.010(SEC. 102)(G) OF THE ALHAMBRA MUNICIPAL CODE PERTAINING TO THE QUALIFICATIONS FOR MEMBERS OF THE PLANNING COMMISSION, PARKS & RECREATION COMMISSION, LIBRARY BOARD AND TRANSPORTATION COMMISSION AS WELL AS DAYTIME LOITERING AND THE SALE OF SAFE AND SANE FIREWORKS – F2M26-16, O2M26-4862

The Alhambra Municipal Code ("AMC") is a comprehensive gathering of ordinances adopted by the City Council covering a wide range of topics. From time-to-time updates are made to the AMC to address new state legislation, clarify ambiguous provisions, or delete outdated language. While some of these changes require immediate consideration by the Council, most can be addressed periodically. For this annual review, City staff is suggesting minor changes to the AMC to reflect current practices and clarify confusing parts of the AMC. First, City staff identified the proposed addition of Section 3.12.180 (Two Year Budget) which would allow for the preparation of two-year budgets, which has been staff's and the Council's recent practice and preference to better stabilize the City's finances. Staff also identified proposed amendments to Sections 2.24.020, 2.28.020, 2.32.030, 2.34.020 (Qualifications – Parks & Recreation Commission, Board of Library Trustees and Transportation Commission) which would further clarify the residency requirements for members of those Boards/Commissions. Furthermore, staff is proposing amendments to Section 9.12.030 (Loitering; Daytime) which would change the truancy hours from 8:30 a.m. to 1:30 p.m. daily to instead refer to "school hours," given the variation in school hours on a daily basis, and by school. A minor stopped for a potential violation would only be cited if the particular school they attend was in session at that time and the minor was not excused from attendance. Finally, staff is proposing an amendment to Section 19.01.010 (Sale of Safe and Sane Fireworks) to address an inconsistency between the fee amount currently stated in the City's adopted ordinance as it pertains to the sales of Safe and Sane fireworks and the City's adopted Master Fee Schedule. To ensure accuracy and flexibility moving forward, the proposed ordinance would remove the specific fee amount and instead direct the public to the City's current fee schedule, as

adopted and periodically updated by resolution of the City Council.

Recommended Action: City Council declare introduced for its first reading the following ordinance entitled:

> **Ordinance No. O2M26-4862:** An Ordinance of the City Council of the City of Alhambra, California, adding Section 3.12.180 (Two Year Budgets) and amending Sections 2.24.020(C), 2.28.020(C), 2.32.030(A), 2.34.020(C), 9.12.030 and 19.01.010(Sec. 102)(G) of the Alhambra Municipal Code pertaining to the qualifications for members of the Planning Commission, Parks & Recreation Commission, Library Board and Transportation Commission as well as Daytime Loitering and the Sale of Safe and Sane Fireworks

which ordinance will return for a second reading and adoption at the next regular Council meeting.

21. CONSIDERATION OF AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL AMENDING SECTIONS 6.36.030, 20.23.030, 22.08.060, 22.20.090, 22.24.080, AND 22.52.020; CHAPTERS 5.38, 5.52, 5.90, 5.92, AND 22.12; AND ADDING CHAPTER 22.30 OF THE ALHAMBRA MUNICIPAL CODE – F2M26-16, O2M26-4864

Periodically amendments are needed to the Alhambra Municipal Code ("AMC") based upon changes in legislation and issues arising in implementation of the AMC. This ordinance contains updates to the AMC related to Community Development that are not contained within the Alhambra Zoning Code ("Zoning Code"). A similar clean-up ordinance amending the Zoning Code is also being considered by the City Council at their meeting on May 11, 2026. The proposed ordinance, which shows the proposed AMC text changes in strikethrough and underline, is provided as an attachment to the May 11, 2026 staff report by the Director of Community Development. The City reviewed the environmental impacts of this Ordinance under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This Ordinance is not subject to further review environmental review because: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that this Ordinance will have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the Ordinance, by itself, does not constitute a "project" as defined in section 21065 of the Public Resources Code and the CEQA Guidelines (14 Cal. Code Regs. § 15378). It can be seen with certainty that there is no possibility that this Ordinance may have a significant effect on the environment.

Recommended Action: City Council:

1. Direct the City Attorney to introduce and give first reading by title only, waiving further reading to the following ordinance entitled:

   > **Ordinance No. O2M26-4864:** An Ordinance of the Alhambra City Council amending Sections 6.36.030, 20.23.030, 22.08.060, 22.20.090, 22.24.080, and 22.52.020, and Chapters 5.38, 5.52, 5.90, 5.92, and 22.12, and adding Chapter 22.30 to the Alhambra Municipal Code and finding such actions exempt from further environmental review under CEQA Guidelines Sections 15060(C)(2), 15061(B)(3), and 15378

which ordinance shall return for a second reading and adoption at the next City Council meeting on June 22, 2026;

2. Determine this action is exempt from CEQA.

22. SECOND READING AND ADOPTION OF AN ORDINANCE ADDING CHAPTER 6.29 ("RESIDENTIAL TENANT PROTECTIONS") TO TITLE VI (HEALTH AND SANITATION) OF THE ALHAMBRA MUNICIPAL CODE ESTABLISHING AN INCREASED RELOCATION ASSISTANCE OBLIGATION ON CERTAIN NO-FAULT RESIDENTIAL EVICTIONS IN THE CITY OF ALHAMBRA – F2M26-7, O2M26-4861

Staff is requesting that the City Council consider second reading and adoption of an ordinance adding Chapter 6.29 (Residential Tenant Protections) To Title VI (Health and Sanitation) of the Alhambra Municipal Code establishing an increased relocation assistance obligation on certain no-fault residential evictions in the City of Alhambra. On April 13, 2026, the City Council directed staff to prepare an ordinance to increase relocation assistance payments for no-fault evictions from one (1) month to three (3) months' rent. The proposed ordinance would add Chapter 6.29 to the City's Municipal Code, requiring that in those circumstances where relocation assistance is required under AB 1482, that the obligation would be increased from one to three months. To the extent that an owner/landlord does not comply with this requirement, the ordinance provides that such noncompliance can be asserted as a defense in any action brought by the owner to recover possession of a residential unit. Under AB 1482, landlords are required to provide relocation assistance for certain no-fault evictions, including owner move-in, substantial rehabilitation, demolition, or withdrawal of units from the rental market. The proposed ordinance was given first reading at the April 27, 2026 City Council meeting.

Recommended Action: City Council declare introduced for its second reading and adopt the following ordinance entitled:

> **Ordinance No. O2M26-4861:** An Ordinance of the City Council of the City of Alhambra, California adding Chapter 6.29 ("Residential Tenant Protections") to Title VI (Health and Sanitation) of the Alhambra Municipal Code establishing an increased relocation assistance obligation on certain no-fault residential evictions in the City of Alhambra

PUBLIC COMMENT FOR NON-AGENDIZED ITEMS CONTINUED (TIME LIMITATION – 5 MINUTES PER SPEAKER)

Continuation of public comment for speakers that wish to comment on non-agendized items, but did not speak during the first public comment period. Please note that while the City Council values your comments, pursuant to the Brown Act, the City Council cannot take action unless the matter appears as an item on a forthcoming agenda.

COUNCIL COMMUNICATIONS (ANNOUNCEMENTS & FUTURE AGENDA ITEMS) – F2M26-7

Each Councilmember at his/her discretion may address the Council and public on matters of general information and/or concern, including announcements and future agenda items.

ADJOURNMENT: The next regular meeting of the Alhambra City Council is scheduled for Monday, June 22, 2026 at 6:00 p.m.

N O T I C E

***Agenda Items**:* Copies of the staff reports or other written documentation relating to the items listed on this agenda are on file with the City Clerk in Alhambra City Hall, located at 111 South First Street, Alhambra, California, and are available for inspection during regular office hours, Monday through Thursday from 7:00 a.m. to 5:30 p.m. or please call (626) 570-5090. 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.alhambraca.gov and you will be able to submit your email address on the homepage to the subscription service. Pursuant to Government Code Section 54957.5(b), materials related to agenda items for regular meetings of the Alhambra City Council that are distributed less than 72 hours prior to that meeting, will be made available for public inspection at the Alhambra City Clerk's Office.

Broadcast of Meeting: A live video stream of each Council meeting is available through the City's website. The regular meetings of the Alhambra City Council are recorded and are broadcast on Charter Channels 3 and 182 at 7:30 p.m. on Thursdays and Mondays following the meeting. Recordings are also available for viewing by the public on the City of Alhambra's website, at the Alhambra Public Library and, upon appointment, in the City Clerk's Office.

Americans with Disabilities Act: If you require special assistance or reasonable accommodation to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 570-5090. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Translation Services Requests: If you require translation services in order to participate in a meeting please contact the City Clerk's Office at (626) 570-5090. All requests for translation services shall be made by 4 p.m. the Thursday prior to the City Council meeting. If translation is not requested by 4 p.m. the Thursday prior to the City Council meeting, staff will try to accommodate the request if possible.

LAUREN MYLES, CMC
CITY CLERK

AGENDA ITEM NO. 1

City of Alhambra

PROCLAMATION

WHEREAS, in 1990, the first Asian/Pacific American Heritage Month was designated by presidential proclamation and in 1992, Congress permanently designated May of each year as a monthlong celebration, now known as Asian American Native Hawaiian Pacific Islander Heritage Month; and,

WHEREAS, in 2026, we will celebrate an incredible milestone with America's 250th anniversary which presents the opportunity to not only celebrate American independence, but recognize the contributions of Asian American, Native Hawaiian, and Pacific Islanders that are woven throughout American history, and create opportunities for volunteerism and public service as a commitment to give back to our communities; and,

WHEREAS, Asian Americans Native Hawaiians and Pacific Islanders make our country more vibrant through diversity of cultures, languages, and the American story as we know it would be impossible without the strength, contributions, and legacies of Asian American Native Hawaiian, and Pacific Islanders who have helped build and unite this country in each successive generation; and,

WHEREAS, the theme for this year's Asian American Native Hawaiian and Pacific Islander Heritage Month is *"Power in Unity: Strengthening Communities Together"* highlights the importance of leveraging the collective power and stories of the AANHPI community as well as emphasizing the importance of being bridge builders in communities to inspire us all to unite in our common causes;

NOW, THEREFORE, BE IT RESOLVED that the month of **May 2026** is hereby proclaimed **"Asian American Native Hawaiian Pacific Islander Heritage Month"** in the City of Alhambra, and the City Council encourages all those in the community to learn about and celebrate Asian American Native Hawaiian Pacific Islander history, people, and cultures.

CITY OF ALHAMBRA CALIFORNIA

ISSUED THIS 11th DAY OF MAY, 2026

JEFF MALONEY, MAYOR

Item No. 2

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Andrew Ho, Director of Community Development
Maia McCurley, Planning Manager
Jessica Vargas, Associate Planner
Joseph Montes, City Attorney

SUBJECT: **PUBLIC HEARING TO ADOPT ORDINANCE O2M26-4863 APPROVING ZONING TEXT AMENDMENT AMD-26-04 MAKING GENERAL CLARIFYING UPDATES TO THE CITY'S ZONING CODE; AND DETERMINE THIS ACTION IS EXEMPT FROM CEQA**

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a Public Hearing to receive public testimony;

2. Direct the City Attorney to introduce and give first reading by title only, waiving further reading to the following ordinance entitled:

   Ordinance No. O2M26-4863: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA ADOPTING ZONING TEXT AMENDMENT AMD-26-04, AMENDING THE ALHAMBRA MUNICIPAL CODE TO ADDRESS NEW STATE LAWS, ELIMINATE INCONSISTENCIES, CLARIFY AMBIGUOUS PROVISIONS, CORRECT TYPOGRAPHICAL AND FORMATTING ERRORS, AND MODIFY USE ALLOWANCES

   which ordinance shall return for a second reading and adoption at the next City Council meeting on June 22, 2026; and

3. Determine this action is exempt from CEQA.

PROPOSAL:

This is a City-initiated application for a Zoning Text Amendment AMD-26-04 amending existing sections and adding new sections of the Alhambra Municipal Code on zoning, in order to address new State legislation, eliminate inconsistencies, clarify ambiguous provisions, correct typographical and formatting errors, and modify use allowances.

BACKGROUND:

The Alhambra Municipal Code ("AMC") is a comprehensive gathering of ordinances adopted by the City Council covering a wide range of topics, such as City organization, parking, land use, licensing, purchasing, and contracting. From time-to-time updates are made to the AMC to address new State legislation, clarify ambiguous provisions, or delete outdated language. While some of these changes require immediate consideration by the Council, most can be addressed periodically. Accordingly, Staff brings a code clean-up ordinance to the Council on an annual basis to address modifications needed due to new legislation, as well as other suggested clarifying changes.

Clean-ups to the Zoning Code are processed separately from clean-ups to the rest of the AMC as Planning Commission review is required for Zoning and General Plan Amendments. The last Zoning Code clean-up was approved by Planning Commission on March 17, 2025, and adopted by City Council on April 28, 2025. Similar to prior clean-ups, this update will address new State legislation, eliminate inconsistencies, and create greater clarity in implementing the Zoning Code.

ANALYSIS:

This Zoning Code clean-up includes both proposed amendments and additions. Amendments consist of revisions to existing sections of the AMC, while additions incorporate entirely new sections into the AMC. The nature of and reasoning for each proposed amendment and addition can be classified by five (5) general categories: 1.) Clarification; 2.) Consistency; 3.) Compliance with State laws/Federal laws; 4.) Typographical & Formatting; and 5.) Use Allowances & Regulations. Some of the proposed amendments and additions are a combination of these five (5) categories.

In Attachment 1, each proposed amendment/addition is briefly described in a table, which includes a breakdown of the categories applicable to each amendment/addition. Additionally, each proposed amendment/addition has been color-coded into two (2) broad categories: substantive (yellow category) and non-substantive (green category) amendments/additions. In total, there are 32 non-substantive amendments, which include changes such as section number updates, clarifications, and typographical edits, and there are 19 substantive amendments/additions, which include new standards for "Poolrooms and Billiards Rooms" and "Vape and Smoke Retail Sales" uses, changes to use allowances and regulations, procedural changes, and revised development standards. The draft ordinance, which shows the proposed AMC text changes in strikethrough and underline, is provided in Attachment 2.

All of the proposed amendments and additions have been reviewed for consistency with the City's General Plan, as required by AMC Section 23.40.080 (General Plan Consistency Required for Zoning Amendments). The following sections provide a summary of some of the substantive amendments/additions proposed as part of this clean-up.

Accessory Dwelling Units (ADUs) & Urban Dwelling Units (SB 9)

The Accessory Dwelling Units (ADUs) section is proposed to be amended to comply with State law, clarify applicable development standards, and impose new regulations pertaining to ADU uses. This section is also being reorganized for clarity and ease of use. Similarly, the addition of a new section identifying specific standards for Urban Dwelling Units (also known as SB 9

units) has been added to impose new development standards and regulations in compliance with State law and the programs identified in the City's adopted 2021-2029 Housing Element.

Data Centers

In response to recent land use trends, a new use category is proposed to classify "Data Center" uses, a new type of land use typically utilized to house infrastructure to support management of electronic data that may be used on-site or off-site, including for uses such as artificial intelligence. "Data Center" uses are proposed to be prohibited city-wide based on the intensity of these uses and substantial impacts they have been found to have on surrounding resources.

Alcoholic Beverage Sales for Off-Site Consumption

A new use category for "Alcoholic Beverage, Off-Sales" is proposed, which will provide a classification for liquor stores and similar uses primarily selling alcoholic beverages for off-site consumption. "Alcoholic Beverage, Off-Sales" uses will require a Minor Use Permit in certain commercial zones to prevent overconcentration, and will be limited to hours of operation from 7:00 AM to 12:00 AM to deter potential nuisances that may occur during late-night operations.

Poolrooms & Billiard Rooms; Vape & Smoke Retail Sales

Pursuant to direction received by the City Council at their January 26, 2026 meeting, new regulations and use classifications are proposed for "Poolrooms and Billiards Rooms" and "Vape and Smoke Retail Sales." "Poolrooms and Billiards Rooms" will be classified as establishments with two (2) or more pool or billiard tables where the playing of pool or billiards is the primary business activity. "Vape and Smoke Retail Sales" will be classified as establishments where five percent (5%) or more of the floor area is dedicated to the sale of tobacco, electronic cigarettes, and related products for off-site consumption. Grocery stores and similar uses that only have ancillary sales of vape and smoke products will not fall under this classification.

The proposed new regulations will require all "Poolrooms and Billiards Rooms" and "Vape and Smoke Retail Sales" establishments to obtain a Conditional Use Permit and comply with locational requirements, including a 1,000' separation requirement from similar establishments and a 600' buffer requirement from sensitive receptor uses. Under the proposed regulations, existing "Vape and Smoke Retail Sales" establishments, of which there are currently six (6), will have three (3) years, or until July 31, 2029, to comply with the new locational requirements and obtain a Conditional Use Permit, or else terminate their business. A similar requirement is not proposed for "Poolrooms and Billiards Rooms" as there is currently only (1) existing poolroom (The Cue Ball at 934 East Main Street), which obtained a Conditional Use Permit in 1975.

AB 130 CEQA Exemption

Amendments are proposed in response to recent state legislation that has established additional streamlining review procedures for housing projects. Specifically, under AB 130, CEQA exemptions have been expanded for qualifying housing projects and required approval timelines have been condensed. The proposed amendments would address these new statutory requirements by modifying provisions relating to permit requirements, review authority, as well as public hearing and noticing provisions for qualifying housing development projects.

Planning Commission Recommendation

At their April 6, 2026 regular meeting, the Planning Commission reviewed the proposed amendments and additions in Ordinance No. O2M26-4863, and adopted Planning Commission Resolution No. 26-02 (Attachment 3) by a vote of 7-0 (Commissioner Dorado was absent), recommending the City Council approve Zoning Text Amendment AMD-26-04, with one (1) minor revision to verbiage for tandem parking standards (incorporated at the recommendation of staff) and a request to verify accuracy of language included in two (2) sections pertaining to Urban Dwelling Units (SB 9 Units). The recommendations by the Planning Commission are listed in Planning Commission Resolution No. 26-02 and appropriate revisions have been incorporated into Ordinance No. O2M26-4863.

In the process of making the additional revisions, staff identified three (3) additional non-substantive revisions necessary to enhance clarity and consistency, which have been incorporated into the Ordinance in Attachment 2. The revisions included: (1) striking language in the land use regulations tables permitting "Small Housing Developments" only on sites zoned for multifamily residential development, consistent with the requirements of SB 1123; (2) adding language in subsection 23.22.300(D)(1) clarifying Urban Dwelling Units must comply with the City's objective Building and Site Design Standards in Chapter 23.13; and (3) updating the tree replacement requirements for ADUs and Urban Dwelling Units to ensure the standards are objective.

ENVIRONMENTAL STATUS:

The City reviewed the environmental impacts of this Ordinance under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This Ordinance is not subject to further review environmental review because: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that this Ordinance will have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the Ordinance, by itself, does not constitute a "project" as defined in section 21065 of the Public Resources Code and the CEQA Guidelines (14 Cal. Code Regs. § 15378). It can be seen with certainty that there is no possibility that this Ordinance may have a significant effect on the environment.

PUBLIC NOTICE:

A legal notice advertising the public hearing was placed in the Pasadena Star News and Alhambra Press on Monday, April 20, 2026. No comments have been received at the time this agenda report was finalized.

FINANCIAL ANALYSIS:

None.

ATTACHMENTS:

1. Summary Table of Proposed Text Amendments & Additions
2. Ordinance No. O2M26-4863
3. Planning Commission Resolution No. 26-02

4. Notice of Exemption
5. 05/11/2026 City Council PowerPoint Presentation

ATTACHMENT 1

ATTACHMENT 1

SUMMARY TABLE OF PROPOSED TEXT AMENDMENTS & ADDITIONS

TABLE LEGEND
32 Amendments – Non-Substantive (Green Category)
19 Amendments/Additions – Substantive (Yellow Category)

PROPOSED NON-SUBSTANTIVE AMENDMENTS				
Amendment No.	**Chapter**	**Section**	**Amendment/Addition Type**	**Description of Amendment**
1	23.02 (Interpretation of the Zoning Code)	§ 23.02.030 (Rules of Measurement)	- Clarification	This amendment would clarify the measurement by which basements would be determined as stories and add an exception for basements used for subterranean parking.
2	23.05 (Commercial Zoning Districts)	§ 23.05.030 (Development Standards)	- State law	This amendment would update the number of Density Bonus incentives and concessions granted for qualifying projects in the CBD Zone to be consistent with State law.
3	23.07 (Public and Semi-Public Zoning Districts)	§ 23.07.020 (Land Use Regulations)	- Consistency	This amendment updates the revised section numbers for various uses and their regulations, including *Single Room Occupancy, Recycling Facilities, Telecommunication Facilities,* and *Temporary Uses*. These section numbers were revised due to the addition of new sections which altered several section numbers.
4	23.12 (General Site Regulations)	§ 23.12.040 (Encroachments into Required Setbacks)	- Typographical & Formatting - Clarification	This amendment would update a column header in *Table 23.12.040* from "Limitations" to "Additional Regulations" for consistency with the formatting of other tables, and add a reference under this column to *Section 23.13.020.B.5, Balconies and Decks,* to clarify that there are additional setback regulations applicable to balconies and decks.
5	23.12 (General Site Regulations)	§ 23.12.050 (Fences and Freestanding Walls)	- Clarification	This amendment clarifies that the fence height limit applies to a required front yard, and adds an exception for certain uses.

6	23.12 (General Site Regulations)	§ 23.12.080 (Height Exceptions)	- Consistency	This amendment updates the revised section numbers for various uses and their regulations, including *Telecommunication Facilities*. These section numbers were revised due to the addition of new sections which altered several section numbers.
7	23.12 (General Site Regulations)	§ 23.12.140 (Security Devices)	- Clarification	This amendment clarifies the types of allowable security devices and the uses on which they are allowed.
8	23.12 (General Site Regulations)	§ 23.12.170 (Tree Preservation)	- Consistency - Clarification - State law	This amendment would add an additional exception from Tree Permit requirement for ADU projects and Urban Dwelling Unit projects consistent with state law prohibiting discretionary approvals. See also Amendment Nos. 38 and 50 below.
9	23.17 (Landscaping)	§ 23.17.030 (Areas to be Landscaped)	- Clarification	This amendment would clarify the definition of a street-facing yard subject to the landscaping requirements, and clarify the allowance of artificial turf.
10	23.17 (Landscaping)	§ 23.17.050 (General Requirements)	- Clarification Consistency	This amendment specifies the maximum amount of artificial turf allowed in required landscape areas, and specifies that landscape and hardscape areas within a front or street side yard may not be used as parking spaces to ensure consistency with *Section 23.20.060, Location of Required Parking*.
11	23.20 (Parking)	§ 23.20.040 (Required Parking Spaces)	Consistency	This amendment updates the revised section numbers for various uses and their regulations, including *Recycling Facilities*. These section numbers were revised due to the addition of new sections which altered several section numbers.
12	23.20 (Parking)	§ 23.20.060 (Location of Required Parking)	- Clarification - State law	This amendment clarifies that the prohibition on street and side yard parking applies except when otherwise allowed pursuant to State law or other regulations.
13	23.21 (Signs)	§ 23.21.090 (Permanent Signs)	- Typographical & Formatting	This amendment updates the Zone District column of *Table 23.21.090.B, Freestanding Sign Standards*, to include the specific zone district acronyms.
14	23.22 (Standards for Specific Uses)	§ 23.22.230 (Outdoor Display and Sales)	- Consistency	This amendment updates the revised section numbers for various uses and their regulations, including *Temporary Uses*. These section numbers were revised due to the addition of new

				sections which altered several section numbers.
15	23.22 (Standards for Specific Uses)	§ 23.22.240 (Personal Storage)	- Consistency - Typographical & Formatting	This amendment updates the section number reference for Development Agreements, and eliminates an erroneous reference to Minor Use Permits, which are not applicable for Personal Storage uses.
16	23.22 (Standards for Specific Uses)	§ 23.22.260 (Recycling Facilities)	- Consistency	This amendment updates the section number for the *Recycling Facilities* section. The section number was revised due to the addition of new sections which altered several section numbers.
17	23.22 (Standards for Specific Uses)	§ 23.22.270 (Single Room Occupancy)	- Consistency	This amendment updates the section number for the *Single Room Occupancy* section. The section number was revised due to the addition of new sections which altered several section numbers.
18	23.22 (Standards for Specific Uses)	§ 23.22.280 (Telecommunication Facilities)	- Consistency	This amendment updates the section number for the *Telecommunication Facilities* section. The section number was revised due to the addition of new sections which altered several section numbers.
19	23.22 (Standards for Specific Uses)	§ 23.22.290 (Temporary Uses)	- Consistency	This amendment updates the section number for the *Temporary Uses* section. The section number was revised due to the addition of new sections which altered several section numbers.
20	23.31 (Common Procedures)	§ 23.31.060 (Conduct of Public Hearings)	- Consistency	This amendment updates the text of the *Public Hearing Testimony* and *Time Limits* subsections for consistency with recent amendments to the Municipal Code for City Council procedures in O2M25-4850.
21	23.31 (Common Procedures)	§ 23.31.070 (Findings and Decision)	- State law	This amendment updates provisions related to the Date of Action to be consistent with State law and specifically, the Permit Streamlining Act.
22	23.31 (Common Procedures)	§ 23.31.170 (Planning Commission Agenda)	- Consistency	This amendment updates the *Order of Business* subsection for consistency with recent amendments to the Municipal Code for City Council procedures in O2M25-4850.

23	23.31 (Common Procedures)	§ 23.31.180 (Historic Preservation Commission Agenda)	- Consistency	This amendment updates the *Order of Business* subsection for consistency with recent amendments to the Municipal Code for City Council procedures in O2M25-4850.
24	23.32 (Administrative Reviews)	§ 23.32.070 (Appeals; Expiration, Extensions, and Revisions; Revocation)	- Typographical & Formatting - Clarification -	This amendment addresses minor typographical errors, and clarifies the appeal procedure for Administrative Review applications when no public hearing is requested during the public notification period.
25	23.32 (Design Review)	§ 23.33.020 (Applicability)	- Clarification	This amendment clarifies the fence project types subject to Design Review in residential zones and uses.
26	23.32 (Design Review)	§ 23.33.030 (Review Authority)	- Typographical & Formatting -	This amendment addresses a typographical error for a section number that was not updated following a previous section number change.
27	23.34 (Use Permits)	§ 23.34.080 (Appeals; Expiration, Extensions, and Revisions; Revocation)	- Clarification	This amendment clarifies the appeal procedure for Minor Use Permit applications when no public hearing is requested during the public notification period.
28	23.35 (Temporary Use Permits)	§ 23.35.020 (Review Authority)	- Consistency -	This amendment updates the revised section numbers for various uses and their regulations, including *Temporary Uses*. These section numbers were revised due to the addition of new sections which altered several section numbers.
29	23.36 (Modifications)	§ 23.36.020 (Applicability)	- Clarification	This amendment adds additional clarification for the applicability of requirements for fence, wall, or hedge height modifications.
30	23.43 (Use Classifications)	§ 23.43.040 (Industrial Uses)	- Typographical & Formatting -	This amendment addresses minor typographical errors.
31	23.44 (Definitions)	§ 23.44.200 ("T" Terms)	- Clarification	This amendment clarifies the definition of Artificial Turf and Natural Turf for consistency with the landscaping requirements of *Section 23.17050, General Requirements*.

				This amendment also addresses a typographical error for the California Native Trees table number that was not updated as part of a previous section number change.
32	23.44 (Definitions)	§ 23.44.250 ("Y" Terms)	- Clarification	This amendment updates the definitions of Front Yard, Interior Side Yard, Rear Yard, and Street Side Yard to specify how required yards are defined and measured.
PROPOSED SUBSTANTIVE AMENDMENTS				
Amendment No.	**Chapter**	**Section**	**Amendment Type**	**Description of Amendment**
33	23.04 (Residential Zoning Districts)	§ 23.04.020 (Land Use Regulations)	- Use Allowances & Regulations - State law - Consistency	This amendment updates the table with the new Urban Dwelling Unit (SB 9 Unit) use classification with reference to added *Section 23.22.300, Urban Dwelling Units*. The footnote referencing SB 9 units has also been removed since this is now a residential use type regulated as Urban Dwelling Units. This amendment also updates the revised section numbers for various uses and their regulations, including *Single Room Occupancy, Recycling Facilities, Telecommunication Facilities,* and *Temporary Uses*. These section numbers were revised due to the addition of new sections which altered several section numbers.
34	23.05 (Commercial Zoning Districts)	§ 23.05.020 (Land Use Regulations)	- Use Allowances & Regulations - Consistency	This amendment updates the table with the following new Commercial Use classifications and regulations for certain zones: 1) new Poolrooms/Billiard Rooms use requires a Conditional Use Permit in all commercial and mixed-use zones; 2) new Alcohol Beverage, Off-Sales use requires a Minor Use Permit in the CBD and AC zones and is permitted in all other commercial and mixed-use zones; and 3) new Vape and Smoke Retail Sales use requires a Conditional Use Permit in all commercial and mixed-use zones. This amendment also updates the revised section numbers for various uses and their regulations, including *Recycling Facilities, Telecommunication Facilities,* and *Temporary Uses*. These section numbers were revised due to the addition of new sections which altered several section numbers.

35	23.06 (Employment Zoning Districts)	§ 23.06.020 (Land Use Regulations)	- Use Allowances & Regulations - State law - Consistency	This amendment updates the table to add the following new Commercial Use classifications and regulations for certain zones: 1) new Poolrooms/Billiard Rooms use requires a Conditional Use Permit in all employment zones; 2) new Alcohol Beverage, Off-Sales use requires a Minor Use Permit in all employment zones; 3) new Vape and Smoke Retail Sales use requires a Conditional Use Permit in all employment zones; and 4) Prohibition of Data Center uses. This amendment also updates the Restaurant use to be a permitted use in the I zone without requiring a Minor Use Permit. Footnote #5 is removed now that an MUP is no longer required. Footnotes #6 and #7 are revised due to removal of Footnote #5. This amendment also adds a new requirement under Footnote #3 to address projects submitted pursuant to AB 130. This amendment also updates the revised section numbers for various uses and their regulations, including *Recycling Facilities, Telecommunication Facilities,* and *Temporary Uses*. These section numbers were revised due to the addition of new sections which altered several section numbers.
36	23.20 (Parking and Loading)	§23.20.090 (Parking Area Design and Development Standards)	- Use Allowances & Regulations - Clarification	This amendment adds new subsection allowing tandem parking for certain uses and creating regulations for tandem parking areas, and clarifies the required back-up space measurement and location for residential garages.
37	23.22 (Standards for Specific Uses)	§ 23.22.030 (Accessory Uses)	- Consistency	This amendment eliminates "On-Sale Alcohol Beverage Establishments" from the list of uses that shall always be considered accessory to a principal use, to be consistent with the changes proposed to the standards for On-Sale and Off-Sale Alcohol Beverage Establishments. See also Amendment No. 39 below.
38	23.22 (Standards for Specific Uses)	§ 23.22.040 (Accessory Dwelling Units)	- Typographical & Formatting - Clarification - Consistency - State law	This amendment updates the overall organization of the *Accessory Dwelling Units* section for clarity and ease of use, including reorganized subsections and associated section number updates.

				This amendment also includes new definitions, development standards, and clarifications for consistency with State ADU law, including objective tree removal requirements, updated owner occupancy requirements for JADUs, and review process clarifications.
39	23.22 (Standards for Specific Uses)	§ 23.22.210 (On-Sale and Off-Sale Alcohol Beverage Establishments)	- Use Allowances & Regulations - Clarification	This amendment clarifies that on-sale alcohol beverage sales are only permitted by-right as accessory to a primary restaurant uses and establishes new regulations specific to off-sale alcohol beverage establishments. Specifically, liquor stores and similar uses will be limited to hours of operation that do not extend beyond 7:00 A.M. to 12:00 A.M., unless additional hours are approved under a Minor Use Permit.
40	23.30 (Planning Authorities)	§ 23.30.030 (Planning Commission)	- Consistency - State law	This amendment updates the Residential Planned Development Permit review authority of the Planning Commission for consistency with other proposed amendments in response to new State law requirements for streamlined reviews and approvals of housing projects under AB 130. This amendment also clarifies the appeal body for Accessory Dwelling Units. See other related amendments referencing AB 130.
41	23.30 (Planning Authorities)	§ 23.30.050 (Community Development Director)	- Consistency - State law	This amendment updates the Residential Planned Development Permit review authority of the Community Development Director for consistency with other proposed amendments in response to new State law requirements for streamlined reviews and approvals of housing projects under AB 130. See other related amendments referencing AB 130.
42	23.30 (Planning Authorities)	§ 23.30.070 (Summary of Review Authorities for Decisions and Appeals)	- Typographical & Formatting - Consistency - State law	This amendment addresses a typographical error for the table number that was not updated as part of a previous section number change. This amendment also modifies the appeal body for Accessory Dwelling Units consistent with State law, and adds a footnote to the table to clarify the Residential Planned Development review authority for consistency with other proposed amendments in response to new State law requirements for streamlined reviews and approvals of housing projects under AB 130. See other related amendments referencing AB 130.

43	23.34 (Use Permits)	§ 23.34.050 (Public Notice and Hearing)	- Consistency - State law	This amendment updates the Public Notice and Hearing procedures for Minor Use Permits that are exempt from CEQA under Public Resources Code Section 21080.66 for consistency with other proposed amendments in response to new State law requirements for streamlined reviews and approvals of housing projects under AB 130. See other related amendments referencing AB 130.
44	23.41 (Residential Planned Development Permits)	§ 23.41.030 (Review Authority)	- Clarification - State law	This amendment updates the Residential Planned Development Permit review authority of the Community Development Director for consistency with other proposed amendments in response to new State law requirements for streamlined reviews and approvals of housing projects under AB 130. See other related amendments referencing AB 130.
45	23.41 (Residential Planned Development Permits)	§ 23.41.060 (Public Notice and Hearing)	- Consistency - State law	This amendment updates the Public Notice and Hearing procedures for Residential Planned Development Permits for consistency with other proposed amendments in response to new State law requirements for streamlined reviews and approvals of housing projects under AB 130. See other related amendments referencing AB 130.
46	23.43 (Use Classifications)	§ 23.43.010 (Residential Uses)	- Clarification - Consistency - Use Allowances & Regulations -	This amendment adds *Urban Dwelling Units* as a Residential Housing Type with reference to added *Section 23.22.300, Urban Dwelling Units.* This amendment also clarifies the definition of Large Family Day Care uses for consistency with definition of Small Family Day Care uses.
47	23.43 (Use Classifications)	§ 23.43.030 (Commercial Uses)	- Clarification - Consistency - Use Allowances & Regulations	This amendment updates the *Commercial Entertainment and Recreation* use classification. The *Indoor Entertainment* subclassification is updated to remove a reference to billiard parlors in order to establish a new, separate use subclassification for *Poolrooms/Billiard Rooms.* This amendment also updates the *Retail Sales* use classification as follows: 1) The *Food and Beverage Sales* subclassification is updated to remove a reference to liquor stores in order to establish a new, separate use subclassification for *Alcoholic Beverage, Off-Sales;* and 2) A new *Vape and Smoke Retail Sales* subclassification is also

				established. This amendment also clarifies the definition of Funeral Parlors and Interment Services uses.
48	23.43 (Use Classifications)	§ 23.43.050 (Transportation, Communication, and Utility Uses)	- Clarification - Consistency Use Allowances & Regulations	This amendment would establish a new Data Center use classification, which will be prohibited city-wide.
PROPOSED SUBSTANTIVE ADDITIONS				
Addition No.	**Chapter**	**Section**	**Addition Type**	**Description of Addition**
49	23.22 (Standards for Specific Uses)	§ 23.22.250 (Poolrooms and Billiard Rooms)	- Use Allowances & Regulations - Consistency	This addition would provide new regulations and development standards specifically for Poolrooms and Billiard Rooms uses, in response to direction received from the City Council at their January 26, 2026 meeting.
50	23.22 (Standards for Specific Uses)	§ 23.22.300 (Urban Dwelling Units)	- Use Allowances & Regulations - State law	This addition would provide new regulations and development standards specifically for Urban Dwelling Units pursuant to State law and the programs in the City's adopted 2021-2029 Housing Element.
51	23.22 (Standards for Specific Uses)	§ 23.22.310 (Vape & Smoke Retail Sales)	- Use Allowances & Regulations	This addition would provide new regulations and development standards specifically for Vape & Smoke Retail Sales uses, in response to direction received from the City Council at their January 26, 2026 meeting.

ATTACHMENT 2

ORDINANCE NO. O2M26-4863

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA ADOPTING ZONING TEXT AMENDMENT AMD-26-04, AMENDING THE ALHAMBRA MUNICIPAL CODE TO ADDRESS NEW STATE LAWS, ELIMINATE INCONSISTENCIES, CLARIFY AMBIGUOUS PROVISIONS, CORRECT TYPOGRAPHICAL AND FORMATTING ERRORS, AND MODIFY USE ALLOWANCES

THE CITY COUNCIL OF THE CITY OF ALHAMBRA DOES ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

A. The Municipal Code of the City of Alhambra requires periodic updates to reflect changes in law, provide clarification to the community, and improve customer service and administration of City business.

B. City Staff have proposed a series of amendments and additions to Title 23 (Zoning) of the Alhambra Municipal Code as part of its periodic update.

SECTION 2. AMENDMENT. The following sections of the Alhambra Municipal Code are hereby amended to read as follows in Exhibit A (Amendments) with only the effected provisions shown with additions denoted by underline and deletions by ~~strikethrough~~ (all other provisions of such sections remain unchanged):

1. Chapter 23.02 (Interpretation of the Zoning Code)
    a. § 23.02.030 (Rules of Measurement)

2. Chapter 23.04 (Residential Zoning Districts)
    a. § 23.04.020 (Land Use Regulations)

3. Chapter 23.05 (Commercial Zoning Districts)
    a. § 23.05.020 (Land Use Regulations)
    b. § 23.05.030 (Development Standards)

4. Chapter 23.06 (Employment Zoning Districts)
    a. § 23.06.020 (Land Use Regulations)

5. Chapter 23.07 (Public and Semi-Public Zoning Districts)
    a. § 23.07.020 (Land Use Regulations)

6. Chapter 23.12 (General Site Regulations)
    a. § 23.12.040 (Encroachments into Required Setbacks)
    b. § 23.12.050 (Fences and Freestanding Walls)
    c. § 23.12.080 (Height Exceptions)
    d. § 23.12.140 (Security Devices)
    e. § 23.12.170 (Tree Preservation)

7. Chapter 23.17 (Landscaping)
    a. § 23.17.030 (Areas to be Landscaped)
    b. § 23.17.050 (General Requirements)

8. Chapter 23.20 (Parking and Loading)

a. § 23.20.040 (Required Parking Spaces)
b. § 23.20.060 (Location of Required Parking)
c. § 23.20.090 (Parking Area Design and Development Standards)

9. Chapter 23.21 (Signs)
    a. § 23.21.090 (Permanent Signs)

10. Chapter 23.22 (Standards for Specific Uses)
    a. § 23.22.030 (Accessory Uses)
    b. § 23.22.040 (Accessory Dwelling Units)
    c. § 23.22.210 (On-Sale and Off-Sale Alcohol Beverage Establishments)
    d. § 23.22.230 (Outdoor Display and Sales)
    e. § 23.22.240 (Personal Storage)
    f. § 23.22.260 (Recycling Facilities)
    g. § 23.22.270 (Single Room Occupancy)
    h. § 23.22.280 (Telecommunication Facilities)
    i. § 23.22.290 (Temporary Uses)

11. Chapter 23.30 (Planning Authorities)
    a. § 23.30.030 (Planning Commission)
    b. § 23.30.050 (Community Development Director)
    c. § 23.30.070 (Summary of Review Authorities for Decisions and Appeals)

12. Chapter 23.31 (Common Procedures)
    a. § 23.31.060 (Conduct of Public Hearings)
    b. § 23.31.070 (Findings and Decision)
    c. § 23.31.170 (Planning Commission Agenda)
    d. § 23.31.180 (Historic Preservation Commission Agenda)

13. Chapter 23.32 (Administrative Review)
    a. § 23.32.070 (Appeals; Expiration, Extensions, and Revisions; Revocation)

14. Chapter 23.32 (Design Review)
    a. § 23.32.020 (Applicability)
    b. § 23.32.030 (Review Authority)

15. Chapter 23.34 (Use Permits)
    a. § 23.34.050 (Public Notice and Hearing)
    b. § 23.34.080 (Appeals; Expiration, Extensions, and Revisions; Revocation)

16. Chapter 23.35 (Temporary Use Permits)
    a. § 23.35.020 (Review Authority)

17. Chapter 23.36 (Modifications)
    a. § 23.36.020 (Applicability)

18. Chapter 23.41 (Residential Planned Development Permits)
    a. § 23.41.030 (Review Authority)
    b. § 23.41.060 (Public Notice and Hearing)

19. Chapter 23.43 (Use Classifications)
    a. § 23.43.010 (Residential Uses)
    b. § 23.43.030 (Commercial Uses)
    c. § 23.43.040 (Industrial Uses)

d. § 23.43.050 (Transportation, Communication, and Utility Uses)

20. Chapter 23.44 (Definitions)
    a. § 23.44.200 ("T" Terms)
    b. § 23.44.250 ("Y" Terms)

SECTION 3. ADDITION. The following sections of the Alhambra Municipal Code are hereby added to read as follows in Exhibit B (Additions):

1. § 23.22.250 (Poolrooms and Billiard Rooms)

2. § 23.22.300 (Urban Dwelling Units)

3. § 23.22.310 (Vape and Smoke Retail Sales)

SECTION 4. SEVERABILITY. The City Council declares that, should any provision, section; paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

SECTION 5. CEQA. The City Council finds that this Ordinance is not subject to environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines") because the Ordinance is an activity that is excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed Ordinance amendments to the Municipal Code are organizational or administrative activities of government which will not result in direct or indirect physical changes to the environment and are exempt from CEQA under 14 Cal. Code Regs. § 15060(c)(2) and 14 Cal. Code Regs. § 15061(b)(3).

SECTION 6. CERTIFICATION AND PUBLICATION. The City Clerk shall certify to the passage and adoption of this Ordinance and to its approval by the Mayor and shall cause the same to be published according to law.

PASSED, APPROVED, AND ADOPTED THIS 22nd DAY OF JUNE, 2026.

_____
Jeffrey Koji Maloney, Mayor

ATTEST:

_____
Lauren Myles, City Clerk

APPROVED AS TO FORM

_____
Joseph M. Montes, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF ALHAMBRA)

I HERBY CERTIFY that the foregoing Ordinance No. O2M26-4863, was introduced at a Regular Meeting of the City Council held on the 11th day of May, 2026, and was approved and adopted at a Regular Meeting of the City Council held on the 22nd day of June, 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:

_____
Lauren Myles, City Clerk

EXHIBIT A – AMENDMENTS

EXHIBIT B – ADDITIONS

Chapter 23.02 Interpretation of the Zoning Code

23.02.030 Rules of Measurement

For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Director.

A. ***Fractions.*** Whenever this Code requires consideration of distances, parking spaces, dwelling units, or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, the results will be rounded as follows:

1. ***General Rounding.*** Fractions exceeding one-half (0.5) or greater shall be rounded up to the nearest whole number and fractions equal to or less than one-half (0.5) shall be rounded down to the nearest whole number, except as otherwise provided.

2. ***Residential Density.*** In calculating allowable residential density, any fractional number of units shall be rounded down to the next whole number except for the following:

   a. In the calculation of fractions related to permitted bonus density units for projects eligible for bonus density pursuant to Government Code Section 65915 or any successor statute, and Chapter 23.14, Affordable Housing, Density Bonuses, and Incentives, where any fractional number of units shall be rounded up to the next whole number.

   b. Where any fractional number of units would be rounded down to zero based on the allowable residential density of the zone, at least one residential dwelling unit shall be allowed on a site where residential uses are permitted and where the site would comply with the minimum lot area requirements of Title 22, Subdivisions.

3. ***Required Parking Spaces.*** Fractional space requirements shall be counted as the next largest whole space. For multi-unit residential uses, fractional requirements shall be rounded up only after all the parking space requirements for all dwelling units on the site are computed.

B. ***Measuring Distances.***

1. ***Measurements are Shortest Distance.*** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.

2. ***Distances are Measured Horizontally.*** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.

3. ***Measurements Involving a Structure.*** Measurements involving a structure are made to the closest support element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.

4. ***Measurement of Vehicle Stacking or Travel Areas.*** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.

5. ***Measuring Radius.*** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project, in all directions.

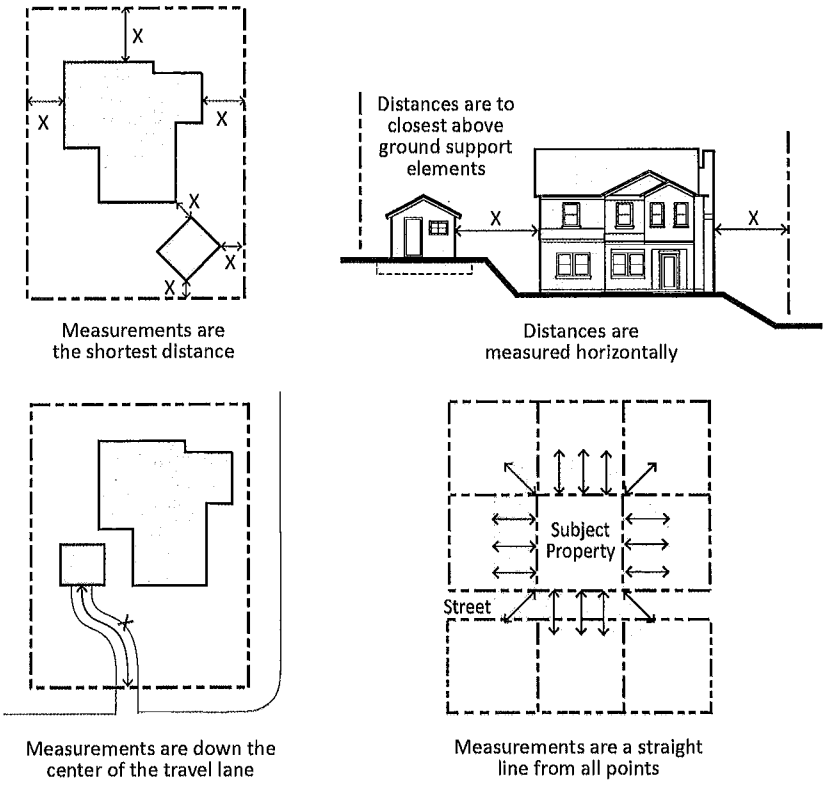


FIGURE 23.02.030.B: MEASURING DISTANCES

C. ***Measuring Height.*** Height is measured as the vertical distance measured from the average level of the finished grade of the lot to the highest point of the object being measured.

1. ***Measuring Building Height.*** Building height is the vertical distance measured from the average elevation of the finished grade within five feet of the structure to the highest point of the structure.

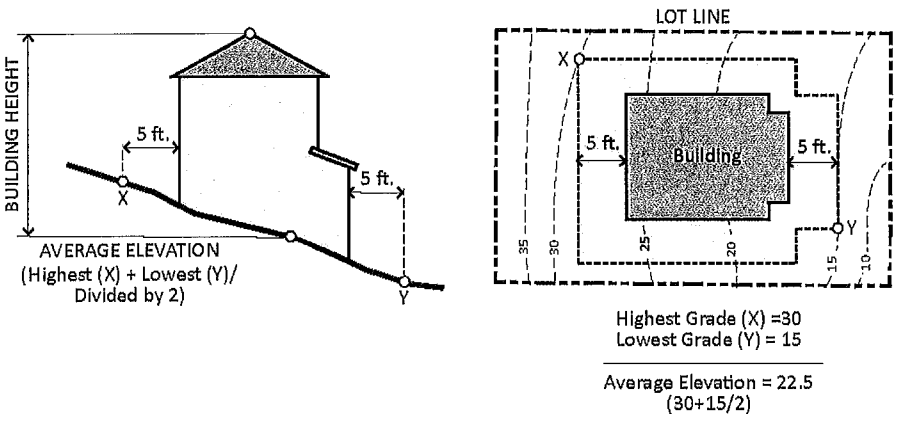


FIGURE 23.02.030.C: MEASURING HEIGHT

2. ***Measuring the Number of Stories.*** In measuring the number of stories in a building, the following rules shall apply:

   a. An interior balcony or mezzanine shall be counted as a full story if its floor area exceeds one-third of the total area of the nearest full floor directly below it or if it is enclosed on more than two sides.

   b. A basement shall be counted as a full story if the ~~vertical distance between finished grade and the finished surface of the floor above~~ floor-to-ceiling height of the basement is six feet or more at any point.

      i. *Exception.* A basement used for subterranean parking shall not be counted as a story.

   c. A story shall not exceed 25 feet in height from the upper surface of the floor to the ceiling above.

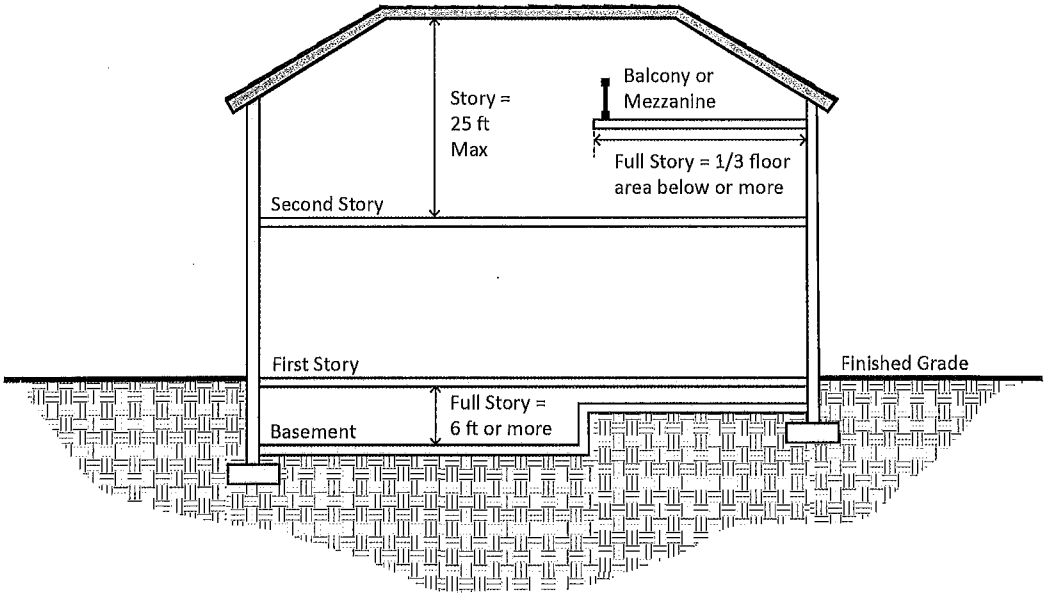


FIGURE 23.02.030.C.2: MEASURING THE NUMBER OF STORIES

3. ***Measuring Height of Fences or Walls.***

   a. *Front Yard Fencing.* The height of front yard fencing is measured as the vertical distance from the sidewalk elevation to the highest point of such fence or wall.

   b. *Fencing Along Interior Side and Rear Property Lines.* The height of fencing located along an interior side or rear property line is measured as the vertical distance from the ground level of the adjacent property to the highest point of such fence or wall.

   c. *Interior of Lot Fencing.* The height of fencing located in the interior of the lot (i.e. outside the front yard and not located on the interior side or rear property line) is measured as the vertical distance from the ground level on the lowest external side of the fence or wall to the highest point of such fence or wall.

4. ***Measuring the Height of Decks.*** Deck height is determined by measuring from the ground to the top of the floor of the deck directly above the ground below.

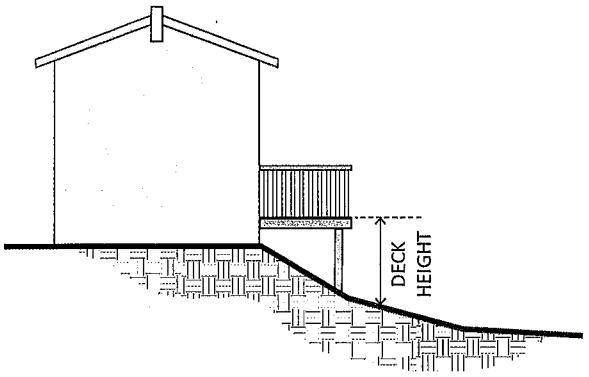


FIGURE 23.02.030.C.4: MEASURING HEIGHT OF DECKS

D. ***Measuring Lot Width and Depth.***

1. ***Lot Width.*** Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot along a straight line parallel to the front lot line at the minimum required building setback line.

2. ***Lot Depth.*** Lot depth is measured along a straight line down from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

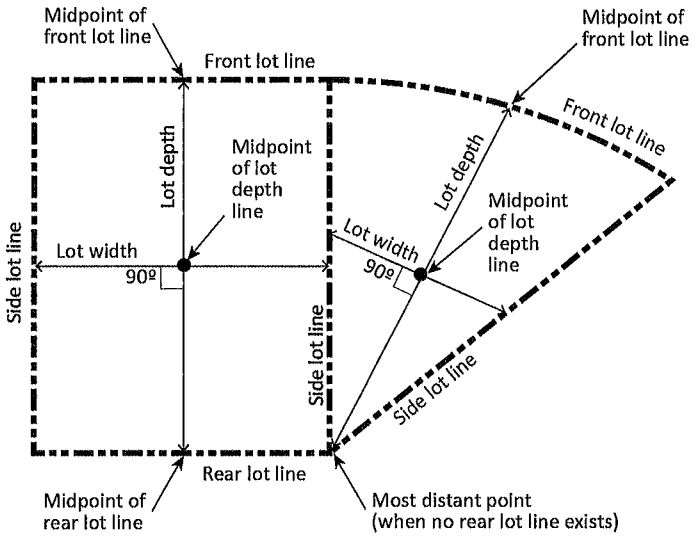


FIGURE 23.02.030.D: MEASURING LOT WIDTH AND DEPTH

E. ***Determining Floor Area.*** The floor area of a building is the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, vehicular maneuvering areas, or any space where the floor-to-ceiling height is less than six feet.

F. ***Determining Floor Area Ratio.*** The floor area ratio (FAR) is the ratio of the total gross floor area of a development to the total site area of the property on which the development is located. To calculate the FAR, floor area is divided by site area, and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 20,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 2.0.

G. ***Determining Lot Coverage.*** Lot coverage is the ratio of the horizontal area measured at the outside of the exterior walls and/or posts of the ground floor of all principal and accessory buildings and structures located on a lot to the net lot area, typically expressed as a percentage.

H. ***Determining Lot Frontage.***

1. ***Corner Lot.*** The front of a lot is the narrowest dimension of the lot with street frontage.

2. ***Through Lot.*** Both street frontages shall be designated as the front of the lot.

I. ***Determining Setbacks (Yards).*** A setback line defining a required yard is parallel to and at the specified distance from the corresponding front, side, or rear property line. Required setbacks shall be unobstructed from the ground to the sky except where allowed pursuant to Section 23.12.040, Encroachments into Required Setbacks, subject to compliance with the Building Code. The following special regulations for determining yards apply when a lot abuts a proposed street or alley.

1. ***Yards Abutting Planned Street Expansions.*** If a property abuts an existing or proposed street for which the existing right-of-way is narrower than the right-of-way ultimately required for the street, the required setback shall be established from the future right-of-way rather than the property line.

2. ***Yards on Alleys.***

a. If a side lot line abuts an alley, the yard shall be considered an interior side yard rather than a street side yard.

b. In calculating the minimum yard for any lot with an interior side yard abutting an alley, no part of the width of the alley may be considered as part of the required yard.

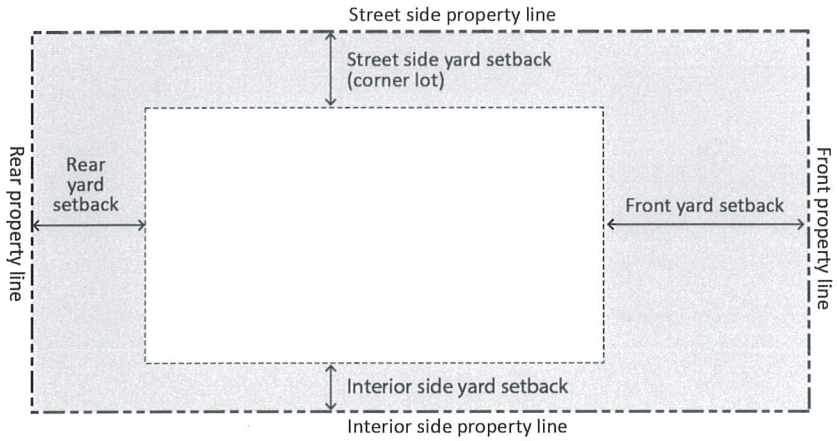


FIGURE 23.02.030.I: DETERMINING SETBACKS (YARDS)

J. ***Measuring Signs.*** The calculations of measurements related to signs are described in Chapter 23.21, Signs.

Chapter 23.04 Residential Zoning Districts

23.04.020 Land Use Regulations

Table 23.04.020: Land Use Regulations – Residential Zoning Districts, sets the land use regulations for the Residential Zoning Districts. Land uses are defined in Chapter 23.34, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to other sections of this Title.

TABLE 23.04.020: LAND USE REGULATIONS - RESIDENTIAL ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*RL*	*RM*	*RH*	*Additional Regulations*
Residential Uses				
Residential Housing Types	See subclassifications below			
Single-Unit Dwelling, Detached	P	P	P	Condominium projects require a minimum of six units, except if developed consistent with Government Code Section 65852.28 (SB 684)
Single-Unit Dwelling, Attached	-	P	P	
Multi-Unit Dwelling	~~P(1)~~ -	P	P	
Urban Dwelling Units	P	-	-	See Section 23.22.300, Urban Dwelling Units
Accessory Dwelling Units	See Section 23.22.040, Accessory Dwelling Units			
Family Day Care	See Section 23.22.140, Family Day Care			
Group Residential	C	C	C	

TABLE 23.04.020: LAND USE REGULATIONS - RESIDENTIAL ZONING DISTRICTS				
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed				
Land Use Classification	*RL*	*RM*	*RH*	*Additional Regulations*
Low Barrier Navigation Centers	C	P	P	Must be consistent with Government Code Section 65660 et seq
Residential Care Facility	See subclassification below			
Small	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.			
Large	-	-	M	
Residential Facility, Assisted Living	-	-	M	
Single Room Occupancy (SRO)	-	C	C	See Section 23.22.~~260~~270, Single Room Occupancy
Supportive Housing Transitional Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.			
Small Housing Development	Small housing developments of no more than 10 residential units which meets the requirements of Government Code Section 65852.28 (SB 684) shall be a permitted use ~~at any site zoned for multifamily residential development~~.			
Affordable Housing Developments of 2 or More Units	Affordable housing developments of 2 or more residential units which meets the requirements of Government Code Section 65913.4 (SB 35) shall be a permitted use at any site zoned for residential use or residential mixed-use development.			
Public/Semi-Public Uses				
Community Assembly	C	C	C	See Section 23.22.060, Affordable Housing on Religious Facility Sites
Community Garden	C	C	C	See Section 23.22.100, Community Gardens
Cultural Institutions	C	C	C	
Day Care Centers	C	C	C	
Park and Recreation Facilities	C	C	C	
Public Safety Facilities	C	C	C	
Schools	C	C	C	
Transportation, Communication, and Utility Uses				
Communication Facilities	See subclassification below			
Telecommunication	See Section 23.22.~~270~~280, Telecommunication Facilities			
Other Uses				
Accessory Uses, Activities, and Structures	See Section 23.22.030, Accessory Uses and Activities and Section 23.12.020, Accessory Structures			
Cannabis Cultivation	See Section 23.22.080, Cannabis Facilities, Cultivation, and Deliveries			
Home Occupations	See Section 23.22.170, Home Occupations			

TABLE 23.04.020: LAND USE REGULATIONS - RESIDENTIAL ZONING DISTRICTS				
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed				
Land Use Classification	*RL*	*RM*	*RH*	*Additional Regulations*
Neighborhood Commercial	Neighborhood Commercial uses may be allowed on residentially zoned properties with existing commercial uses operating within the confines of a permitted commercial building or structure pursuant to Section 23.22.200, Neighborhood Commercial Uses in Residential Zones			
Nonconforming Uses	See Chapter 23.19, Nonconforming Uses, Sites, and Structures			
Temporary Uses	See Section 23.22.~~280~~290, Temporary Uses			

~~Notes:~~

~~1. Multi-unit dwelling residential development not exceeding 2 units and which meets the requirements of Government Code Section 65852.21 (SB 9) shall be a permitted use.~~

Chapter 23.05 Commercial Zoning Districts

23.05.020 Land Use Regulations

Table 23.05.020: Land Use Regulations – Commercial Zoning Districts, sets the land use regulations for the Commercial Zoning Districts. Land uses are defined in Chapter 23.34, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to other sections of this Title. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 23.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*
Residential Uses					
Residential Housing Types	See subclassifications below				
Multi-Unit Dwelling	P	P	P	-	Condominium projects require a minimum of six units, except if developed consistent with Government Code Section 65852.28 (SB 684)
Family Day Care	See Section 23.22.140, Family Day Care				
Low Barrier Navigation Centers	P	P	P	-	Must be consistent with Government Code Section 65660 et seq
Small Residential Care Facility	Small residential care facilities and transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.				
Supportive Housing					

TABLE 23.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*
Transitional Housing					
Small Housing Development	Small housing developments of no more than 10 residential units and which meets the requirements of Government Code Section 65852.28 (SB 684) shall be a permitted use ~~at any site zoned for multifamily residential development~~.				
Affordable Housing Developments of 2 or More Units	Affordable housing developments of 2 or more residential units and which meets the requirements of Government Code Section 65913.4 (SB 35) shall be a permitted use at any site zoned for residential use or residential mixed-use development.				
Affordable Housing Development in Commercial Zones	Affordable housing developments proposed in a commercial zone that meets the requirements of Section 65912.111, 65912.112, and 65912.113 of the Government Code shall be a permitted use. Affordable housing developments proposed in zones where office, retail, or parking are principally permitted uses that meet the requirements of Section 65852.24 if the Government Code shall be a permitted use.				
Mixed Income Housing Development in Commercial Corridors	Mixed-income housing developments proposed in a commercial zone that meets the requirements of Sections 65912.121, 65913.122, and 65912.123 of the Government Code be a permitted use.				
Public/Semi-Public Uses					
Colleges and Trade Schools	-	C	C	-	
Community Assembly	C	C	C	-	See Section 23.22.060, Affordable Housing on Religious Facility Sites
Community Garden	C(3)	C(3)	C(3)	-	See Section 23.22.100, Community Gardens
Cultural Institutions	C	C	C	-	
Day Care Centers	C(3)	C	C	-	
Government Offices	P(4)	P	P	-	
Hospitals and Clinics	See subclassifications below				
Clinics	P(4)	P	P	P(1)	
Hospitals	C(3)	C	C	-	
Skilled Nursing Facility	C(3)	C	C	-	
Instructional Services	P	P	P	-	
Park and Recreation Facilities	P	P	P	-	
Parking Lots and Structures	C(3)	M	M	-	
Public Safety Facilities	C	C	C	-	
Schools	C(3)	C	C	-	

TABLE 23.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*
Commercial Uses					
Animal Boarding and Veterinary Services	See subclassifications below				
Pet Day Care	M	M	M	-	Shall be entirely enclosed and air-conditioned
Veterinary Services	M(3)	M	M	M	
Automobile/Vehicle Sales and Services	See subclassifications below				
Automobile Rental	-	-	-	C	See Section 23.22.070, Automobile/Vehicle Sales and Services
Automobile/Vehicle Sales and Leasing	-	-	-	C	See Section 23.22.070, Automobile/Vehicle Sales and Services
Automobile/Vehicle Service and Repair, Minor	-	-	-	C	See Section 23.22.070 Automobile/Vehicle Sales and Services
Automobile/Vehicle Repair, Major	-	-	-	C	See Section 23.22.070, Automobile/Vehicle Sales and Services
Service Stations	C(3)	C	C	C	See Section 23.22.070, Automobile/Vehicle Sales and Services
Vehicle Washing	-	-	C(7)	C(7)	See Section 23.22.070, Automobile/Vehicle Sales and Services and Alhambra Municipal Code Chapter 5.76, Commercial Auto Washing Facilities
Banks and Financial Institutions	P	P	P	M(2)	
Business Services	P	P	P	M	
Commercial Cannabis Facility	See subclassifications below				
Medicinal Cannabis Delivery-Only Retailer	-	-	-	-	See Section 23.22.080, Cannabis Facilities, Cultivation, and Deliveries
Commercial Entertainment and Recreation	See subclassifications below				
Cinema/Theater	C	C	C	C	
Indoor	M	M	M	C	
Outdoor ~~Entertainment~~	-	-	C	-	

TABLE 23.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*
Poolrooms/Billiard Rooms	C(8)	C(8)	C(8)	C(8)	See 23.22.250, Poolrooms and Billiard Rooms, and Alhambra Municipal Code Chapter 5.52, Poolrooms and Billiard Rooms
Drive Through Facilities	-	C	C	C	See Section 23.22.120, Drive Through Facilities
Eating and Drinking Establishments	See subclassifications below				
Bars/Night Clubs/Lounges	C	C	C	C	See Section 23.22.210, On-Sale and Off-Sale Alcohol Beverage Establishments
Restaurants	P	P	P	M(2)	See Section 23.22.210, On-Sale and Off-Sale Alcohol Beverage Establishments
Farmer's Markets	C	C	C	-	See Section 23.22.150, Farmer's Markets
Food Preparation	P	P	P	-	
Funeral Parlors and Interment Services	-	-	C	C	
Hotels and Motels	C	-	C	C	
Offices	P(4)	P	P	M	
Coworking Offices	P(4)	P	P	M	
Personal Services	See subclassifications below				
General Personal Services	P	P	P	M(2)	
Fortunetelling	P	P	P	P	See Alhambra Municipal Code Chapter 5.14, Fortunetelling
Massage Establishments	C	-	C	C	See Alhambra Municipal Code Chapter 9.44, Massage Therapy, Massage Establishments, and Massage Therapists
Repair and Maintenance Services	P	P	P	M	
Retail Sales	See subclassifications below				
Alcohol Beverage, Off-Sales	M	P	P	M(2)	See Section 23.22.210, On-Sale and Off-Sale Alcohol Beverage Establishments
Building Material Stores and Retail Garden Centers	-	-	M	C	
Food and Beverage Sales	P	P	P	M(2)	
General Retail	P	P	P	M(2)	

TABLE 23.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*
Vape and Smoke Retail Sales	C(9)	C(9)	C(9)	C(9)	See Section 23.22.300, Vape and Smoke Retail Sales, and Alhambra Municipal Code Chapter 5.90, Tobacco Retail License
Industrial Uses					
Custom Manufacturing	M(6)	M(6)	M(6)	-	
Food and Beverage Manufacturing	See subclassifications below				
Small Scale	P(6)	M(6)	M(6)	-	
Personal Storage	-	-	C	-	See Section 23.22.240, Personal Storage
Transportation, Communication, and Utility Uses					
Communication Facilities	See subclassifications below				
Facilities within Buildings	M(4)	M	M	-	
Telecommunication	See Section 23.22.~~270~~280, Telecommunication Facilities				
Recycling Facility	See subclassifications below				
Reverse Vending Machine	-	-	M	M	See Section 23.22.~~250~~260, Recycling Facilities
Small Collection Facility	-	-	C	C	See Section 23.22.~~250~~260, Recycling Facilities
Transit Stations and Terminals	-	C	C	-	
Other Uses					
Accessory Uses and Structures	See Section 23.22.030, Accessory Uses and Section 23.12.020, Accessory Structures				
Cannabis Cultivation	See Section 23.22.080, Cannabis Facilities, Cultivation, and Deliveries				
Collection Boxes	See Section 23.22.090, Collection Boxes				
Home Occupations	See Section 23.22.170, Home Occupations				
Live Entertainment	See Section 23.22.180, Live Entertainment				
Outdoor Dining and Seating	See Section 23.22.220, Outdoor Dining and Seating				
Outdoor Display and Sales	See Section 23.22.230, Outdoor Display and Sales				
Nonconforming Uses	See Chapter 23.19, Nonconforming Uses, Sites, and Structures				
Temporary Uses	See Section 23.22.~~280~~290 Temporary Uses				

TABLE 23.05.020: LAND USE REGULATIONS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed					
Land Use Classification	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*

Notes:

1. Only community clinics providing reproductive health services, consistent with the requirements of Government Code Section 65914.900, shall be a permitted use.

2. A MUP is not required if the use is also a Drive-Through Facility requiring a CUP.

3. Not allowed on Main Street, conditionally permitted in other locations.

4. Limited to upper stories or in the rear of the site where another non-residential use with a minimum depth of 45 feet is located along the Main Street frontage.

5. Reserved.

6. Must contain a minimum of 100 square feet of retail floor area.

7. Prohibited on lots within 50 feet (not including street or alley right-of-way) of a Residential Zoning District. In the CMU Zoning District, must be located a minimum of 500 feet from any other vehicle washing establishment.

8. No CUP may be issued for a poolroom and billiard room use located on a parcel that is within 600 feet of any other parcel containing a sensitive receptor as defined in Section 23.22.250, Poolrooms and Billiard Rooms. No CUP may be issued for a poolroom and billiard room use located on a parcel that is within 1,000 feet of any other parcel upon which a poolroom and billiard room use is operating.

9. No CUP may be issued for a vape and smoke retail sales use located on a parcel that is within 600 feet of any other parcel containing a sensitive receptor as defined in Section 23.22.310, Vape and Smoke Retail Sales. No CUP may be issued for a vape and smoke retail sales use located on a parcel that is within 1,000 feet of any other parcel upon which a vape and smoke retail sales use is operating.

23.05.030 Development Standards

Table 23.05.030: Development Standards – Commercial and Mixed-Use Zoning Districts, prescribes the development standards for Commercial and Mixed-Use Zoning Districts. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Title. Housing developments are eligible for flexible development standards pursuant to Section 23.12.060 Flexible Development Standards for Housing.

TABLE 23.05.030: DEVELOPMENT STANDARDS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
Standard	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*
Maximum Residential Density (units per acre)	64 (B)	30	48	-	(C)
Maximum Floor Area Ratio (FAR)	3.0	2.0	2.0	2.0	(D)
Maximum Building Height (feet)	75	35	40 within 50 feet of a Residential Zoning District, otherwise 75	40 within 50 feet of a Residential Zoning District, otherwise 75	

TABLE 23.05.030: DEVELOPMENT STANDARDS – COMMERCIAL AND MIXED-USE ZONING DISTRICTS					
Standard	*CBD*	*EMC*	*CMU*	*AC*	*Additional Regulations*
Maximum Number of Stories	5	3	3 within 50 feet of a Residential Zoning District, otherwise 5	3 within 50 feet of a Residential Zoning District, otherwise 5	
Minimum Setbacks (feet)					
Front	0	0	0	0	(A)
Street Side	0	0	0	0	(A)
Interior Side	0, 10 adjacent to a Residential Zoning District	0, 10 adjacent to a Residential Zoning District	0, 10 adjacent to a Residential Zoning District	0, 10 adjacent to a Residential Zoning District	
Rear	0, 10 adjacent to a Residential Zoning District	0, 10 adjacent to a Residential Zoning District	0, 10 adjacent to a Residential Zoning District	0, 10 adjacent to a Residential Zoning District	
Minimum Distance between Buildings (feet measured from eave to eave)	5	5	5	5	

Additional Development Standards

A. ***Required Building Location, CBD, EMC, CMU, and AC Districts.*** The following building location requirements apply in the CBD, EMC, CMU, and AC Districts.

1. ***Build-to Line.*** Buildings shall be located within 10 feet of street-facing property lines for at least 50 percent of the linear street frontage.

2. ***Corner Build Area.*** Buildings shall be located within 10 feet of the property line within 30 feet of the street corner.

3. ***Frontage Improvements.*** The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping.

4. ***Modifications.*** These requirements may be modified or waived through approval of a Modification upon finding that:

   a. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or

   b. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street or is designed in a manner that compliments adjacent or surrounding land uses

B. **Housing Density Bonus, CBD District.**

1. ***Housing Density Bonuses.***

a. In addition to the density bonus options described in Chapter 23.14, Affordable Housing, Density Bonuses, and Incentives, the City shall grant a density bonus, the amount specified in Subsection i, below, when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this Section, that will meet the following criteria:

   i. One hundred percent (100%) of the total units, including density bonus units, but exclusive of a manager's unit or units, are for lower income households as defined in Cal. Health & Safety Code § 50079.5, except that up to 20 percent of the total units in the development, including total units and density bonus units, may be for moderate-income households as defined in Cal. Health & Safety Code § 50053, are then entitled to the standards outlined in this Section.

b. The amount of density bonus shall be calculated as specified in State law. For housing developments meeting the criteria of Subsection B.1.a.i, above, there shall not be a maximum cap on density.

c. An applicant shall agree to, and the City shall ensure, the continued affordability of all designations of all low, very low, and lower income rental units that qualified the applicant for the award of the density bonus for the amount of time identified in State law.

2. ***Property Development Standards for Density Bonus Applicants.***

   a. An applicant for a density bonus within the CBD District shall adhere to all applicable development standards of the CBD District, except as identified herein.

   b. An applicant for a density bonus within the CBD District shall receive the incentives and concessions outlined in State law, except as identified herein.

   c. If the housing development contains 100 percent affordable units, as described in Subsection B.1.a.i, then the development shall receive ~~four~~ five incentives or concessions and the following incentive:

      i. A height increase of up to three additional stories, or 33 feet, in addition to the district's maximum building height standards.

3. ***Number of Parking Spaces Required for Density Bonus Applicants.*** An applicant for a density bonus shall adhere to State law, except as identified herein.

   a. If the housing development contains 100 percent affordable units, as described in Subsection B.1.a.i, then the project shall receive the following parking incentive:

      i. A vehicular parking ratio of 0.5 spaces per unit.

      ii. No additional guest parking is required.

      iii. If the total number of parking spaces required for the housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this Section, a development

may provide onsite parking through tandem parking or uncovered parking, but not through on-street parking.

4. ***Time Limits.*** Entitlements shall adhere to Section 23.31.090, Effect, Expiration, and Extension, except as identified herein.

   a. If the housing development contains 100 percent affordable units, as described in Subsection B.1.a.i, then each entitlement shall be valid for a period of two and one-half years from the date of approval. Time extensions may be granted in accordance with Section 23.31.090.D, Extensions.

5. ***Other Applicable Regulations.*** All uses shall be subject to the applicable regulations of this Title.

C. **Minimum Residential Density, CBD, EMC, CMU, and AC Districts.** Pursuant to Government Code Section 65583.2(h), a minimum residential density of 20 units per acre shall be required on sites identified for lower income in the Housing Element Sites Inventory, if residential uses are proposed for the site.

D. **Mixed-Use Developments, *CBD, EMC, CMU, and AC Districts*.** Pursuant to Government Code Section 65583.2(h), within mixed-use developments located on sites identified for lower income in the Housing Element Sites Inventory a minimum of 50% of the total floor area of the mixed-use project shall be occupied by residential uses.

Chapter 23.06 Employment Zoning Districts

23.06.020 Land Use Regulations

Table 23.06.020: Land Use Regulations – Employment Zoning Districts, sets the land use regulations for the Employment Zoning Districts. Land uses are defined in Chapter 23.34, Use Classifications. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to other sections of this Title. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 23.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PO*	*I*	*Additional Regulations*
Residential Uses			
Residential Housing Types	See subclassifications below		
Multi-Unit Dwelling	C(3)	C(3)	Condominium projects require a minimum of six units, except if developed consistent with Government Code Section 65852.28 (SB 684)
Family Day Care	See Section 23.22.140, Family Day Care		

TABLE 23.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PO*	*I*	*Additional Regulations*
Live-Work Unit	M	-	
Low Barrier Navigation Centers	P	P	Must be consistent with Government Code Section 65660 et seq
Small Residential Care Facilities	Small residential care facilities and transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.		
Supportive Housing			
Transitional Housing			
Small Housing Development	Small housing developments of no more than 10 residential units which meets the requirements of Government Code Section 65852.28 (SB 684) shall be a permitted use ~~at any site zoned for multifamily residential development~~.		
Affordable Housing Developments of 2 or More Units	Affordable housing developments of 2 or more residential units which meets the requirements of Government Code Section 65913.4 (SB 35) shall be a permitted use at any site zoned for residential use or residential mixed-use development.		
Affordable Housing Development in Commercial Zones	Affordable housing developments proposed in a commercial zone that meets the requirements of Section 65912.111, 65912.112, and 65912.113 of the Government Code shall be a permitted use. Affordable housing developments proposed in zones where office, retail, or parking are principally permitted uses that meet the requirements of Section 65852.24 if the Government Code shall be a permitted use.		
Mixed Income Housing Development in Commercial Corridors	Mixed-income housing developments proposed in a commercial zone that meets the requirements of Sections 65912.121, 65913.122, and 65912.123 of the Government Code shall be a permitted use.		
Public/Semi-Public Uses			
Colleges and Trade Schools	P	C	
Community Assembly	M	-	See Section 23.22.060, Affordable Housing on Religious Facility Sites
Cultural Institutions	M	-	
Day Care Centers	P	-	
Emergency Shelter	-	P(1)	
Government Offices	P	P	
Hospitals and Clinics	See subclassifications below		
Clinics	P	P(~~7~~5)	
Hospitals	P	-	
Skilled Nursing Facility	P	-	
Instructional Services	P	C	
Park and Recreation Facilities	M	C	
Parking Lots and Structures	M	C	

TABLE 23.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PO*	*I*	*Additional Regulations*
Public Safety Facilities	C	C	
Schools	C	-	
Commercial Uses			
Adult Business	-	P	See Section 23.22.050, Adult Businesses
Animal Boarding and Veterinary Services	See subclassifications below		
Animal Shelter and Boarding	-	M	
Pet Day Care	M	M	
Veterinary Services	P	M	
Automobile/Vehicle Sales and Services	See subclassifications below		
Automobile/Vehicle Service and Repair, Minor	-	M	See Section 23.22.070, Automobile/Vehicle Sales and Services
Automobile/Vehicle Repair, Major	-	M	See Section 23.22.070, Automobile/Vehicle Sales and Services
Service Stations	-	M	See Section 23.22.070, Automobile/Vehicle Sales and Services
Banks and Financial Institutions	P	-	
Business Services	P	P	
Commercial Cannabis Facility	See subclassifications below		
Medicinal Cannabis Delivery-Only Retailer	-	C(4)	See Section 23.22.080, Cannabis Facilities, Cultivation, and Deliveries
Commercial Entertainment and Recreation	See subclassifications below		
Indoor	M	P	
Outdoor Entertainment	-	M	
Poolrooms and Billiard Rooms	C(7)	C(7)	See Section 23.22.250, Poolrooms and Billiard Rooms, and Alhambra Municipal Code Chapter 5.52, Poolrooms and Billiard Rooms
Drive-Through Facility	C	C	See Section 23.22.120, Drive-Through Facility
Eating and Drinking Establishments	See subclassifications below		
Bars/Night Clubs/Lounges	C	C	See Section 23.22.210, On-Sale and Off-Sale Alcohol Beverage Establishments
Restaurants	P	~~M(5)~~P	See Section 23.22.210, On-Sale and Off-Sale Alcohol Beverage Establishments
Farmer's Markets	M	-	See Section 23.22.150, Farmer's Markets

TABLE 23.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PO*	*I*	*Additional Regulations*
Food Preparation	P	P	
Funeral Parlors and Interment Services	C	-	
Hotels and Motels	C(2)	-	
Offices	P	P	
Coworking Offices	P	P	
Personal Services	See subclassifications below		
General Personal Services	P	-	
Fortunetelling	P	-	See Alhambra Municipal Code Chapter 5.14, Fortunetelling
Repair and Maintenance Services	P	P	
Retail Sales	See subclassifications below		
Alcohol Beverage, Off-Sales	P	P	See Section 23.22.210, On-Sale and Off-Sale Alcohol Beverage Establishments
Building Material Stores and Retail Garden Centers	-	P	
Firearms Sales	-	C(6)	See Section 23.22.160, Firearms Sales
Food and Beverage Sales	P	P	
General Retail	P	P	
Outdoor Retail Sales and Nurseries	-	P	
Vape and Smoke Retail Sales	C(8)	C(8)	See Section 23.22.310, Vape and Smoke Retail Sales, and Alhambra Municipal Code Chapter 5.90, Tobacco Retail License
Industrial Uses			
Construction and Material Yards	-	P	
Custom Manufacturing	-	P	
Food and Beverage Manufacturing	See subclassifications below		
Small Scale	-	P	
Large Scale	-	P	
General Industrial	-	M	
Light Industrial	-	P	
Research and Development	P	P	
Salvage and Wrecking	-	C	

TABLE 23.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PO*	*I*	*Additional Regulations*
Storage, Warehousing, and Wholesaling	See subclassifications below		
Personal Storage	-	C	See Section 23.22.240, Personal Storage
Indoor	-	P	
Outdoor	-	C	
Transportation, Communication, and Utility Uses			
Communication Facilities	See subclassifications below		
Facilities within Buildings	-	C	
Telecommunication	See Section 23.22.~~270~~280, Telecommunication		
Data Centers	-	-	
Freight/Truck Facilities	-	C	
Light Fleet-Based Services	M	P	
Public Works and Utilities	-	C	
Recycling Facility	See subclassifications below		
Reverse Vending Machine	-	C	See Section 23.22.~~250~~260, Recycling Facilities
Small Collection Facility	-	C	See Section 23.22.~~250~~260, Recycling Facilities
Large Collection Facility	-	C	See Section 23.22.~~250~~260, Recycling Facilities
Other Uses			
Accessory Uses and Structures	See Section 23.22.030, Accessory Uses and Section 23.12.020, Accessory Structures		
Cannabis Cultivation	See Section 23.22.080, Cannabis Facilities, Cultivation, and Deliveries		
Collection Boxes	See Section 23.22.090, Collection Boxes		
Home Occupations	See Section 23.22.170, Home Occupations		
Live Entertainment	See Section 23.22.180, Live Entertainment		
Outdoor Dining and Seating	See Section 23.22.220, Outdoor Dining and Seating		
Outdoor Display and Sales	See Section 23.22.230, Outdoor Display and Sales		
Nonconforming Uses	See Chapter 23.19, Nonconforming Uses, Sites, and Structures		
Temporary Uses	See Section 23.22.~~280~~290 Temporary Uses		

TABLE 23.06.020: LAND USE REGULATIONS – EMPLOYMENT ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PO*	*I*	*Additional Regulations*

Notes:

1. Limited to the area bounded by Orange Street to the north, Mission Road to the south, Raymond Avenue to the east, and Palm Avenue to the west.

2. Limited to the area of the PO zone north of Mission Road.

3. Multi-Unit Dwellings shall be subject to the following requirements:

   a. Those projects that are "by-right" under governing statutes, including but not limited to projects that are 20% affordable on up-zoned sites, 20% affordable on prior Housing Element Sites Inventory sites, or SB 35 projects, are exempt from the CUP requirement.

   b. Projects subject to the Housing Accountability Act or other statutes that limit discretion to objective standards and criteria are subject only to objective findings in Section 23.27.060, Use Permits – Required Findings, and so long as the requirement for a CUP does not otherwise conflict with State law.

   c. Those projects that are exempt from CEQA review pursuant to Public Resources Code Section 21080.66 shall be exempt from the CUP requirement but shall require an MUP.

4. No CUP may be issued for a medicinal cannabis delivery-only retailer located on a parcel that is within 600 feet of any other parcel containing a school, park, licensed child daycare facility, youth center, a conditionally permitted use that provides services primarily to minors, or a licensed drug or alcohol rehabilitation facility, or a parcel that is within a residential zoning district. For purposes of this section, "school" includes a pre-school, transitional kindergarten, K-12 school, whether public or private. No CUP may be issued for a medicinal cannabis delivery-only retailer located on a parcel that is within 1,000 feet of any other parcel upon which a medicinal cannabis delivery-only retailer is operating.

~~5. A MUP is not required if the use is also a Drive-Through Facility requiring a CUP.~~

5. Only community clinics providing reproductive health services, consistent with the requirements of Government Code Section 65914.900, shall be a permitted use.

6. No CUP may be issued for a firearms sales use located on a parcel that is within 600 feet of any other parcel containing a sensitive receptor as defined in Section 23.22.160, Firearms Sales. No CUP may be issued for a firearms sales use located on a parcel that is within 600 feet of any other parcel upon which a firearms sales use is operating.

~~7. Only community clinics providing reproductive health services, consistent with the requirements of Government Code Section 65914.900, shall be a permitted use.~~

7. No CUP may be issued for a poolroom and billiard room use located on a parcel that is within 600 feet of any other parcel containing a sensitive receptor as defined in Section 23.22.250, Poolrooms and Billiard Rooms. No CUP may be issued for a poolroom and billiard room use located on a parcel that is within 1,000 feet of any other parcel upon which a poolroom and billiard room use is operating.

8. No CUP may be issued for a vape and smoke retail sales use located on a parcel that is within 600 feet of any other parcel containing a sensitive receptor as defined in Section 23.22.310, Vape and Smoke Retail Sales. No CUP may be issued for a vape and smoke retail sales use located on a parcel that is within 1,000 feet of any other parcel upon which a vape and smoke retail sales use is operating.

Chapter 23.07 Public and Semi-Public Zoning Districts

23.07.020 Land Use Regulations

Table 23.07.020: Land Use Regulations – Public and Semi-Public Zoning Districts, sets the land use regulations for the Public and Semi-Public Zoning Districts. Land uses are defined in Chapter 23.43, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. Section numbers in the right-hand column refer to other sections of this Title. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 23.07.020: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PF*	*OS*	*Additional Regulations*
Residential Uses			
Affordable Housing Development in Commercial Zones	Affordable housing developments proposed in a commercial zone that meets the requirements of Section 65912.111, 65912.112, and 65912.113 of the Government Code shall be a permitted use. Affordable housing developments proposed in zones where office, retail, or parking are principally permitted uses that meet the requirements of Section 65852.24 if the Government Code shall be a permitted use.		
Public/Semi-Public Uses			
Cemeteries and Columbarium	C	C	
Colleges and Trade Schools	C	-	
Community Assembly	C	C	See Section 23.22.060, Affordable Housing on Religious Facility Sites
Community Garden	M	-	See Section 23.22.100, Community Gardens
Cultural Institutions	C	C	
Day Care Centers	M	-	
Emergency Shelter	P	-	See Section 23.22.130, Emergency Shelters
Government Offices	P	-	
Hospitals and Clinics	See subclassifications below		
Clinics	P	-	
Hospitals	M	-	
Skilled Nursing Facility	M	-	
Instructional Services	M	-	
Park and Recreation Facilities	M	P	
Parking Lots and Structures	M	-	
Public Safety Facilities	C	C	
Schools	C	C	

TABLE 23.07.020: LAND USE REGULATIONS – PUBLIC AND SEMI-PUBLIC ZONING DISTRICTS

"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed

Land Use Classification	*PF*	*OS*	*Additional Regulations*
Commercial Uses			
Commercial Entertainment and Recreation	See subclassifications below		
Indoor	M	-	
Outdoor ~~Entertainment~~	C	C	
Farmer's Markets	M	M	See Section 23.22.150, Farmer's Markets
Transportation, Communication, and Utility Uses			
Communication Facilities	See subclassifications below		
Facilities within Buildings	P	-	
Telecommunication	See Section 23.22.~~270~~280, Telecommunication		
Freight/Truck Facilities	M	-	
Light Fleet-Based Services	M	-	
Public Works and Utilities	P	-	
Recycling Facility	P	-	See Section 23.22.~~250~~260, Recycling Facilities
Transit Stations and Terminals	P	-	
Other Uses			
Accessory Uses and Structures	See Section 23.22.030, Accessory Uses; and Section 23.12.020, Accessory Structures		
Nonconforming Uses	See Section 23.19, Nonconforming Uses, Sites, and Structures		
Temporary Uses	See Section 23.22.~~280~~290, Temporary Uses		

Chapter 23.12 General Site Regulations

23.12.040 Encroachments into Required Setbacks

Where setbacks and open yard areas are required in this Title, they shall be not less in depth or width than the minimum dimension specified, shall be at every point open, and shall not be obstructed with non-movable features from the ground upward, except as provided in Table 23.12.040, Allowed Encroachments into Required Setbacks, or as specifically identified in another section of this Title.

TABLE 23.12.040: ALLOWED ENCROACHMENTS INTO REQUIRED SETBACKS					
Encroachment	*Front Setback*	*Street Side Setback*	*Interior Side Setback*	*Rear Setback*	*~~Limitations~~ Additional Regulations*
All encroachments	No encroachment may extend closer than three feet to an interior lot line or into a public utility easement unless specifically stated. Where any allowance of this Title conflicts with applicable building codes, the more restrictive shall apply.				
Chimneys and cornices, canopies, eaves, and similar architectural features	May encroach up to 4 feet into the required setback		May encroach up to 2 feet into the required setback	May encroach up to 4 feet into the required setback	
Bay windows	May encroach up to 1.5 feet into the required setback				
Fire escapes required by law or public agency regulation	May encroach up to 3 feet into the required setback				
Uncovered stairs, ramps, stoops, landings, decks, porches, balconies, and platforms					
All elements accessible to only the ground level	May encroach up to 6 feet into the required setback	May encroach up to property line			
All elements accessible to an upper story	May encroach up to 1.5 feet into the required setback				See Section 23.13.020.B.5, Balconies and Decks
Covered porches and patios	May not encroach	May encroach up to 4 feet into the required setback area	May encroach up to 3 feet from property line		See Section 23.13.020.B.5, Balconies and Decks
Accessory mechanical equipment	May not encroach		May encroach up to 3 feet from property line		
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act, See Chapter 23.38, Reasonable Accommodation				

23.12.050 Fences and Freestanding Walls

Fences, walls, dense hedges, and similar structures shall comply with the standards of this Section.

A. ***Maximum Height.*** The maximum allowed height of fences, walls, dense hedges, and related structures is as follows:

1. ***Front and Street Side Yards.*** Fences, walls, dense hedges, and similar structures located within front and street side yards are subject to Design Review pursuant to Chapter 23.26, Design Review, and the following:

   a. Fences, walls, dense hedges, and similar structures may be a maximum of three feet high measured from finished grade when located within the required front yard or within five feet of a street side property line.

      i. In the event that there is a retaining wall, the maximum height of the fence or wall shall not exceed three feet, measured from the grade of the dirt for which the wall is retaining, but in no event shall the height of the retaining wall, together with the fence or wall, exceed six feet above sidewalk elevation.

      ii. *Exceptions.* Fences, walls, dense hedges, and similar structures used to enclose commercial or industrial uses may be a maximum of six feet high along a street side property line on lots where the underlying zone has a zero-foot street side yard setback.

   b. The fence or wall shall not be constructed from grey smooth block unless architecturally treated (i.e. sand finish stucco, veneer, etc.), wire or chain link.

   c. The fence or wall shall not contain any points, spikes, or ornamentation along its top.

   d. The fence or wall shall be architecturally compatible with the design and style of the associated development.

2. ***Within 25 Feet of a Corner.*** Fences, walls, dense hedges, and similar structures located within 25 feet of an intersection shall comply with the standards of Section 23.12.190, Visibility at Driveways and Intersections.

3. ***Other Areas.*** Fences, walls, dense hedges, and similar structures located on all other portions of a lot may be a maximum of six feet. The fence or wall shall not contain any points, spikes, or ornamentation along its top.

   a. *Exceptions.* Fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, when such fences are not in a street setback area, may be erected with approval of a Modification.

B. ***Prohibition on Hazardous Fencing Materials.*** The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the City, the State of California, Federal Government, or other public agency, or if the electrified fencing is consistent with the requirements of Civil Code Section 835. An exception to this standard may be approved for sites in an Industrial District, according to the procedures of Chapter 23.29, Modifications.

C. ***Maintenance.*** All walls and fences shall be maintained in a safe, neat and orderly condition at all times. The finished side of all perimeter fencing shall face adjacent properties.

23.12.080 Height Exceptions

The structures listed in the following table may exceed the maximum permitted building height for the zoning district in which they are located, subject to the limitations stated and further provided that no portion of a structure in excess of the building height limit may contain habitable areas or advertising.

TABLE 23.12.080: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

Allowed Projection	*Maximum Vertical Projection Above the Height Limit*	*Maximum Coverage and Locational Limitations*
Skylights	1 foot	None
Chimneys	8 feet	None
Flagpoles	15 feet	None
Decorative features such as spires, cupolas, bell towers, domes, obelisks, and monuments Rooftop open space features such as sun decks, sunshade and windscreen devices, open trellises, and landscaping	10 feet	Limited to a total of 20% of roof area, inclusive of all structures
Elevator and stair towers	Minimum amount necessary to comply with Building Code standards, up to a maximum of 15 feet	Limited to a total of 10% of roof area Shall be appropriate in scale, intensity, and height Must be setback from the exterior wall one foot for every foot of projection above the height limit
Mechanical equipment penthouses	10 feet	Limited to 60% of roof area Must be setback from the exterior wall one foot for every foot of projection above the height limit
Mechanical equipment	5 feet	Must be setback from the exterior wall one foot for every foot of projection above the height limit
Fire escapes, catwalks, and open railings required by law	No restriction	None
Telecommunications facilities, antennas, microwave equipment, and radio towers	Subject to the provisions of Section 23.22.~~270~~280, Telecommunications Facilities	

23.12.140 Security Devices

Security devices, including gates, bars, grilles or other such physical barrier intended to protect and secure a building, structure or storefront from unauthorized intrusion, shall be located and designed in compliance with the following standards.

A. **Residential Zones and Residential Uses.** Security devices on doors and windows, are prohibited in all Residential Zones and on all Residential Uses. Those security devices installed prior to March 21, 2016 are considered legal nonconforming, provided they were installed in compliance with Fire Code then in effect, and may remain until such time as changes, modifications, alterations or improvements which require City approval are made to the structure.

B. **Non-Residential Zones and Non-Residential Uses.** Security devices are allowed on non-residential uses located in non-residential zoning districts. Security devices on building openings which face public streets shall comply with the following standards.

1. ***Interior Mounted Security Devices.*** Interior mounted security devices are allowed pursuant to Community Development Director approval and in compliance with the following standards.

   a. The security devices shall be interior mounted, retractable or openable, and concealed from public view during business hours.

   b. Any associated mechanical equipment or housing shall be concealed from public view.

   c. The security devices shall be architecturally integrated with the design of the building.

2. ***Exterior Mounted, Non-Fixed ~~or Fixed, Non-Retractable or Non-Openable Security Devices.~~*** Exterior mounted ~~or fixed, non-retractable or non-operable~~ security devices that are retractable or openable are allowed pursuant to Design Review Board approval and the following standards.

   ~~a. Security devices, bars and decorative wrought iron grillwork may be permitted for windows or other building openings.~~

   ~~b.~~a. Decorative wrought iron grillwork or gates may ~~also~~ be permitted for doors, porches, breezeways and other building openings. Such grillwork or gates must be openable or retractable. Retractable grillwork or gates must be ~~and~~ concealed from view during business hours.

   ~~c.~~b. ~~Exterior mounted n~~Non-decorative security shutters ~~are~~ may also be permitted provided that such devices are retract-able and are concealed from view during business hours.

   ~~d~~c. Security devices shall be architecturally integrated with the design of the building, shall be aesthetically attractive and shall not overwhelm or dominate the building.

3. ***Exterior Mounted, Fixed.*** Exterior mounted security devices that are fixed, non-retractable, or non-openable are allowed pursuant to Design Review Board approval and the following standards.

   a. Fixed security devices, bars and decorative wrought iron grillwork may be permitted for windows or other building openings except doors.

   b. Security devices shall be architecturally integrated with the design of the building, shall be aesthetically attractive and shall not overwhelm or dominate the building.

C. ***Installation.*** Security devices shall be installed in compliance with all applicable regulations of the Fire and Police Departments and the Building Division.

D. ***Nonconforming Security Devices.*** Immediately upon any change, modification, alteration in the building, a new use requiring a new business license (excepting change of ownership), or discontinuation of use of the premises for more than 14 consecutive days, to which any existing

nonconforming security devices relate, all such devices shall become unlawful and shall be removed or abated as provided in Section 23.31.150, Enforcement, and the Alhambra Municipal Code.

23.12.170 Tree Preservation

A. **Purpose and Intent.** This Section is established to recognize oaks, and other California native and mature trees as significant aesthetic and ecological resources and to create favorable conditions for the preservation and propagation of plant heritage for the benefit of the current and future residents of the City and to:

1. Maintain and enhance the public health, safety and welfare through the mitigation of soil erosion and air pollution.

2. Preserve and enhance property values through conserving and enhancing the distinctive and unique aesthetic character of many areas in the City.

B. **Applicability.** The provisions of this Section apply to all protected trees defined as follows.

1. ***Protected Trees.***

   a. Quercus family trees (oaks) taller than 15 feet, or with a trunk diameter larger than 12 inches in diameter, or 36 inches in circumference, measured at a point four and one-half feet above the root crown.

   b. California native trees taller than 15 feet, or with a trunk diameter larger than 12 inches in diameter, or 36 inches in circumference, measured at a point four and one-half feet above the root crown.

   c. Mature tree: A tree taller than 20 feet or with a trunk diameter larger 24 inches in diameter, or 75 inches in circumference, measured at a point four and one-half feet above the root crown.

C. **Tree Permit Required.** A Tree Permit is required to remove or otherwise materially alter a protected tree on private property whether vacant, undeveloped, in the process of development or developed, except as provided below.

1. ***Exceptions.*** The following are exempt from the requirement for a Tree Permit.

   a. Trees located in the side and rear yards in the RL and RM zoning districts.

   b. Fruit trees.

   c. Any palm tree that is not listed as a California native.

   d. Normal and routine trimming or pruning which does not constitute trimming or topping or result in damage or death to a tree.

   e. Removal of dead wood.

   f. Cases of emergency where the Community Development Director, Director of Public Works, or member of a law enforcement agency or Fire Department,

determines that the protected tree poses an imminent threat to the public safety, or general welfare.

g. Removal or relocation of trees necessary to obtain adequate line-of-sight distances for traffic safety as required by the Community Development Director or the Director of Public Works Services.

h. Removal or trimming of trees for the protection of any public property or public utility property that is undertaken by authority of the City, other public agency having jurisdiction, or public utility.

i. Removal or relocation of trees proposed in conjunction with the development of an Accessory Dwelling Unit (ADU) and in compliance with the requirements of Section 23.22.040.H, Tree Preservation, or in conjunction with the development of an Urban Dwelling Unit and in compliance with the requirements of Section 23.22.300.F, Tree Preservation.

D. **Tree Permit – Hazardous or Diseased Trees.**

1. ***Application.*** An application for a Tree Permit for the removal of a diseased or hazardous protected tree shall be made to the Community Development Department pursuant to Section 23.24.020, Application Forms and Fees and contain documentation substantiating the condition of the tree as hazardous or diseased.

2. ***Decision.*** The Director shall approve, conditionally approve, or deny the application within 10 working days.

3. ***Expiration.*** A Tree Permit for a hazardous or diseased tree shall automatically expire if the activities authorized by the permit are not completed within six months after the date of approval.

4. ***Replacement.*** Replacement trees are not required for the removal of a hazardous or diseased tree.

E. **Tree Permit – Healthy Trees.**

1. ***Application.*** An application for a Tree Permit for the removal of a healthy protected tree shall be made to the Community Development Department pursuant to Section 23.24.020, Application Forms and Fees. The application shall include, but not be limited to the following:

   a. An explanation as to why the tree's removal is necessary.

   b. An explanation as to why tree removal is more desirable than alternative project designs.

   c. An explanation of any mitigation measures.

2. ***Review Authority.*** The Community Development Director shall act as the review authority for Tree Permit applications based on consideration of the requirements of this Section.

3. ***Public Notice.*** All applications for Tree Permits require public notice pursuant to Section 23.24.050, Public Notice. The notice shall state that the Director will consider and decide

whether to approve, conditionally approve, or deny the removal of a healthy protected tree application on a dated specified in the notice.

4. ***Effective Dates.*** A Tree Permit for a healthy tree shall automatically expire if the activities authorized by the permit are not completed within one year after the date of approval.

5. ***Replacement Trees.***

   a. *Number.*

      i. Quercus family (oaks) and California native trees: Two 24-inch box replacement oak or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

      ii. Mature trees: One 24-inch box replacement similar or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

   b. *Location.*

      i. A minimum of 50 percent of the replacement trees shall be planted on site.

      ii. A maximum of 50 percent of the replacement trees may be planted off-site at locations approved by the Director or have their obligation met through payment of an in lieu fee. The value of each replacement tree, including the cost of installation, shall be established by a certified arborist and the funds shall be dedicated to an urban forestry program of the City of Alhambra.

F. **Prohibited Activities.** No protected trees shall be removed, topped, trimmed, pruned, or otherwise damaged, except in conformance with the provisions of this section.

G. **Enforcement.**

1. Whenever a tree removal has occurred in conjunction with construction or work contrary to the provisions of this Chapter, a Code Enforcement Officer shall issue a citation per tree removed without a permit and a City Inspector shall issue a notice to the responsible party to "stop work" on the project on which the violation has occurred. No work shall be allowed until the citation has been paid and the violation has been rectified and approved by the Director.

2. Whenever a tree removal has occurred, independent of a development project, contrary to the provision of this Chapter, no Building Permits on the property associated with the violation shall be issued for a period of one year.

3. Whenever a tree removal has occurred contrary to the provision of this Chapter, the required number of replacement trees shall be double the standard provision.

Chapter 23.17 Landscaping

23.17.030 Areas to be Landscaped

A. ***Street-Facing Yards.*** Street-facing yards shall refer to any front yard, street side yard, or rear yard, inclusive of both required and non-required yards, which faces and is visible from a public street. All street-facing yards shall be landscaped with live plantings or artificial turf pursuant to Section 23.17.050.A, Materials, except as follows:

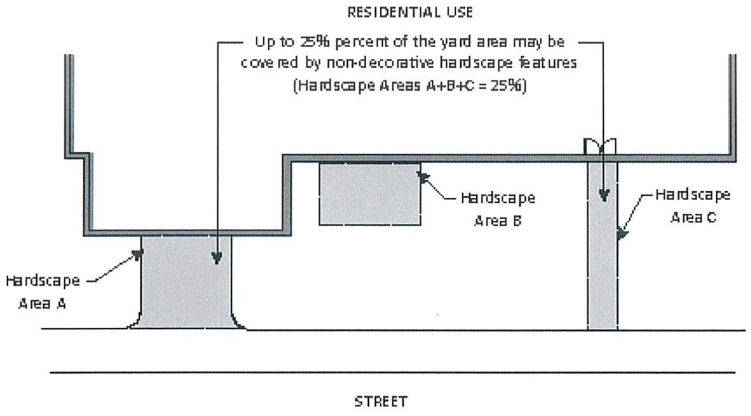
1. ***Hardscape Areas.***

   a. *Residential.*

      i. Up to 25 percent of the yard area may be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc.).

      ii. Up to 25 percent of the yard area may be covered by decorative permeable hardscape features (e.g., brick, stone, mulch, water feature, etc.).

   b. *Non-Residential.* Up to 75 percent of the yard area may be covered by hardscape features (e.g., concrete, asphalt, gravel, driveways, sidewalks, etc.).



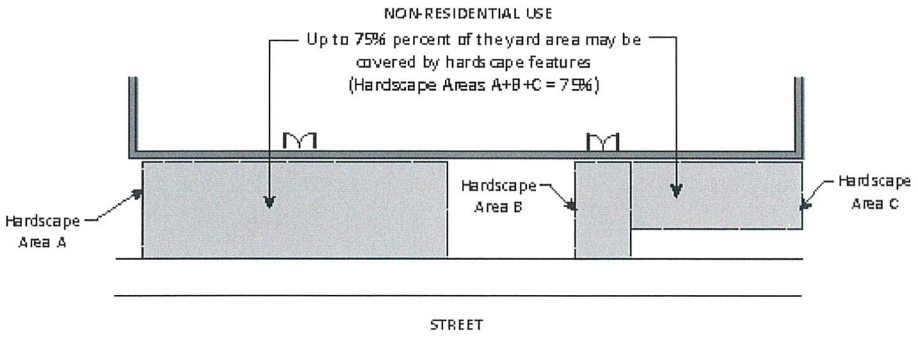


FIGURE 23.17.030.A.1: AREAS TO BE LANDSCAPED, HARDSCAPE AREAS

2. ***Through Lots.*** Rear yards of through lots that are located behind a solid wall or fence five feet or higher in height approved through the Modification process are not required to be landscaped.

B. **Sloped Areas.** All areas with 3:1 or greater slope.

C. **Parkways.** Live plant materials shall be the primary materials used. No more than 25 percent of the parkway area shall be covered by non-decorative hardscape features (e.g., concrete, asphalt, gravel, sidewalks, etc.) No more than 25 percent may be covered by decorative permeable hardscape features (e.g., brick, mulch, etc.). The remaining 50 percent of the parkway area must be of live plant material which shall not exceed 36 inches in height and an automatic irrigation system shall be required for the parkway area(s). Loose decorative stone and sharp or thorned plant material are discouraged. Artificial turf is not allowed in parkways. All parkway tree species should be in accordance with the City's Street Tree Planting Plan.

1. Landscaped parkways abutting streets must be maintained by the property owner in such a way as to keep all plant life alive, thriving and displaying its natural colors and shall be property trimmed and cut.

D. **Building Perimeters.** The portions of a non-residential building that front a public street shall have one or more landscape planters installed along a minimum 20 percent of that building face. The minimum width of the planter shall be three feet. This standard does not apply where a building is located on the front or street side property line.

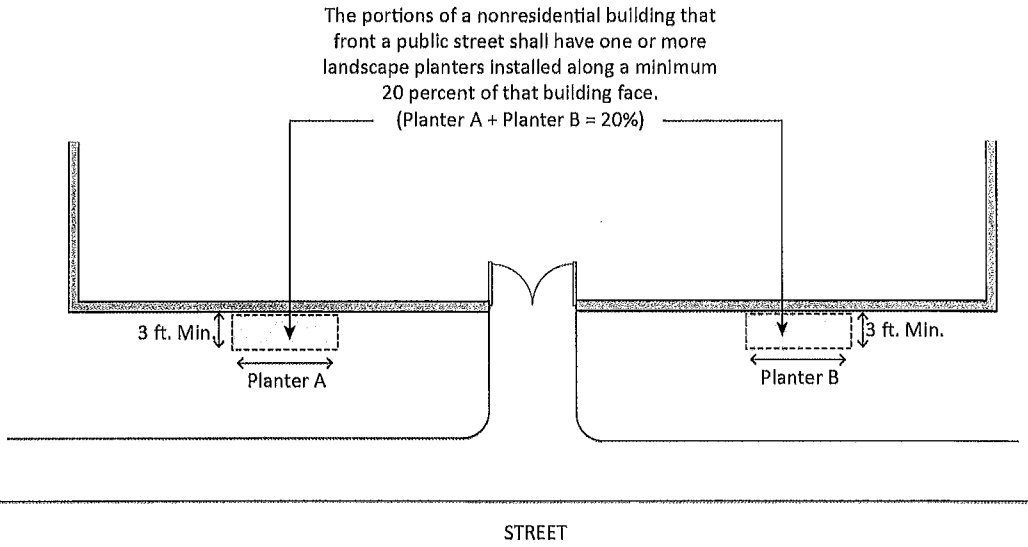


FIGURE 23.17.030.D: AREAS TO BE LANDSCAPED, BUILDING PERIMETERS

E. **Parking Areas.** Parking areas as required by Chapter 23.20, Parking and Loading.

F. **Unused Areas.** All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be landscaped, hydroseeded, or left in a natural state.

23.17.050 General Requirements

A. **Materials.**

1. ***General.***

a. Required landscaped areas shall be planted with a combination of ground covers, shrubs, vines, and trees. A minimum of one different plant type per 1,000 square feet of lot area shall be provided, up to a maximum of 10 different plant types.

2. ***Required Water Efficient Plants.*** One of the following options of types of plants shall be chosen to ensure that the landscape project meets water efficiency requirements.

a. *Option A: All Low Water Plants.* Exclusive of garden areas dedicated to edible plants, all plants and trees shall be low or very low water use (average California Department of Water Resources study, Water Use Classification of Landscape Species (WUCOLS) plant factor of 0.3). Option A is available for all residential and non-residential areas.

b. *Option B: Primarily Low Water Plants.* Exclusive of garden areas dedicated to edible plants, at least 75 percent of the landscape area shall contain low or very low water use plants (average WUCOLS plant factor of 0.3). Option B is only available for residential areas.

c. *Option C: Water Use Calculation.* The estimated total water use (ETWU) of the landscaping shall not exceed the maximum applied water allowance (MAWA), calculated pursuant to the State Model Water Efficient Landscape Ordinance (MWELO). Option C is available for all residential and non-residential areas.

i. *Department of Water Resources Model Water Efficient Landscape Ordinance Compliance Required.* Where Option C: Water Use Calculation is selected, all requirements of the Department of Water Resources Model Water Efficient Landscape Ordinance shall apply.

3. ***Size and Spacing.*** Plant materials shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light), and maintenance needs. Plants shall be of the following size and spacing at the time of installation:

a. *Ground Covers.* Ground cover plants other than grasses shall be at least the four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of one per 12 inches on center.

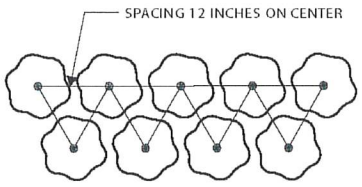


FIGURE 23.17.050.A.3.A: GROUND COVER PLANTING

b. *Shrubs.* Shrubs shall be a minimum size of one gallon. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species.

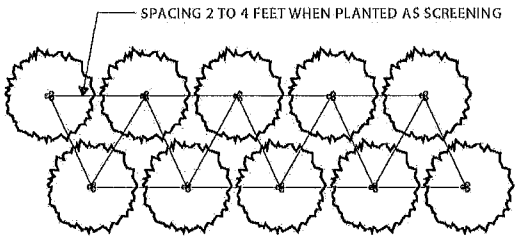


FIGURE 23.17.050.A.3.B: SHRUB PLANTING

c. *Trees. Required trees must be planted in the ground. All parkway tree species shall be in accordance with the City's Street Tree Planting Plan.*

i. *Residential Development.* A minimum of one 24-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street. A minimum of at least one 24-inch box tree shall be required.

ii. *Mixed-Use and Non-Residential Development.*

(1) A minimum of one 36-inch box tree per 50 feet of street frontage shall be provided within the yard fronting the street.

(2) A minimum of one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a tree canopy over the required setback along interior property lines abutting Residential Zones.

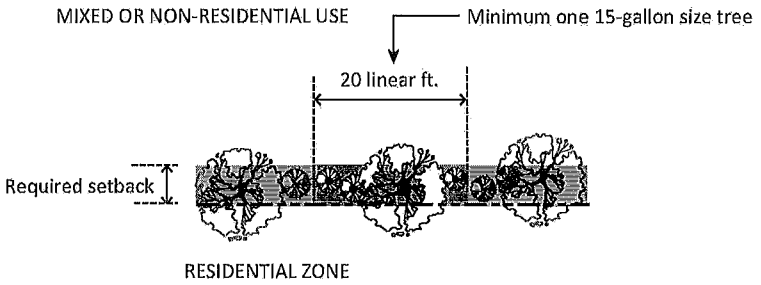


FIGURE 23.17.050.A.3.C.II.2: TREES; MIXED- AND NON-RESIDENTIAL USES ADJACENT TO RESIDENTIAL ZONES

4. ***Artificial Turf.***

a. *Material.* Artificial turf must meet minimum material standards, including the following:

i. The turf shall have a minimum eight-year no-fade warranty as issued by the manufacturer.

ii. The turf shall be cut-pile infill, minimum pile height one and two-thirds inches and a maximum of one and three-quarter inches, with parallel long slit blades.

iii. The synthetic turf blades (not including the thatch layer) shall be required to contain at least two natural green colors.

iv. The turf must contain a beige or tan thatch layer.

v. Be affixed to a permeable triple-layer backing and allow water to percolate through the synthetic grass at a drain rate of at least 30 inches per hour, to an adequate drainage system installed underneath the artificial turf to prevent run-off, pooling and flooding.

vi. The synthetic turf shall comply with all federal and state standards related to lead and heavy metal content.

vii. The fill material shall be of silica sand or zeolite material that is brushed in to keep the blades upright and achieve a natural grass look. Any replacement fill shall be the same. The use of rubber crumb infill is prohibited.

viii. Must be constructed to maximize dimensional stability, resist damage during normal use and minimize UV degradation with a tear grab strength of at least 200 pounds. It must be resistant to staining, weather, insects, rot, mildew, and fungus and shall be non-allergenic and non-toxic and able to pass the pill burn test for flammability.

ix. The use of indoor/outdoor carpeting, and artificial shrubs, flowers, tress, and vines instead of natural plantings is prohibited.

b. *Installation.* Artificial turf must be installed pursuant to manufacturers requirements by a licensed professional with experience in the installation of artificial turf. In addition:

i. Installation must include removal of all existing plant material and three inches of a compacted aggregate base that provides adequate drainage and ensure stability.

ii. The area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property. Artificial turf areas must be sufficiently drained to live planting areas to provide complete infiltration of runoff.

iii. Artificial turf must be permanently anchored over the entire coverage area with nails and glue, and all seams must be nailed, or sewn and glued so as to conceal the edges, with the grain pointing a single direction.

iv. All existing irrigation infrastructure in the covered area, including piping and sprinkler heads that are no longer used must be capped or removed and shall not be visible.

v. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.

vi. All efforts shall be made to protect existing trees and tree roots from damage during installation.

vii. Artificial turf may not be installed within a five-foot diameter of the trunk of any tree.

viii. Artificial turf is prohibited in all parkways.

c. *Maintenance.* Artificial turf must be maintained in an attractive and clean, unfaded condition free of weeds, stains, debris, tears, holes, depressions, ruts, odors and looseness at edges and seams. Damaged or worn areas in the artificial turf surface must be repaired or removed and replaced in a manner that results in consistent appearance with the existing artificial turf. The artificial turf surface must be replaced once it is unable to be maintained as required. Vehicle parking on artificial turf is prohibited.

d. *Maximum Area.* No more than 50 percent of the landscaped area may be artificial turf.

5. ***Natural Turf.*** Natural turf is subject to the following limitations, unless further restricted pursuant to State law or other regulations.

a. No more than 25 percent of the landscaped area may be natural turf.

b. The installation of natural turf on slopes greater than 25 percent is prohibited.

c. Natural turf is prohibited in locations that are less than 10 feet wide.

6. ***Mulch.*** A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas. Mulch shall not be required in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch would be detrimental to the health of the planted materials.

7. ***Compost.*** Compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test) shall be incorporated, unless stricter requirements apply pursuant to State law or other regulations.

B. ***Water Features.*** Recirculating water shall be used for all decorative water features.

C. ***Dimension of Landscaped Areas.*** No landscaped area smaller than three feet in any horizontal dimension shall count toward required landscaping.

D. ***Prescribed Heights.*** The prescribed heights of landscaping shall indicate the height to be attained within three years after planting.

E. ***Driveway and Intersection Visibility.*** All landscaping shall comply with Section 23.12.190, Visibility at Driveways and Intersections.

F. ***Maintenance.*** All planting and other landscape elements shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Inert matter, such as gravel, decorative stone, or other acceptable materials not consisting of live vegetation shall be kept neat, well-ordered, and clear of the public right-of-way. Wherever necessary, plantings shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements.

G. **Parking Prohibited.** Landscape and hardscape areas located within a front or street side yard may not be used as parking spaces pursuant to Section 23.20.060, Location of Required Parking, unless otherwise allowed pursuant to State law or other regulations.

Chapter 23.20 Parking and Loading

23.20.040 Required Parking Spaces

A. **Minimum Number of Spaces Required.** Except where preempted by Government Code Section 65863.2 or any other applicable State law, each land use shall be provided at least the number of parking spaces stated in Table 23.20.040, Required Parking Spaces. The parking requirement for any use not listed in Table 23.20.040 shall be determined by the Director based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand.

TABLE 23.20.040: REQUIRED NUMBER OF PARKING SPACES

Land Use Classification	*Required Parking Spaces*
Residential Uses	**As specified for each land use classification below**
Residential Housing Types	
Single-Unit Dwelling, Detached	2 spaces within an enclosed garage.
Single-Unit Dwelling, Attached	2 spaces within an enclosed garage.
Multi-Unit Dwelling	2 spaces within an enclosed garage per unit. 0.5 guest parking space per unit. Guest parking may be uncovered. CBD Zoning District: 1.5 spaces per unit plus 0.3 guest parking spaces per unit.
Housing for Seniors or Persons with Disabilities	0.75 spaces per unit (covered, not enclosed)
Family Day Care	See Section 23.22.140, Family Day Care
Group Residential	1 space per sleeping room
Mobile Home Park	2 spaces per unit (covered or uncovered) 0.5 guest parking space per unit (covered or uncovered)
Residential Care Facilities	

TABLE 23.20.040: REQUIRED NUMBER OF PARKING SPACES	
Land Use Classification	*Required Parking Spaces*
Small	None beyond what is required for the Residential Housing Type
Large	1 space for every 3 beds
Residential Facility, Assisted Living	1 space for every 3 beds
Single Room Occupancy (SRO)	1 space per sleeping room
Supportive Housing	None beyond what is required for the Residential Housing Type
Transitional Housing	None beyond what is required for the Residential Housing Type
Public/Semi Public Uses	**1 per 250 square feet of floor area except as specified below**
Collection Box	None
Colleges and Trade Schools	1 space per 125 square feet of floor area
Community Assembly	1 space for each 6 permanent seats plus 1 for every 75 square feet of assembly area where no seats or where temporary or moveable seats are provided
Community Garden	None
Emergency Shelter	1 space for every 4 beds
Hospitals	3 spaces for every bed the facility is licensed to accommodate
Skilled Nursing Facility	1 space for every bed
Park and Recreation Facilities	As determined by the Director in consultation with a Parking Demand Study
Schools (non-public)	High School: 4 spaces per classroom plus 1 space for every 250 square feet of office Other schools (K-8): 2 spaces per classroom plus 1 space for every 250 square feet of office
Commercial Uses	**1 space per 250 square feet of floor area plus 1 space per 2,000 square feet of outdoor display and outdoor storage area except as specified below**
Automobile/Vehicle Sales and Leasing	1 space per 2,000 square feet of indoor floor area and outdoor area
Commercial Entertainment and Recreation	Cinema/Theaters: 1 for each 6 permanent seats Other Commercial Entertainment and Recreation uses: As determined by the Director in consultation with a Parking Demand Study
Eating and Drinking Establishments	1 space per 250 square feet of gross floor area Outdoor dining areas equal to or less than 50% of gross indoor area shall be exempt. 1 space per 120 square feet of nonexempt outdoor dining area.
Farmer's Markets	See Section 23.22.150, Farmer's Markets
Funeral Parlors and Interment Services	1 space for each 6 permanent seats or 1 space for every 75 square feet of assembly area where no seats or where temporary or moveable seats are provided
Hotels	1 space for each guest room Additional parking required for ancillary uses, such as restaurants, according to the parking requirements for the ancillary use

TABLE 23.20.040: REQUIRED NUMBER OF PARKING SPACES	
Land Use Classification	*Required Parking Spaces*
Industrial Uses	**1 space per 500 square feet of floor area for the first 20,000 square feet plus 1 space for each 1,000 square feet of floor area after, plus 1 space per 2,000 square feet of outdoor use area, except Personal Storage uses.**
Personal Storage	1 space per on-site residential use, plus 1 space per 20,000 square feet of floor area, plus 1 customer space for every 10 vehicle, RV, or boat storage spaces. A minimum of 3 customer spaces shall be provided.
Transportation, Communication, and Utility Uses	**1 space per 250 square feet of office floor area plus 1 employee space for every fleet vehicle**
Recycling Facilities	See Section 23.22.~~250~~260, Recycling Facilities
Small Collection Facilities	1 space for each attendant and/or employee, plus 1 space for each vehicle operated by the facility
Large Collection Facilities	1 space per 250 square feet of gross floor area, with a minimum of 5 spaces per business

B. **Calculation of Required Spaces.** The number of required parking spaces shall be calculated according to the following rules:

1. ***Fractional Spaces.*** Pursuant to Section 23.02.030.A, Fractions, fractional spaces shall be counted as the next largest whole space. For multi-unit residential uses, fractional requirements shall be rounded up only after all the parking space requirements for all dwelling units on the site are computed.

2. ***Floor Area.*** Where a parking or loading requirement is stated as a ratio of parking spaces to floor area, the floor area is assumed to be gross floor area, unless otherwise stated.

3. ***Seats.*** Where parking requirements are stated as a ratio of parking spaces to seats, each 24 inches of bench-type seating at maximum seating capacity is counted as one seat.

4. ***Sites with Multiple Uses.*** If more than one use is located on a site, the number of required parking spaces and loading spaces shall be equal to the sum of the requirements calculated separately for each use unless a reduction is approved pursuant to Section 23.20.050, Parking Reductions.

23.20.060 Location of Required Parking

A. **On-Site Parking Required.** Required parking shall be located on the same lot as the use it serves except as allowed below.

1. ***Allowance for Off-Site Parking.*** Required non-residential parking spaces may be located off-site provided the off-site parking facility is located within 600 feet.

a. *Evidence of Access and Right to Use.* Such property shall be subject to a recorded agreement of a design by the City which shall provide that for a period of not less than the expected life of the building or use on the development site, the property

shall be used solely for parking for the related use. The recorded agreement shall be signed by the Applicant and Owner or Manager, as determined by the City.

B. **Front and Street Side Yards.** Parking spaces required pursuant to this Chapter shall not be located within a front or street side yard, unless otherwise allowed pursuant to State law or other regulations.



FIGURE 23.20.060: LOCATION OF REQUIRED PARKING, PROHIBITED AREAS

23.20.090 Parking Area Design and Development Standards

A. **Applicability.** The standards of this Section apply to all parking areas except as specifically stated.

B. **Access.** Parking access areas shall be designed to ensure vehicular access to parking spaces.

1. ***Curtis and Electric Lanes.*** Only properties which have their sole frontage on Curtis or Electric Lanes shall take vehicular access from the lanes. Developments on properties which have frontage on other streets in addition to Curtis or Electric Lanes shall not utilize the lanes for vehicular access.

2. ***Maneuvering.***

a. *Forward Entry.*

i. Any non-residential parking area containing space for three or more vehicles shall be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction. In addition, there shall be no backing into alleys within 50 feet of any street.

ii. Any multiple-family residential parking area containing space for six or more vehicles shall be provided with suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction and no cars are required to back into a collector or arterial street, or into an alley or street located within 50 feet of a collector or arterial street.

b. Use of a required parking space shall not require more than four vehicle maneuvers.

c. No parking space shall be located so that a vehicle is required to maneuver within five feet of a vehicular entrance to the property.

~~d. No parking space shall be located so as to require the moving of another vehicle in order to access the space.~~

3. ***Exits.*** Exits from parking lots shall be clearly posted or painted with stop signs and a six-inch wide painted limit line. The minimum letter size for painted stop signs is 24 inches. Such markings shall be maintained in a clear and visible manner.

4. ***Marking.*** All non-residential drive aisles and driveways shall be clearly marked with arrows indicating the direction of travel. Such marking shall be maintained in a clear and visible manner.

5. ***Driveways.*** Driveways providing ingress and egress to off-street parking areas shall comply with Chapter 13.24, Driveways, of the Municipal Code and the following.

a. *Driveway Length, Residential Zoning Districts.* In Residential Zoning Districts, driveways providing direct access from a public street to a garage or carport shall be a minimum of 20 feet in depth except as follows.

i. *Sloping Lot Adjustment, RL District.* There is no minimum required driveway depth in the RL District where a lot has a slope greater than 25 percent, measured from the curb line to a point midway between the side lot lines at a distance of 50 feet from the front lot line. See also Section 23.04.030(A), Sloping Lot Adjustment.

b. *Driveway Width.* The minimum width of a driveway is as provided in Table 23.20.090.B, Driveway Width.

TABLE 23.20.090.B: DRIVEWAY WIDTH

Zoning District	*One-way*	*Two-way*
RL	10 feet	10 feet
RM		
1 or 2 units	10 feet	10 feet
3 or more units	12 feet	16 feet
RH		
1 or 2 units	10 feet	10 feet
3 or more units	12 feet	16 feet

TABLE 23.20.090.B: DRIVEWAY WIDTH		
Zoning District	*One-way*	*Two-way*
All Other Zones	12 feet	20 feet
Within a parking garage	12 feet	20 feet

6. ***Tandem Parking***

a. ***Residential Uses.*** Except as provided in Section 23.22.040, Accessory Dwelling Units, and Section 23.22.300, Urban Dwelling Units, tandem parking spaces shall only be allowed for private parking areas serving multi-family residential uses, and shall be subject to the following requirements:

i. Tandem parking spaces shall be located within an enclosed private parking area that contains space for five or more vehicles.

ii. No more than 50 percent of the total number of proposed residential parking spaces may be designed as tandem parking spaces.

iii. Tandem parking spaces shall not be more than two cars in depth and shall not be assigned to or utilized by more than one dwelling unit.

iv. Tandem parking shall not be used for guest parking spaces or recreational vehicle storage or parking.

b. ***Non-Residential Uses.*** Tandem parking spaces shall be allowed for private parking areas serving non-residential uses subject to the following requirements:

i. Tandem parking shall only be allowed in conjunction with valet parking approved pursuant to Section 23.20.090.O, Valet Parking.

ii. Tandem parking spaces shall not be more than two cars in depth.

C. **Size of Parking Spaces and Maneuvering Aisles.** Parking spaces and maneuvering aisles shall meet the minimum dimensions required by this Subsection. Screening walls, roof support posts, columns, or other structural members shall not intrude into the required dimensions for parking spaces.

1. ***Parking Spaces and Drive Aisle Dimensions.*** All parking spaces shall have minimum dimensions as indicated in Table 23.20.090.C, Minimum Parking Space and Drive Aisle Dimensions. Up to 25 percent of required parking spaces may be designed as compact spaces. All compact spaces shall be clearly marked "compact".

a. *Exception, Residential Garages.* All residential parking spaces located within an enclosed garage containing space for no more than four vehicles shall have a minimum width of nine feet and a minimum depth of 20 feet~~, and shall provide a~~. A minimum of 22 feet of vehicle back-up space shall be provided, measured from the exterior of the garage structure. Alleys may count toward vehicle back-up space, but not streets, sidewalks, or parkways.

TABLE 23.20.090.C: MINIMUM PARKING SPACE AND DRIVE AISLE DIMENSIONS						
Angle of Parking	*Stall Width*		*Stall Length*		*Aisle Width*	
	Regular	*Compact*	*Regular*	*Compact*	*One-Way*	*Two-Way*
Parallel	8'6"	7'6"	22'	18'	12'	20'
30°	8'6"	7'6"	18'	15'	11'	20'
45°	8'6"	7'6"	18'	15'	13'6"	20'
60°	8'6"	7'6"	18'	15'	18'6"	20'
90°	8'6"	7'6"	18'	15'	25'	25'

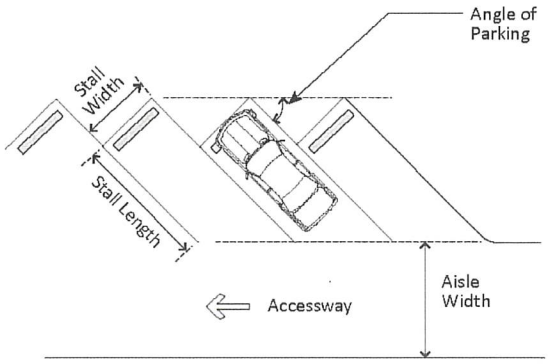


FIGURE 23.20.090.C: PARKING SPACE AND DRIVE AISLE DIMENSIONS

2. ***Parking Spaces Abutting Wall or Fence.*** Each parking space adjoining a wall, fence, column, or other obstruction higher than 30 inches in the vicinity of where a vehicle door may be located shall be increased by two feet.

D. **Parking Stall Striping.** All parking stalls except in a garage or carport containing four or fewer parking spaces shall be clearly outlined with striping.

E. **Wheel Stops.** Concrete bumper guards or wheel stops shall be provided for all parking spaces except those located within a garage containing four or fewer parking spaces. A six-inch high concrete curb surrounding a landscape area at least six feet wide may be used as a wheel stop, provided that the overhang will not damage or interfere with plant growth or its irrigation. A concrete sidewalk may be used as a wheel stop if the overhang will not reduce the minimum required walkway width.

F. **Surfacing.** All parking areas shall be paved and improved subject to the approval of the Public Works Director. No unpaved area shall be used for parking.

1. ***Pavement Standards.*** Parking areas shall be paved consistent with the following materials or comparable material approved by the Public Works Director.

a. *Asphalt.* Two inches of asphaltic concrete on four inches of aggregate base material. This option shall not apply in the RL District or to single-unit residential development.

b. *Concrete.* Four inches of portland cement concrete on three inches of aggregate base material.

c. *Pavers or Permeable Pavement Systems.* Pavers or permeable pavement systems with strength equivalent to a. or b. above.

2. ***Landscaping Alternative.*** Up to two feet of a parking space may overhang into a landscape planter area planted with ground cover plants and bounded by a six inch concrete curb.

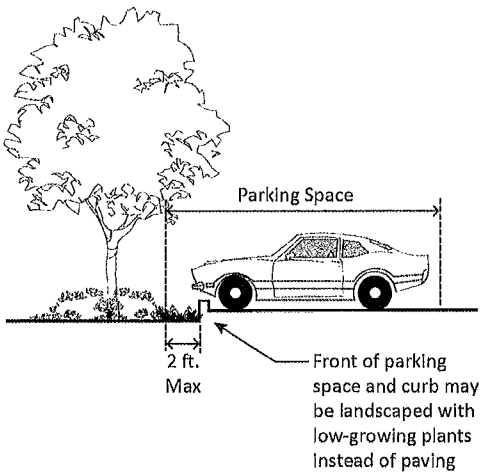


FIGURE 23.20.090.F.2: PARKING SPACE SURFACING, LANDSCAPING ALTERNATIVE

G. **Slope.**

1. Parking areas used exclusively for parking and vehicle maneuvering shall be designed and improved with grades not to exceed a five percent slope.

2. Driveways used exclusively for ingress and egress or interior parking lot circulation shall be designed and improved with grades not to exceed 15 percent slope and a transitional slope at the top and bottom subject to Public Works approval, except for driveways within the RL Zone.

H. **Drainage.** All parking areas shall be drained consistent with applicable stormwater runoff regulations. Parking areas with three or more parking spaces and all loading facilities shall be designed such that surface water will not drain over any sidewalk.

I. **Perimeter Curbing.** Parking areas designed to accommodate 10 or more vehicles shall provide a six-inch wide and six-inch high concrete curb along the outer edge of the parking facility pavement, except where said pavement abuts a fence or wall. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through.

J. **Walkways.**

1. Where a walkway crosses parking areas or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.

2. Where a walkway is parallel and within two feet of an auto travel lane, it must be raised or separated from the auto travel lane by a physical barrier consisting of a raised curb at least four inches high.

K. **Lighting.**

1. Parking areas designed to accommodate three or more vehicles shall be provided with a minimum of one foot-candle and a maximum of 3.0 foot-candles of light over the parking and access surface during the hours of use from one-half hour before dusk until one-half hour after dawn.

2. On-site lighting shall be installed along all vehicular access ways with a minimum of one foot-candle of light over the access way.

3. All lighting shall comply with the standards of Section 23.12.090, Lighting and Illumination.

L. **Landscaping and Screening.** Grade level, unenclosed surface parking areas designed to accommodate three or more vehicles, and which have no structures located above, must be landscaped according to the general standards of Chapter 23.17, Landscaping, as well as the standards of this Subsection.

1. ***Landscape Area Required.*** A minimum of 10 percent of the parking lot area, including all driveways and maneuvering areas shall be landscaped.

2. ***Minimum Planter Dimension.*** No landscape planter that is to be counted toward the required landscape area shall be smaller than 25 square feet in area, or four feet in any horizontal dimension, excluding curbing.

3. ***Layout.*** Landscaped areas shall be well-distributed throughout the parking lot area. A minimum of 10 percent of the required landscaping shall be located within 15 feet of a building on the site.

4. ***Landscaping and Screening Adjacent to Streets and Alleys.*** Landscaping and screening shall be provided between any surface parking area and any adjacent public or private street or alley in compliance with the following:

   a. A landscaped area at least five feet deep shall be provided along the length of the adjacent street or alley.

   b. Screening a minimum 30 inches in height and consisting of one or any combination of the following methods.

      i. *Walls.* Low-profile walls located a minimum of four feet from the property line consisting of brick, stone, stucco, or other quality durable material approved by the Director, and including a decorative cap or top finish as well as edge detail at wall ends.

      ii. *Planting.* Plant materials consisting of compact evergreen plants that form an opaque screen.

iii. *Berms.* Berms a minimum of two feet in height and planted with appropriate shrubs and ground cover to achieve a minimum height of 30 inches.

5. ***Landscaping and Screening Abutting Interior Lot Lines (Non-Residential Lots)***

   a. *Adjacent to Non-Residential Zone or Use.* A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot in any district other than Residential for the length of the parking area.

6. ***Trees.*** One 24-inch box size tree shall be provided for each ten parking spaces provided.

7. ***Protection of Vegetation.***

   a. *Clearance from Vehicles.* All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb.

   b. *Planters.* All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through.

8. ***Visibility and Clearance.*** Landscaping in planters at the end of parking aisles shall not obstruct driver's vision of vehicular and pedestrian cross-traffic. Mature trees shall have a foliage clearance maintained at eight feet from the surface of the parking area. Other plant materials located in the interior of a parking lot shall not exceed 30 inches in height.

M. **Alternative Parking Area Designs.** Where an applicant can demonstrate to the satisfaction of the Director that variations in the requirements of this Section are warranted in order to achieve environmental design and green building objectives, including but not limited to achieving certification under the LEED™ Green Building Rating System or equivalent, an alternative parking area design may be approved.

N. **Maintenance.** Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.

O. **Valet Parking.** Valet parking is allowed if an attendant is present or an automated system is in place to move vehicles. Valet parking may be permitted and may count towards the required parking subject to a parking plan approved by the Director.

Chapter 23.21 Signs

23.21.090 Permanent Signs

This Section establishes standards for specific sign types that apply to all zones where such signs are allowed.

A. ***Wall Signs.*** Wall signs include any sign attached to or erected against the wall of a building or structure. Wall signs are subject to the following standards.

1. ***Maximum Allowable Sign Area.*** In all cases, wall sign signage shall not occupy more than 20 percent of the total area of the wall to which the sign(s) is attached.

   a. *Residential Zone Districts.* 20 square feet.

   b. *Commercial and Mixed-Use Zone Districts, Employment Zone Districts*

      i. *Primary Building Frontage.* Two square feet per linear foot of primary building frontage.

      ii. *Other Building Frontage.* ½ square foot per linear foot of building frontage other than the primary building frontage.

   c. *Public and Semi-Public Zone Districts:* Maximum 20 percent of the total area of the wall to which the sign(s) is attached

2. ***Maximum Sign Height/Placement.***

   a. *Residential Zone Districts. Signs shall be located on the ground floor not to exceed* 15 feet. Conditionally permitted uses shall locate signs on the second floor or below.

   b. *Commercial and Mixed-Use, Employment, and Public and Semi-Public Zone Districts.* 30 feet.

3. ***Location of Sign.***

   a. Wall signs shall not cover or interrupt major architectural features, including such features as doors, windows, or tile embellishments.

   b. Wall signs shall not extend higher than the building wall upon which they are attached.

   c. Wall signs for a business shall be placed only on the frontage it pertains to, except Directory signs.

B. ***Freestanding Signs.*** Freestanding signs are subject to the following standards.

TABLE 23.21.090.B: FREESTANDING SIGN STANDARDS

Zone District	*Maximum Number of Signs*	*Maximum Sign Area (per side)*	*Maximum Sign Height*	*Minimum Distance from Other Freestanding Sign*
~~Residential~~ RL, RM, RH, OS	One per street frontage	25 square feet	5 feet	n/a

TABLE 23.21.090.B: FREESTANDING SIGN STANDARDS				
Zone District	*Maximum Number of Signs*	*Maximum Sign Area (per side)*	*Maximum Sign Height*	*Minimum Distance from Other Freestanding Sign*
~~Commercial and Mixed-Use~~ CMU, EMC, AC[1], I, PF	• Lots with less than 100 lineal feet of street frontage: not allowed • Lots with 100 lineal feet of street frontage or more: One per 100 lineal feet of street frontage	One square foot per linear foot of the street frontage on which the sign will be installed	• 100-150 lineal feet of street frontage: 15 feet • 150 or more lineal feet of street frontage: 20 feet	50 feet whether located on the same property or not
PO	One per street frontage	One square foot per linear foot of the street frontage on which the sign will be installed	5 feet	15 feet whether located on the same property or not
~~Central Business District~~ CBD	One freestanding sign per development	20 square feet	5 feet	n/a

Notes:

1. ***Automobile Rental / Automobile Vehicle Sales and Leasing.*** Automobile Rental and Automobile Vehicle Sales and Leasing uses with outdoor vehicle display areas may be permitted additional freestanding signs, if clearly secondary in importance to the primary freestanding sign and limited to secondary messages such as "Used Cars," "Parts," "Service," and the like. Additional freestanding signs shall meet the following standards:

a. Maximum combined height of all such signs shall not exceed 75% of the height of the primary freestanding sign.

b. Maximum combined sign area of all such signs shall not exceed 75% of the area of the primary freestanding sign.

1. ***Support Structure.*** For all freestanding signs less than 10 feet in height, the width of the support structure of freestanding signs shall be at least the width of the sign face.

2. ***Location of Sign.*** All freestanding signs shall meet visibility requirements pursuant to Section 23.12.190, Visibility at Driveways and Intersections, and shall not project over public property.

3. ***Changeable Copy.*** The portion of any freestanding sign designed to be used with removable graphics to allow the changing of copy must be less than 50% of the total sign area, except for Billboard signs.

C. ***Awning and Canopy Signs.*** Signs painted, printed, sewn, stained, placed, or the like, on awnings, canopies, arcades, or similar attachments or structures are subject to the following standards.

1. ***Maximum Allowable Sign Area.*** On ground floor level, 30 percent maximum coverage allowed on the total exterior surface areas of each awning or canopy. On the second floor level and above, 20 percent maximum coverage allowed of the total exterior surface areas of each awning or canopy.

2. ***Minimum Sign Clearance.*** Awning and canopy signs shall have a minimum sign clearance of eight feet.

D. ***Projecting and Shingle Signs.*** Signs that project horizontally from the exterior wall of a building or are suspended beneath a marquee, covered walkway, canopy, or awning, are subject to the following standards.

1. ***Maximum Allowable Sign Area.*** Twelve square feet.

2. ***Maximum Sign Height.*** 15 feet above finished grade.

3. ***Minimum Sign Clearance.*** Eight feet above finished grade.

4. ***Maximum Number of Signs.*** One for each building frontage or tenant space.

5. ***Location of Sign.*** Shall be located at least 15 feet from any other projecting or shingle sign whether located on the same property or not, and five feet from any common wall or other point common to two separate business establishments on the same property.

6. ***Projection Allowed.***

   a. *Projecting Sign.* A projecting sign cannot extend more than five feet from the building to which it is attached and must be designed and located so as to cause no harm to street trees. Signs projecting into the public right-of-way are subject to an encroachment permit.

   b. *Shingle Sign.* A shingle sign cannot extend further than the outer edge of the supporting structure from which it is suspended.

7. ***Illumination.*** Projecting and shingle signs shall not be internally illuminated.

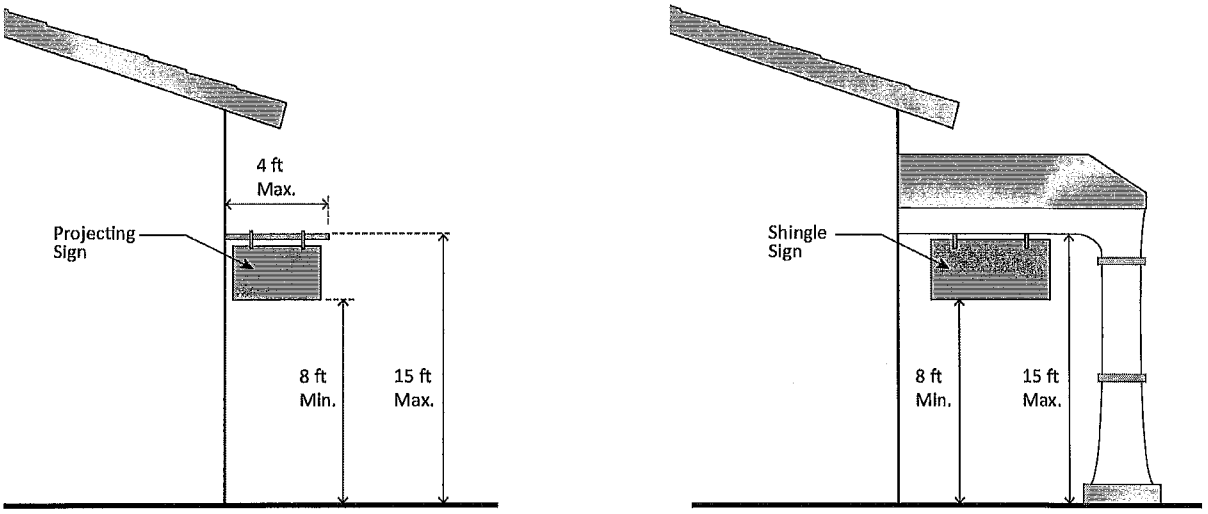


FIGURE 23.21.090.D: PROJECTING AND SHINGLE SIGNS

E. ***Permanent Window Signs.*** Signs painted on or otherwise adhered directly onto a window and signs that block a window in any way, and displayed for 60 or more consecutive days, are subject to the following standards.

1. ***Maximum Allowable Sign Area.***

a. *Ground Level.* 25 percent of the window area per window.

Second Level. 10 percent of the window area per window of the business frontage.

2. ***Maximum Sign Height.*** Window signs shall not be placed on windows higher than the second story.

F. ***Building Identification Signs.*** Building identification signs are allowed on buildings of at least two stories, subject to the following standards.

1. ***Maximum Allowable Sign Area.*** Building identification signs shall have a maximum allowable sign area pursuant to Table 23.21.090.F, Maximum Building Identification Sign Area.

TABLE 23.21.090.F: MAXIMUM BUILDING IDENTIFICATION SIGN AREA

Number of Stories	*Maximum Letter Height*	*Maximum Logo Height*	*Maximum Sign Area*
2	2'8"	4'2"	150 square feet
3	2'10"	4'6"	175 square feet
4	3'0"	4'10"	200 square feet
5	3'4"	5'4"	225 square feet
6	3'9"	6'0"	250 square feet
7	4'2"	6'8"	275 square feet
8-9	5'0"	8'0"	300 square feet
10 or more	6'0"	9'0"	350 square feet

2. ***Maximum Number of Signs.*** One per street frontage.

G. **Fin Signs.** Fin signs may only be displayed in association with new construction or as part of a major modification of an existing building's major architectural elements.

Chapter 23.22 Standards for Specific Uses

23.22.030 Accessory Uses

Accessory uses that are clearly incidental and subordinate to a principal use on the site may be allowed in conjunction with the principal use to which it relates. Accessory uses shall be subject to the same regulations as the principal use and any standards applicable to specific uses and activities found in this Chapter. The following uses shall always be considered accessory to a principal use:

A. Accessory Dwelling Units

B. Collection Boxes

C. Computer Game and Internet Access Centers

D. Drive-Through Facilities

E. Family Day Care

F. Home Occupations

~~G. On-Sale Alcohol Beverage Establishments~~

~~H~~G. Outdoor Dining and Seating

~~I~~H. Outdoor Display and Sales

23.22.040 Accessory Dwelling Units

A. **Definitions.** The following terms when used in this chapter will have the meanings provided in this section.

1. ***Accessory Dwelling Unit or ADU.*** Will have the meaning set forth in Government Code § 66313(a), which is: an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons, and includes permanent provisions for living, sleeping, eating, cooking (i.e., stove, refrigerator, and sink), and sanitation (i.e., bathroom with shower or bathtub) on the same parcel as the single-unit or multi-unit dwelling is or will be situated. An Accessory Dwelling Unit also includes the following: (a) an efficiency unit, as defined in Health & Safety Code § 17958.1, and (b) a manufactured home, as defined in Health and Safety Code § 18007.

2. ***Accessory Structure.*** A structure that is accessory and incidental to a dwelling unit located on the same lot.

3. ***Attached ADU.*** An ADU that is attached to, or located within, an existing or proposed single-unit or multi-unit dwelling, or an existing accessory structure attached to an existing or proposed multi-unit dwelling, and located on the same parcel as the single-unit or multi-unit dwelling is or will be situated.

4. ***Car Share Vehicle Operation.*** A subscription or membership service that provides automobile reservations for an additional fee to its members on an hourly and/or daily basis.

5. ***Detached ADU.*** An ADU that is detached from the existing or proposed single-unit or multi-unit dwelling, and located on the same parcel as the single-unit or multi-unit dwelling is or will be situated.

6. ***Junior Accessory Dwelling Unit.*** A unit that is no more than 500 square feet of interior livable space in size; includes at least an efficiency kitchen including a cooking facility with appliances, food preparation counter and storage cabinets of reasonable size in relation to the size of the JADU; and is contained entirely within an existing or proposed single-unit dwelling, including an attached garage. A junior accessory dwelling may include separate sanitation facilities, or may share sanitation facilities with the existing dwelling.

7. ***Livable Space.*** Means ~~a~~the space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation, as set forth in Government Code § 66313(e). Measurements of interior livable space shall be performed consistent with the measurement of gross floor area under the Building Code.

8. ***Living Area.*** Means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure, as set forth in Government Code Section 66313(f).

9. ***Nonconforming Zoning Condition.*** Means a physical improvement on a property that does not conform to current zoning standards, as set forth in Government Code § 66313(h).

10. ***Passageway.*** Means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit, as set forth in Government Code § 66313(j).

11. ***Proposed Dwelling.*** Means a dwelling that is the subject of a permit application and that meets the requirements for permitting, as set forth in Government Code Section 66313(l).

12. ***Public Transit.*** Means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public, as set forth in Government Code § 66313(m).

13. ***Tandem Parking.*** Means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another, as set forth in Government Code § 66313(n).

B. **Permitted Zones and Lots~~; Number of ADUs per Lot~~.**

1. ADUs are permitted on lots zoned to allow single-unit or multi-unit dwelling residential uses, or mixed-uses, and that have an existing or proposed single-unit or multi-unit dwelling.

~~1.~~2. JADUs are permitted on lots zoned to allow single-unit dwellings ~~residential uses~~ that have an existing or proposed single-unit dwelling.

~~2. ADUs and JADUs are permitted only on lots with an existing or proposed dwelling.~~

C. **Number of ADUs per Lot.**

~~3.~~1. One accessory dwelling unit within the proposed space of a single-family dwelling or within the existing space of a single-family dwelling or accessory structure ~~and one junior accessory dwelling unit~~ per lot with a proposed or existing single-unit dwelling may be permitted.

~~4.~~2. One detached, new construction, accessory dwelling unit ~~and one junior accessory dwelling unit~~ per lot with a proposed or existing single-unit dwelling may be permitted.

3. One junior accessory dwelling unit per lot with a proposed or existing single-unit dwelling may be permitted.

~~5.~~4. Two detached accessory dwelling units per lot with proposed multi-unit dwelling, or up to eight detached accessory dwelling units per lot with an existing multi-unit dwelling, not to exceed the number of existing primary units on the lot.

~~6.~~5. At least one attached accessory dwelling unit within the portions of an existing multi-unit dwelling that are not used as livable space, including but not limited to, storage rooms,

boiler rooms, passageways, attics, basements, or garages, if each unit complies with State building standards for dwellings. The total number of attached ADUs that may be permitted shall not exceed 25% of the existing multi-unit dwellings.

~~7.~~6. An ADU shall not be counted as a "unit" for density purposes but shall be counted as a "unit" for purposes of compliance with State laws and requirements.

~~C. **Review Process.**~~

~~1. ***Application.*** Building permit applications for ADUs or JADUs shall be reviewed and approved or denied ministerially within 60 days after submission of a complete application, unless:~~

~~a. The ADU or JADU is proposed in conjunction with the construction of a new primary dwelling, in which case the approval may be delayed until the permit application to create the new primary dwelling is approved or denied; or~~

~~b. The application is for a detached ADU based on a preapproved plan meeting the requirements of Government Code Section 65852.27(b)(1) or (2), in which case the building permit shall be approved or denied within 30 days.~~

~~The building permit application shall be reviewed and approved based on compliance with this chapter and applicable State laws. A separate Planning application is not required for ADUs or JADUs, but projects are still subject to tree removal permits, grading permits, and other applicable building permit requirements.~~

~~2. ***Architecture & Design.*** The ADU must use the same exterior materials, same roof covering, same exterior colors, and the same architectural details and other design features as the main dwelling unit, unless the proposed ADU is based on a city-preapproved plan or subject to approval pursuant to Government Code Section 66323.~~

~~3. ***Applications Not Conforming to Specific Standards.*** An application that does not conform to the specific standards set forth in this Section, shall not be approved.~~

D. **Unit Size ~~and Property Development Standards~~.** The following size limits apply:

~~1. The following size limits apply:~~

~~a.~~1. A detached ADU on a lot with an existing or proposed single-unit dwelling may not exceed 1,200 square feet of interior livable space in area.

~~b.~~2. A detached ADU on a lot with an existing or proposed multi-unit dwelling structure may not exceed 850 square feet of interior livable space in area for an ADU with 1 bedroom or less, and 1,000 square feet of interior livable space for an ADU that provides more than 1 bedroom.

~~c.~~3. An attached ADU shall not exceed 50% of the interior livable space of the existing primary dwelling, or 850 square feet of interior livable space for an ADU with 1 bedroom or less, and 1,000 square feet of interior livable space for an ADU that provides more than 1 bedroom, whichever is greater.

~~d.~~4. A property owner may not designate the existing unit as the ADU and propose a new unit as the main dwelling unit.

5. Notwithstanding the foregoing, any minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit an accessory dwelling unit with at least 800 square feet of interior livable space and with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

E. **Development and Design Standards.** The following property development standards apply:

~~2. The following property development standards apply:~~

~~a.~~1. An ADU may be placed anywhere on a residential lot as long as the placement of the ADU meets all development standards of the underlying zone including, but not limited to, lot coverage, floor area ratio, and open space, except as specifically set forth in this ~~chapter~~section.

~~b.~~2. There shall be at least a four-foot side and rear yard setback for a new attached or detached ADU. No setback shall be required for ADUs created within existing living area, within an existing accessory structure, or in a new structure created in the same location and within the same dimensions as an existing structure, however, the existing setbacks must be sufficient for fire and safety.

~~c.~~3. A detached ADU must maintain the required minimum distance between buildings of 5 feet, measured from eave to eave.

~~d.~~4. An attached ADU shall have exterior access from a proposed or existing single-unit dwelling.

~~e.~~5. A JADU shall comply with the requirements of Government Code Section 66333.

~~f.~~6. An ADU proposed in front of the primary dwelling shall adhere to the front yard setbacks of the underlying zone.

7. ADUs are subject to a height limit of 25 feet and two stories. The height of ADUs converted from the space of an existing structure or constructed in the same location and to the same dimensions as an existing structure shall be limited to the dimension of the original structure.

8. The ADU must use the same exterior materials, same roof covering, same exterior colors, and the same architectural details and other design features as the main dwelling unit, unless the proposed ADU is based on a city-preapproved plan or subject to approval pursuant to Government Code Section 66323.

9. ***Tree Preservation.***

a. *Protected Trees.* Existing protected trees shall be preserved in place unless required documentation and replacement is provided pursuant to this section. "Protected Trees" shall have the same definition as provided in Section 23.12.170, Tree Preservation.

b. *Tree Removal and Replacement.* A certified arborist's report shall be submitted to the Community Development Department for the proposed removal of an existing

tree in order to determine if the tree is a protected tree pursuant to Section 23.12.170, Tree Preservation. The report shall verify the tree's species, health, height, trunk diameter, and circumference, measured at a point four and one-half feet above the root crown. If removal of a protected tree is required to accommodate an accessory dwelling unit, the project must meet the following tree replacement requirements:

i. *Number.*

(1) Quercus family (oaks) and California native trees: Two 24-inch box replacement oak or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

(2) Mature trees: One 24-inch box replacement similar or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

ii.. *Location.*

(1) A minimum of 50 percent of the replacement trees shall be planted on site.

(2) A maximum of 50 percent of the replacement trees may be planted off-site at locations approved by the Director or have their obligation met through payment of an in lieu fee. The value of each replacement tree, including the cost of installation, shall be established by a certified arborist and the funds shall be dedicated to an urban forestry program of the City of Alhambra.

~~h.~~10. Notwithstanding the foregoing, any ~~other~~ minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an ~~800 square foot~~ accessory dwelling unit with at least 800 square feet of interior livable space and with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

~~E.~~F. **66323 Units (Statewide Exemption ADU).** Notwithstanding any other provision of this section, the city shall not impose any objective development or design standard that is not authorized by Government Code Section 66323 upon any accessory dwelling unit meeting the requirements of Section 66323(a).

~~F. **Building Height.** ADUs are subject to a height limit of two stories and 25 feet.~~

G. **Off-Street Parking.** Notwithstanding Chapter 23.20, the following parking regulations govern additional parking requirements for ADUs.

1. ***Number.*** The parking requirement for an attached or detached ADU is one open or enclosed parking space.

2. ***Location.*** Required parking spaces may be provided as tandem parking on an existing driveway. Off-street parking is permitted in setback areas in locations determined by the

city or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

3. ***Existing Parking Replacement***. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, the applicant shall not have to replace those off-street parking spaces for the primary dwelling. If the converted ADU is removed from use, the main dwelling unit is required to comply with parking standards as established in this Chapter as well as other development standards applicable to the zoning district.

4. ***Exemption.*** No parking is required for an ADU in any of the following instances:

   a. The ADU is located within one-half mile of a public transit stop or station.

   b. The ADU is located on a parcel that has been designated on a local, state, or national register of historic places or districts.

   c. The ADU is a part of the proposed or existing primary residence or an existing accessory structure.

   d. When on-street parking permits are required, but not offered to the occupant of the ADU.

   e. When there is a car share vehicle operation parking hub or station located within one block of the ADU.

   f. No additional parking is required for a JADU.

   g. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multi-unit dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this subsection.

   h. The ADU is a 66323 unit (Statewide Exemption ADU).

H. **Owner-Occupancy Requirement.**

1. There shall be no owner-occupancy requirements for ADUs.

2. ~~Should a lot have a JADU, the applicant for the JADU must be an owner-occupant of either the newly created JADU or the single-unit dwelling. Owner-occupancy shall not be required if~~ For JADUs, either the newly created JADU or the single-unit dwelling shall be owner-occupied unless the JADU has separate sanitation facilities from the single-unit dwelling or the owner is another governmental agency, land trust, or housing organization.

3. Upon approval of a JADU application, a deed restriction that provides the following must be recorded with the County of Los Angeles before occupancy and the declaration will be binding on all future owners of the parcel:

   a. Either the main dwelling unit or the JADU will be occupied by the property owner, except as provided in subsection I.2. above.

b. The JADU may not be sold separately from the main dwelling unit and underlying parcel.

c. A restriction on the size and attributes of the JADU to ensure the JADU remains in compliance with the limitations on the size and attributes of JADUs as set forth in Government Code Sections 66333 et. seq.

I. **Code Compliance.** The ADU must comply with all currently applicable building, health and fire codes, except that an ADU is not required to provide fire sprinklers if sprinklers are not required for the main dwelling unit.

J. **Utilities.**

1. An ADU shall be served either by separate meters for water, electric, and gas service or by the main dwelling unit's meters. An ADU's sewer service may be provided through the main dwelling unit's sewer line, provided that the applicant makes a showing that the existing sewer line has sufficient capacity and slope to ensure proper flow strength for the ADU's sewer output. If sufficient capacity and slope cannot be ensured, an ADU may utilize a separate sewer line.

2. An ADU/JADU shall not be considered to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the unit was constructed with a new single-unit dwelling. Impact fees, as defined in Government Code Section 66311.5, shall not be imposed upon an ADU with 750 square feet of interior livable space or less, and shall not be imposed upon a JADU that has 500 square feet of interior livable space or less. Any impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

K. **Fines and Penalties.** The owner and all successors in interest in the subject property shall maintain the ADU/JADU in accordance with all applicable regulations established in this Section and any approval granted by the City. Violations and lack of compliance with any provisions of this Section may result in legal action against the property owner, including revocation of any right to maintain an ADU/JADU on the property as set forth in this Chapter and shall be subject to administrative fines and penalties as contained in Chapter 1.04 of the Municipal Code.

L. **Short-Term Rental.** ADUs and JADUs are prohibited from being utilized as short-term rentals pursuant to Chapter 5.92, Short-Term Rentals.

~~C.~~M. **Review Process.**

1. ***Application.*** Building permit applications for ADUs or JADUs shall be reviewed and approved or denied ministerially within 60 days after submission of a complete application, unless:

a. The ADU or JADU is proposed in conjunction with the construction of a new primary dwelling, in which case the approval may be delayed until the permit application to create the new primary dwelling is approved or denied; or

b. The application is for a detached ADU based on a preapproved plan meeting the requirements of Government Code Section 65852.27(b)(1) or (2), in which case the building permit shall be approved or denied within 30 days of receiving a

complete application if a plan is already pre-approved by the City in the current three-year California Building Standards Code rulemaking cycle, or identical to a plan used in an application for a detached ADU that was approved by the City during the current California Building Standards Code rulemaking cycle.

The building permit application shall be reviewed and approved based on compliance with this chapter and applicable State laws. A separate Planning application is not required for ADUs or JADUs, but projects are still subject to tree removal permits, grading permits, and other applicable building permit requirements.

2. ***Completeness Determination.*** The City shall notify an applicant for a building permit for an accessory dwelling unit or junior accessory dwelling unit whether their application is complete or incomplete within fifteen (15) business days after the City received the application. If determined to be incomplete, the City shall provide the applicant with a list of incomplete items and a description of how the application can be made complete concurrently with the determination of incompleteness. The City shall have fifteen (15) business days to review any resubmittal and determine whether the identified deficiencies have been cured. The City shall not require an applicant to provide any item that was not included in the initial determination of incompleteness. If the City does not make a timely determination of completeness or incompleteness for an application or resubmitted application, the application or resubmitted application shall be deemed complete.

~~2. ***Architecture & Design.*** The ADU must use the same exterior materials, same roof covering, same exterior colors, and the same architectural details and other design features as the main dwelling unit, unless the proposed ADU is based on a city-preapproved plan or subject to approval pursuant to Government Code Section 66323.~~

3. ***Applications Not Conforming to Specific Standards.*** An application that does not conform to the specific standards set forth in this Section, shall not be approved.

4. ***Appeal.*** Determinations on the completeness of an application for a building permit for an ADU or JADU, and/or the denial of a building permit for an ADU or JADU, may be appealed to the Planning Commission as provided for in Section 23.31.120, Appeals. A final written determination on the appeal shall be issued no later than 60 business days after receipt of the applicant's written appeal unless the applicant agrees in writing to an extension of time.

~~M.~~N. **Legalization of Unpermitted ADUs.**

1. The City shall not deny a permit for an unpermitted ADU or JADU that was constructed before January 1, 2020, due to either of the following, unless the city makes a finding that correcting the violation is necessary to comply with the standards specified in Section 17920.3 of the Health and Safety Code:

   a. The ADU or JADU is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.

   b. The ADU or JADU unit does not comply with Article 2 (commencing with Section 66314) or Article 3 (commencing with Section 66333) of Chapter 13 of Division 1

of Title 7 of the Government Code, as applicable, or any local ordinance regulating accessory dwelling units or junior accessory dwelling units.

2. A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with Section 17920.3 of the Health and Safety Code and when the fee is authorized by subdivision (e) of Section 66324 of the Government Code.

3. Upon receiving an application to permit a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, an inspector from the local agency may inspect the unit for compliance with health and safety standards and provide recommendations to comply with health and safety standards necessary to obtain a permit. If the inspector finds noncompliance with health and safety standards, the local agency shall not penalize an applicant for having the unpermitted accessory dwelling unit or junior accessory dwelling unit and shall approve necessary permits to correct noncompliance with health and safety standards.

4. This paragraph ~~M~~N shall not apply to a building that is deemed substandard pursuant to Section 17920.3 of the Health and Safety Code.

23.22.210 On-Sale and Off-Sale Alcohol Beverage Establishments

A. **On-Sale Alcohol Beverage Establishments.** On-sale alcohol beverage establishments shall be located, developed, and operated in compliance with the following standards.

~~A~~1. ***Restaurants with Beer and Wine.*** On-sale alcohol beverage establishments operating under an On-Sale Beer and Wine – Eating Place license from the California Department of Alcohol Beverage Control are permitted as accessory to a primary restaurant use. The restaurant must operate and maintain the licensed premises as a bona fide eating place, must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises.

~~B~~2. ***Other On-Sale Alcohol Beverage Establishments.*** All other on-sale alcohol beverage establishments require Conditional Use Permit approval.

B. **Off-Sale Alcohol Beverage Establishments.** Off-sale alcohol beverage establishments shall be located, developed, and operated in compliance with the following standards.

1. ***Liquor Stores.*** Liquor stores and similar uses classified within the Alcoholic Beverage, Off-Sales subclassification, shall only operate between the hours of 7:00 a.m. and 12:00 a.m. unless additional hours are approved pursuant to a Minor Use Permit.

23.22.230 Outdoor Display and Sales

Outdoor display and sales shall be located, developed, and operated in compliance with the following.

A. **Temporary Outdoor Display and Sales.** The temporary outdoor display and sale of merchandise shall comply with Section 23.22.~~280~~290, Temporary Uses, and Chapter 23.35, Temporary Use Permits.

B. **Size.** There is no limit on the size of outdoor display areas for vehicle sales and leasing, nursery and garden centers, and building materials sales. For other uses, outdoor display areas 500 square feet or less in size are permitted. Outdoor display areas more than 500 square feet in size require Minor Use Permit approval.

C. **Relationship to Main Use.** The outdoor display and sales area shall be directly related to a business occupying a primary structure on the subject parcel.

D. **Allowable Merchandise.** Only merchandise sold at the business is permitted to be displayed outdoors.

E. **Location.** The displayed merchandise shall not disrupt the normal function of the site or its circulation and shall not encroach upon parking spaces, driveways, pedestrian walkways, or required landscaped areas.

23.22.240 Personal Storage

Personal Storage facilities shall be located, developed, and operated in compliance with the following standards.

A. **Purpose.** These regulations are intended to establish procedures and standards for Personal Storage facilities. It is also the intent of this Section to establish minimum standards of development in order to ensure compatibility of Personal Storage facilities with the surrounding land uses to protect surrounding property values, and to maintain the health, safety and general welfare of the community.

B. **Development Standards.**

1. ***Location.***

   a. Personal Storage facilities shall not be located adjacent to any Residential Zoning Districts or Residential Uses.

   b. Personal Storage facilities shall not be located adjacent to Park and Recreation Facilities.

   c. Personal Storage facilities shall be located along a commercial corridor on a street identified in the General Plan as a Secondary Arterial or Collector Street. Personal Storage facilities shall not be located on a street identified in the General Plan as a Major Arterial, with the exception of properties designated as I (Industrial) Zone that are located along Mission Road.

2. ***Rooftop Solar Energy System.*** All Personal Storage facilities shall be required to incorporate a rooftop solar energy system, also known as a photovoltaic system.

3. ***Stormwater Low Impact Development.*** All Personal Storage facilities shall comply with the City's Stormwater Low Impact Development (LID) Standards pursuant to Chapter 16.36 of the Alhambra Municipal Code.

4. ***Landscaping.*** All Personal Storage facilities shall comply with all provisions of Chapter 23.17, Landscaping.

C. **Development Agreement.** All Personal Storage facilities shall be required to execute a Development Agreement consistent with the procedures and requirements of Chapter 23.339, Development Agreements. The Development Agreement shall be executed prior to or in conjunction with the approval of any required ~~Minor Use Permit or~~ Conditional Use Permit, and shall be subject to the following standards:

1. ***Community Benefits Plan.*** The Development Agreement shall provide a detailed Community Benefits Plan that outlines the community benefits that will be provided as part of the development of a Personal Storage facility. The community benefits provided shall include a minimum of three (3) of the following:

   a. *Landscaping, Open Space, and Urban Furniture.* Landscaping, open space, and urban furniture provided in addition to any other minimum landscaping, open space, and urban furniture requirements of this Title. Landscaping and Open Space areas and amenities, including parks, parklets, plazas, paseos, etc., shall foster quality, attractive, and usable spaces which serve as a community resource, enhance pedestrian circulation, and are publicly accessible. Urban Furniture shall include features which provide shade, seating areas, picnic areas, fitness equipment, bicycle racks, play areas, and other amenities that are functional and publicly accessible to pedestrians and community members.

   b. *Public Art.* Public Art provided in addition to any other minimum Public Art requirements of this Title. Public Art shall be a visual display located in a highly visible or accessible location, and shall serve to enhance the aesthetic quality of the site and engage pedestrians.

   c. *Community Facilities.* A project may provide community facilities such as a lounge, meeting, recreation, or other flexible spaces, that are readily and publicly available for use by community members.

   d. *Streetscape Improvements.* Streetscape and public right-of-way improvements in addition to any minimum requirements of the Alhambra Municipal Code, or in addition to what may be required by other Departments or Divisions for project approval. Streetscape and public right-of-way improvements shall conform with the goals and policies of the adopted City of Alhambra Active Transportation Plan and may include, but shall not be limited to, bulb-outs, enhanced sidewalks and paving, pedestrian crossings, and pedestrian and street lighting.

   e. Other community benefits may be submitted for review and consideration by the Community Development Director.

2. ***Community Benefits Fund.*** The Development Agreement shall identify the amount of funds to be dedicated to the City's Community Benefits Fund, which shall be utilized to fund community benefits throughout the City including, but not limited to, landscaping and open space improvements, public art, urban furniture, and streetscape improvements.

3. ***Other Site-Specific Terms.*** The Development Agreement shall identify any site-specific terms and requirements related to the development which are not otherwise specified as part of the Community Benefits Plan or Community Benefits Fund. The Development Agreement shall also identify requirements related to the Ground Floor Uses within a proposed development, which shall adhere to the following standards, unless a comparable alternative is otherwise agreed upon between the applicant and the City:

   a. *Ground Floor Use.*

      i. *Minimum Size*. A minimum of 1,500 square feet of the ground floor along the building frontage shall be dedicated to Public/Semi-Public Uses, Commercial Uses, or combination thereof, but shall not include any Storage, Warehousing, and Wholesaling Uses.

         (1) For a development with more than 150 feet of total building frontage, the minimum required ground floor square footage dedicated to Public/Semi-Public Uses, Commercial Uses, or combination thereof, but excluding any Storage, Warehousing, and Wholesaling Uses, shall be equivalent to 50% of the total building frontage multiplied by a depth of 20 feet, but shall not be less than 1,500 square feet.

      ii. *Location and Orientation.* Ground floor uses dedicated to Public/Semi-Public Uses, Commercial Uses, or combination thereof, shall have frontages and primary entrances oriented toward the street, and shall be located within 20' of the street frontage.

23.22.~~250~~260 Recycling Facilities

Recycling facilities shall be located, developed, and operated in compliance with the following.

A. **Purpose.** These regulations are intended to encourage the recycling of reusable materials and provide convenient service locations for the general public as mandated by State law. It is also the intent of this Section to establish minimum standards of development in order to ensure compatibility of recycling facilities with the surrounding land uses to protect surrounding property values, and to maintain the health, safety and general welfare of the community.

B. **General Regulations.**

   1. ***Regulations Applicable to All Recycling Facilities.*** See Section 23.35.050, Recycling Facility.

      a. *Location.*

         i. There shall be no more than one facility for each site.

         ii. Recycling facilities shall be located a minimum of 150 feet from a Residential Zoning District.

         iii. Recycling facilities shall be located a minimum of 10 feet from any property line or public right-of-way.

iv. Recycling facilities shall not be located within any required landscape area, driveway, or parking space.

v. Recycling facilities shall not obstruct pedestrian or vehicular circulation.

vi. Recycling facilities shall not be within 10 feet of a driveway aisle providing vehicle access in a parking lot.

vii. Recycling facilities shall be located a minimum of 50 feet from an entrance or operable window of any building, whether on the same property or not.

b. *Screening.* Recycling facilities shall be screened from view of the public right-of-way by a minimum six-foot high solid screen or an enclosure.

c. *Registration.* Recycling facilities shall be clearly marked with the name and telephone number of the operator. No person shall install or maintain a recycling facility without first registering the facility with the City. Such registration shall be in writing by the owner of the recycling facility or his or her authorized agent, shall be filed with the Community Development Director and shall contain the name, address and telephone number of the owner of the facility and the name and address of the person to whom any notice should be given pursuant to this Section.

d. *Materials.*

i. Recycling facilities shall use receptacles that are constructed and maintained with durable waterproof and rustproof material, covered when not attended, and secure from unauthorized entry.

ii. No materials shall be stored or placed in a manner so as to cause a public nuisance. All recyclable materials shall be stored in receptacles or in the mobile recycling unit vehicle, and shall not be left outside of receptacles when attendant is not present.

iii. Recycling facilities shall accept only glass, metals, plastic containers, papers and reusable items. Items shall be presorted and shall include non-hazardous materials.

e. *Trash Container.* There shall be a minimum of one trash container (separate from the trash container required for the principal use) located near the facility.

f. *Noise.* Noise levels shall not exceed 55 dBA as measured at the property line of a residentially zoned or occupied site or at the property line of any site zoned or used for open space purposes. Noise levels shall not exceed 65 dBA as measured at the property line of commercially designated properties, and 70 dBA as measured at the property line of industrially designated properties.

2. ***Additional Regulations Applicable to Reverse Vending Machines.***

a. *Accessory Use.* In the I Zone, reverse vending machines shall be accessory to a principal use that is in compliance with City Zoning, Building, and Fire Codes. In

the CMU Zone, reverse vending machines shall be accessory to a food and beverage retail sales establishment.

b. *Illumination.* Reverse vending machines shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.

c. *Hours of Operation.* Hours of operation shall be consistent with the business hours of the principal use but in no event shall the hours be longer than between 8:00 a.m. to 7:00 p.m., Monday through Saturday, and 10:00 a.m. to 6:00 p.m., Sunday.

3. ***Additional Regulations Applicable to Small Collection Facilities.***

a. *Accessory Use.* In the I Zone, small collection facilities shall be accessory to a principal use that is in compliance with City Zoning, Building, and Fire Codes. In the CMU Zone, small collection facilities shall be accessory to a food and beverage retail sales establishment.

b. *Equipment.* Power-driven processing equipment except for reverse vending machines is prohibited.

c. *Parking.* One on-site parking space shall be provided for each attendant and/or employee. One on-site parking space shall be provided for each vehicle operated by the facility. The available on-site parking spaces shall not be reduced below the minimum required number of parking spaces required for the principal use.

d. *Hours of Operation.* Hours of operation shall be consistent with the business hours of the principal use, but in no event shall the hours be longer than between 8:00 a.m. to 7:00 p.m., Monday through Saturday, and 10:00 a.m. to 6:00 p.m., Sunday.

4. ***Additional Regulation Applicable to Large Collection Facilities.*** Customer and employee parking shall be provided at the rate of one parking space per 250 square feet of gross floor area, with a minimum of five parking spaces per business. In addition to these requirements, there shall also be provided one parking space for each vehicle operated by the facility.

C. **Nonconforming Facilities.** Recycling facilities which are lawfully in existence at the time of adoption of these regulations and which are not in compliance are considered nonconforming and shall be removed or brought into conformance within six months.

D. **Abatement of Facilities.**

1. Whenever the Community Development Director is advised that a recycling facility has been installed or is being maintained in violation of this Section, the Director shall so notify the operator, or in the absence of such information, the property owner. Such notice shall be served either personally or by mail, postage prepaid, certified, return receipt requested, to the person in. Such notice shall state the nature of the violation, the Director's intention to impound the facility if the violation is not corrected or a hearing is not requested before the Director within 14 days after the giving of such notice, and provide the procedure for requesting such a hearing. A timely request for a hearing shall stay any impounding pending a decision by a hearing officer.

2. Whenever a recycling facility is impounded pursuant, the recycling facility shall be removed by the Director or his or her designee, and stored in any convenient place. The Director shall notify in writing the registered operator, or in the absence of such registration the property owner, regarding the removal. Such notice shall be served either personally or by mail, postage prepaid, certified, return receipt requested. Such notice shall state the date the facility was removed, the reasons for the removal, the location and procedure for claiming the facility and the procedure for obtaining a post-removal hearing before the Director if desired. Any such recycling facility removed and stored pursuant to these provisions shall be released to the owner thereof if claimed within 45 days after such removal and upon the payment of reasonable charges of removal and storage therefore. Upon failure of the owner to claim such recycling facility and pay the reasonable charges within 45 days after the mailing of written notice of removal, such recycling facility shall be deemed to be unclaimed property in possession of the City and may be disposed of.

3. Any recycling facility in violation of the provisions of this Section, which violation creates an immediate danger to the health or safety of the public, and which violation cannot be corrected by moving or otherwise repositioning the recycling facility, may be summarily removed and stored in a convenient location so as to eliminate the danger to the health or safety of the public. The Director shall notify in writing the registered operator, or in the absence of such registration the property owner, regarding the removal. Such notice shall state the date the facility was removed, the reasons for the removal, the location and procedure for claiming the facility and the procedure for obtaining a post-removal hearing before the Director, if desired. Any such facility removed and stored pursuant to this Section shall be released to the owner thereof if claimed within 45 days after the mailing of written notice of removal and upon the payment of reasonable charges of removal and storage. Upon failure of the owner to claim such facility and pay the reasonable charges within said 45-day period, such facility shall be deemed to be unclaimed property in possession of the City and may be disposed of.

4. Within 14 days of the notice of violation, or notice of removal of a facility summarily impounded, the registered operator or other person who provides satisfactory proof of ownership, may request a hearing. The request shall be in writing, shall state the basis thereof, and shall be filed with the Director.

5. Upon receipt of a written request for a hearing, the Director shall schedule the hearing before a hearing officer. The hearing officer shall be the Risk Manager or their designee.

6. The Director shall provide written notice of the date, time, and place of the hearing, and the identity of the hearing officer. Such notice of hearing shall be served either personally or by mail, postage prepaid, certified, return receipt requested, to the registered owner, or in the absence of such registration the property owner. The hearing shall be held no sooner than 15 days following service of the notice of hearing. The hearing officer may continue the hearing for good cause.

7. At the hearing any person may present evidence or argument as to whether the facility has violated this Section. Within seven working days after the close of the hearing, the hearing officer shall render a decision in writing. Notice of the decision shall forthwith be given to the person who requested the hearing. The hearing officer may order the termination of

the abatement proceedings or may order abatement of the recycling facility within a reasonable amount of time (not less than 30 days). The order issued by the hearing officer will be deemed a final order and may be judicially reviewed pursuant to Cal. Code of Civil Proc. § 1094.6. There is no right to a City Council appeal. If the responsible party does not timely abate a recycling facility found to be in violation of this Section and does not seek timely judicial review pursuant to Cal. Code of Civil Proc. § 1094.6, the Director may proceed the impoundment of the offending recycling facility.

8. Unless otherwise specified, all notices shall be sent by registered mail to the registered owner at the address shown on the registration, if such registration has been completed, and at his or her last-known address.

9. The City may seek recovery of any abatement expenses pursuant to the procedures set forth in Sections 6.26.110 through 6.26.130 and Chapter 6.27, Recovery of Nuisance Abatement Expenses, of the Municipal Code.

10. The remedies set forth in this Section are not exclusive and do not prevent the City Attorney from commencing a civil or criminal proceeding to abate a public nuisance under applicable Civil or Penal Code provisions as an alternative to the proceedings set forth herein.

23.22.~~260~~270 Single Room Occupancy

Single Room Occupancy (SRO) units shall be designed in compliance with Chapter 23.13, Building and Site Design Standards, and shall be developed and operated in compliance with the following standards:

A. **Minimum Size.** Each unit shall have at least 150 square feet of floor area. No individual unit may exceed 400 square feet.

B. **Maximum Occupancy.** Each unit shall accommodate a maximum of two persons.

C. **Lighting.** Exterior lighting shall be provided for the entire outdoor and parking area of the property and shall comply with the requirements of Section 23.12.090, Lighting and Illumination.

D. **Laundry Facilities.** Laundry facilities must be provided in a separate enclosed room at the ratio of one washer and one dryer for every 20 units or fractional number thereof, with at least one washer and dryer per floor.

E. **Cleaning Facilities.** A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor.

F. **Bathroom.** Each unit shall require a separate bathroom containing a toilet, sink and bathtub or shower.

G. **Cooking Facilities.** Each unit shall require a kitchen sink, functioning cooking appliance and a refrigerator, each having a clear working space of not less than 30 inches in front.

H. **Closet.** Each unit shall have a separate closet.

I. **Tenancy.** Tenancy of units shall not be less than 30 days.

J. **Facility Management.** An SRO facility with 10 or more units shall provide full-time on-site management. An SRO facility with less than 10 units may provide a management office off-site.

23.22.~~270~~280 Telecommunication Facilities

A. **Purpose.** To provide a uniform and comprehensive set of standards for the development and installation of facilities related to telecommunication facilities in order to accommodate the needs of residents and businesses while protecting the public health, safety, and welfare, and the aesthetic quality of the community, consistent with the goals, objectives, and policies of the General Plan, while providing for managed development of telecommunication infrastructure in compliance with the Federal Telecommunications Act of 1996 and related requirements in State law. The specific objectives of this Section are to:

1. Prevent the emergence and proliferation of visual blight along visually significant or visually sensitive corridors within the City of Alhambra;
2. Recognize the rights of wireless facilities operators and wireless transmission devices under federal law and state law, and harmonize those with the City's interest;
3. Encourage users of wireless facilities and wireless transmission devices to locate such equipment in areas where any adverse impacts on the community are optimally mitigated and, where possible, encourage users of wireless facilities to collocate those facilities with existing wireless facilities;
4. Encourage users of wireless facilities, which include accessory equipment, to configure such equipment in a manner that minimizes their adverse visual impact;
5. Encourage the managed and aesthetically sensitive development of wireless facilities in the City; and
6. Ensure that approved wireless facilities, wireless transmission devices and related accessory equipment and support structures are constructed and operated in a safe and legally compliant manner.

B. **Definitions.** All words and phrases defined below and found in this Section shall be used in the context of the definitions of this Section. Other general terms, unless otherwise defined, shall have the meanings assigned to them in Chapter 23.36, Definitions.

1. ***Antenna.*** Any system of wires, poles, rods, horizontal or vertical elements, panels, reflecting discs, or similar devices used for the transmission and/or reception of electromagnetic waves.
2. ***Co-Location.*** The location of two or more wireless communications facilities owned or used by more than one public or private entity on a single support structure, or otherwise sharing a common location. Co-location also includes the location of wireless communications facilities with other facilities, such as buildings, water tanks, light standards, and other utility facilities and structures.
3. ***Mast.*** A pole of wood or metal or a tower fabricated of metal that is used to support an antenna and maintain it at the proper elevation.

4. ***Multi-User Telecommunication Facility.*** A telecommunication facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity, excluding research and development industries with antennas serving internal company uses only.

5. ***Non-Stealth Facility.*** Means any telecommunication facility not camouflaged in a readily apparent manner to blend with surrounding land uses and features. The design does not conceal the intended use of the facility and incorporates no readily apparent elements of stealth technology or design. A standard monopole with equipment cabinets aboveground and unscreened would be considered non-stealth.

6. ***Personal Communications Services (PCS).*** Digital wireless telephone technology such as portable phones, pagers, faxes, and computers. PCS is also sometimes known as Personal Communication Network (PCN).

7. ***Satellite Dish.*** A device (also known as a parabolic antenna) incorporating a reflective surface that is solid, open, or mesh or bar-configured, and is in the shape of a shallow dish, cone, horn cornucopia, or flat plate that is used to receive or transmit radio or electromagnetic waves between terrestrially and/or orbitally based units. This term includes satellite earth stations, satellite receivers, satellite discs, direct broadcast systems, television-reception-only systems, and satellite microwave antennas.

8. ***Stealth Facility.*** Means any telecommunication facility camouflaged or designed to substantially blend into the surrounding environment, land uses, and features by, among other things, architecturally integrating into a structure or otherwise using design elements to conceal antennas, antenna supports, poles, equipment, cabinets, equipment housing and enclosure, and related above-ground accessory or support equipment; minimize aesthetic impact on adjacent uses; and conceal the intended use and appearance of the structures.

9. ***Support Equipment.*** The physical, electrical, and/or electronic equipment included within a telecom facility used to house, power, transport, and/or process signals from or to the facility's antenna or antennas.

10. ***Tower.*** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas.

11. ***Tower, Lattice.*** A multiple-sided, open, metal frame support structure that supports antennas and related equipment, typically with three or four support legs.

C. **Applicability and Exemptions.** The requirements of this Section apply to all telecommunication facilities that transmit and/or receive electromagnetic signals, including but not limited to personal communications services (cellular and paging) and radio and television broadcast facilities. The requirements apply to telecommunication facilities that are the primary use of a property and those that are accessory facilities, except that the following facilities are exempt:

1. Licensed amateur (ham) radio and citizen band operations.

2. Hand-held, mobile, marine, and portable radio transmitters and/or receivers.

3. Emergency services radio.

4. Radio and television mobile broadcast facilities.

5. Antennas and equipment cabinets or rooms completely located inside of permitted structures.

6. A single ground- or building-mounted receive-only radio or television antenna not exceeding the maximum height permitted by this Code, including any mast, or a receive-only radio or television satellite dish antenna, subject to the following restrictions:

   a. *Residential Districts.*

      i. *Satellite Dish One Meter or Less.* A satellite dish that does not exceed one meter in diameter, is not located within a required front or street side setback or in front of the primary structure, and for the sole use of a resident occupying the same residential parcel is permitted so long as it does not exceed the height of the ridgeline of the primary structure on the same parcel.

      ii. *Satellite Dish Greater than One Meter.* A satellite dish that is greater than one meter in diameter, is not located within a required setback, and is screened from view from any public right-of-way and adjoining property.

      iii. *Antennas.* An antenna that is mounted on any existing building or other structure that does not exceed 25 feet in height. The antenna shall be for the sole use of a resident occupying the same residential parcel on which the antenna is located.

   b. *Non-Residential Districts.*

      i. *Satellite Dish Two Meters or Less.* A satellite dish that does not exceed two meters in diameter is permitted on a lot in a non-residential district so long as it is not located within a required front or street side setback or in front of the primary structure.

      ii. *Satellite Dish Greater than Two Meters.* A satellite dish that is greater than two meters in diameter that is not located within a required setback and is screened from view from any public right-of-way and adjoining property.

      iii. *Mounted Antennas.* An antenna that is mounted on any existing building or other structure when the overall height of the antenna and its supporting tower, pole or mast does not exceed a height of 25 feet or is completely screened by the parapet or other roof elements of the building.

      iv. *Freestanding Antennas.* A freestanding antenna and its supporting tower, pole, or mast that complies with all applicable setback requirements when the overall height of the antenna and its supporting structure does not exceed a height of 25 feet.

   c. *Undergrounding Required.* All wires and/or cables necessary for operation of an antenna shall be placed underground or attached flush with the surface of the building or the structure of the antenna.

7. Any antenna or wireless communications facility that is exempt from local regulation pursuant to the rules and regulations of the Federal Communications Commission (FCC) or a permit issued by the California Public Utilities Commission (CPUC). The owner or operator of such facility shall provide the Community Development Director with a copy of a current FCC or CPUC permit or a copy of applicable FCC regulations prior to its installation.

8. Minor modifications to existing wireless facilities, including replacement in-kind or with smaller or less visible equipment, that meet the standards set forth in this Section and will have little or no change in the visual appearance of the facility.

D. **Permit Requirements.** Telecommunication facilities shall comply with the following permit requirements and any other permit requirements stipulated by this Code or applicable laws, regulations, and Building Codes of other governmental agencies having jurisdiction over the facility. Where a permit is required, the City shall act on the permit application within the applicable shot clock period as provided for in 47 CFR 1.6003.

1. ***Replacement, Removal, or Co-location of Transmission Equipment (Eligible Facilities Request, Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012).*** The co-location of new transmission equipment, removal of transmission equipment, or the replacement of transmission equipment is permitted by right provided the modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base structure, including an electric utility pole erected to replace an existing electric utility pole, if the replacement pole will serve both electric and wireless communications functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter, and profile.

2. ***Stealth Facilities.*** Stealth facilities in which the antenna and the support equipment are hidden from view in a structure or concealed as an architectural feature, are permitted by right in the I zone. Stealth facilities in all other Non-Residential Zoning Districts are subject to Minor Use Permit approval, and stealth facilities in Residential Zoning Districts are subject to Conditional Use Permit approval.

3. ***Non-stealth Facilities.*** Permitted in Non-Residential Zoning Districts subject to Conditional Use Permit approval. Not permitted in Residential Zoning Districts.

4. ***Co-located Facilities.*** Permitted by right when proposed to be co-located on a facility that was subject to a discretionary permit issued on or after January 1, 2007 and an environmental impact report was certified, or a negative declaration or mitigated negative declaration was adopted for the wireless telecommunication collocation facility in compliance with the California Environmental Quality Act and the collocation facility incorporates required mitigation measures specified in that environmental impact report, negative declaration, or mitigated negative declaration.

E. ***Standards.*** Telecommunication facilities shall be located, developed, and operated in compliance with all of the following standards and with applicable standards of the zoning district in which they are located.

1. ***Location and Siting.***

a. No new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility, unless mounting on a building or co-location on an existing pole or tower is not feasible and appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible.

b. Telecommunication facilities shall meet the setback requirements of the zoning district which they are located.

c. When feasible, providers of personal wireless services shall co-locate facilities in order to reduce adverse visual impacts. The Community Development Director may require co-location or multiple-user wireless telecommunication facilities based on a determination that it is feasible and consistent with the purposes and requirements of this Section.

d. When determined to be feasible and consistent with the purposes and requirements of this Section, the Community Development Director shall require the applicant to make unused space available for future co-location of other telecommunication facilities, including space for different operators providing similar, competing services.

2. ***Support Structures.*** Support structures for telecommunication facilities may be any of the following:

a. An existing non-residential building.

b. An existing structure other than a building, including, but not limited to, light poles, electric utility poles, water towers, smokestacks, billboards, lattice towers, and flag poles.

c. An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the telecommunication facility. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function.

d. Existing publicly-owned and operated monopole or a lattice tower exceeding the maximum height limit.

e. A single pole (monopole) sunk into the ground and/or attached to a foundation. Any new monopole shall be constructed to allow for co-location of at least one other similar communications provider.

f. A monopole mounted on a trailer or a portable foundation if the use is for a temporary communications facility.

3. ***Height Requirements.***

a. *Freestanding Antenna or Monopole.* All free-standing antennas, monopoles, and lattice towers shall be designed to be the minimum functional height and width required to support the proposed antenna installation, unless it can be demonstrated that a higher antenna, monopole, or tower will facilitate co-location.

A freestanding antenna or monopole shall not exceed the height limit of the zoning district in which it is located or 60 feet, whichever is less.

b. *Building-Mounted Facilities.* Telecommunication facilities mounted on buildings shall not exceed a height of 10 feet above the height limit of the district or 10 feet above the existing height of a legally established building, whichever is lower, measured from the top of the facility to the point of attachment to the building.

c. *Facilities Mounted on Structures.* Telecommunication facilities mounted on an existing structure shall not exceed the height of the existing structure unless camouflaged as part of the structure design, except antennas may extend up to 10 feet above the height of an electric utility pole.

d. *Facilities Mounted on Light Poles.* A functioning security light pole or functioning recreational light pole shall have a height consistent with existing poles in the surrounding area or height usually allowed for such light poles.

4. ***Design and Screening.*** Telecommunication facility structures and equipment shall be located, designed, and screened to blend with the existing natural or built surroundings, as well as any existing support structures, so as to reduce visual impacts to the extent feasible.

a. *Stealth Facilities.* State of the art stealth design technology shall be utilized as appropriate to the site and type of facility. Where no stealth design technology is proposed for the site, a detailed analysis as to why stealth design technology is physically and technically infeasible for the project shall be submitted with the application.

b. *Other Facility Types.* If a stealth facility is not feasible, the order of preference for facility type is, based on their potential aesthetic impact: façade-mounted, roof-mounted, ground-mounted, and free-standing tower or monopole. A proposal for a new ground-mounted or free-standing tower shall include factual information to explain why other facility types are not feasible.

c. *Camouflage Design.* Telecommunication facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, or otherwise screened to minimize their appearance in a manner that is compatible with the architectural design of the building or structure.

d. *Equipment Cabinets.* Equipment cabinets shall be located within the building upon which antennae are placed, if technically feasible. Otherwise, equipment cabinets, buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or landscaping, as approved by the City. Any wall shall be architecturally compatible with the building or immediate surrounding area.

e. *Landscaping.* Landscaping shall be provided for and maintained to screen any ground structures or equipment visible from a public right-of-way.

f. *Lighting.* Artificial lighting of a telecommunication facility, including its components, is prohibited, unless required by the Federal Aviation Administration. A motion-sensor light may be used for security purposes if the beam is directed downwards, shielded from adjacent properties, and kept off except when personnel are present at night.

g. *Advertising.* No advertising shall be placed on telecommunication facilities, equipment cabinets, or associated structures.

5. ***Security Features.*** All facilities shall be designed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances.

a. *Fencing.* Security fencing, if any, shall not exceed the fence height limit of the base district. Fencing shall be effectively screened from view through the use of landscaping. No chain link fences shall be visible from public view.

b. *Maintenance.* The permittee shall be responsible for maintaining the site and facilities free from graffiti.

6. ***Radio Frequency Standards, Interference, and Noise.***

a. *Radio Frequency.* Telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.

b. *Interference.* Telecommunications facilities shall not interfere with public safety radio communications.

c. *Noise.* Telecommunication facilities and any related equipment, including backup generators and air conditioning units, shall not generate noise in excess of the limits established in Chapter 18.02, Noise and Vibration Control Regulations, of the Municipal Code. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall be scheduled and conducted in such a manner that is the least disruptive to surrounding land uses.

7. ***Co-location.*** The applicant and owner of any site on which a telecommunication facility is located shall cooperate and exercise good faith in co-locating telecommunication facilities on the same support structures or site. Good faith shall include sharing technical information to evaluate the feasibility of co-location, and may include negotiations for erection of a replacement support structure to accommodate co-location. A competitive conflict to co-location or financial burden caused by sharing information normally will not be considered as an excuse to the duty of good faith.

a. All facilities shall make available unused space for co-location of other telecommunication facilities, including space for these entities providing similar, competing services. Co-location is not required if the host facility can demonstrate that the addition of the new service or facilities would impair existing service or cause the host to go offline for a significant period of time. In the event a dispute

arises as to whether a permittee has exercised good faith in accommodating other users, the City may require the applicant to obtain a third party technical study at applicant's expense. The City may review any information submitted by applicant and permittee(s) in determining whether good faith has been exercised.

b. All co-located and multiple-user telecommunication facilities shall be designed to promote facility and site sharing. Telecommunication towers and necessary appurtenances, including but not limited to parking areas, access roads, utilities, and equipment buildings, shall be shared by site users whenever possible.

c. No co-location may be required where it can be shown that the shared use would or does result in significant interference in the broadcast or reception capabilities of the existing telecommunication facilities or failure of the existing facilities to meet federal standards for emissions.

d. Failure to comply with co-location requirements when feasible or cooperate in good faith as provided for in this Section is grounds for denial of a permit request or revocation of an existing permit.

8. ***Fire Prevention and Emergency Response.*** All telecommunication facilities shall be designed and operated in a manner that will minimize the risk of igniting a fire or intensifying one that otherwise occurs.

a. At least one-hour fire resistant interior surfaces shall be used in the construction of all buildings.

b. The exterior walls and roof covering of all above-ground equipment shelters and cabinets shall be constructed of materials rated as non-flammable in the Building Code.

c. Monitored automatic fire extinguishing systems shall be installed in all equipment buildings and enclosures.

d. Openings in all above-ground equipment shelters and cabinets shall be protected against penetration by fire and wind-blown embers to the extent feasible.

e. Address signs shall be installed in conformance with Fire Chief's requirements at the entrance off the public way, where needed to provide direction along the access road, and at the facility itself.

f. A permanent, weather-proof, facility identification sign shall be placed on the gate in the fence or wall around the equipment building, or if there is no fence or wall, next to the door to the equipment shed itself. Said sign shall identify the facility operator and specify a 24-hour telephone number at which the operator can be reached.

9. ***Surety Bond.*** As a condition of approval, an applicant for a building permit to erect or install a telecommunication facility shall be required to post a cash or surety bond in a form and amount acceptable to the City Attorney to cover removal costs of the facility in the event that its use is abandoned or the approval is otherwise terminated.

F. **Required Findings.**

1. ***General Findings.*** In approving a telecommunication facility, the review authority shall make the following findings:

   a. The proposed use conforms with the specific purposes of this Section and any special standards applicable to the proposed facility;

   b. The applicant has made good faith and reasonable efforts to locate the proposed facility on a support structure other than a new ground-mounted antenna, monopole, or lattice tower or to accomplish co-location;

   c. The proposed site results in fewer or less severe environmental impacts than any feasible alternative site; and

   d. The proposed facility will not be readily visible or it is not feasible to incorporate additional measures that would make the facility not readily visible.

2. ***Additional Findings for Facilities Not Co-Located.*** To approve a telecommunication facility that is not co-located with other existing or proposed facilities, or a new ground-mounted antenna, monopole, or lattice tower, the review authority shall find that co-location or siting on an existing structure is not feasible because of technical, aesthetic, or legal consideration including that such siting:

   a. Would have more significant adverse effects on views or other environmental considerations;

   b. Is not permitted by the property-owner;

   c. Would impair the quality of service to the existing facility; or

   d. Would require existing facilities at the same location to go off-line for a significant period of time.

3. ***Additional Findings for Setback Reductions.*** To approve a reduction in setback, the review authority shall make one or more of the following findings:

   a. The facility will be co-located onto or clustered with an existing, legally established telecommunication facility; and/or

   b. The reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible.

4. ***Additional Findings for Any Other Exception to Standards.*** The Planning Commission may waive or modify requirements of this Section upon finding that strict compliance would result in noncompliance with applicable federal or State law.

G. **Vacation and Removal of Facilities.**

1. A carrier using facilities within the City shall provide the City with a copy of the notice to the FCC or California Public Utilities Commission of intent to cease operations at the time such notice is filed.

2. The operator of a telecommunications facility shall remove all unused or abandoned equipment, antennas, poles, or towers within one year of discontinuation of the use and, if

there are no active providers on the facility, the site shall be restored to its original, pre-construction condition.

3. If the facilities are not removed within one year, or other period of time as determined in writing by the City, the City may have the facilities removed at the owner's or carrier's expense, provided, however, that recovery of expenses shall be limited to the reasonable and documented costs of removal.

4. All costs incurred by the City to undertake any work required to be performed pursuant to this Section shall be borne solely by the applicant.

23.22.~~280~~290 Temporary Uses

This Section establishes standards for certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur.

A. **Temporary Uses Not Requiring a Use Permit.** The following types of temporary uses may be conducted without a Use Permit. Other permits, such as building permits or business licenses, may be required.

1. ***Yard/Garage Sales.*** Sales of personal property conducted by a resident of the premises with a maximum term of three consecutive days occurring no more than four times a year.

2. ***Events in Assembly Venues.*** A permit shall not be required for events which occur in theaters, meeting halls or other permanent public assembly facilities.

B. **Temporary Uses Requiring a Temporary Use Permit.** Other temporary uses may be permitted pursuant to Chapter 23.28, Temporary Use Permits, subject to the following standards. Additional or more stringent requirements may be established through the Temporary Use Permit process to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.

1. ***Real Estate Sales Offices.*** Real estate sales offices within approved development projects may be permitted in accordance with the following standards.

a. Time Period.

i. The temporary real estate sales office shall be removed at the end of two years following the date of the recording of the Final Map of the subject subdivision in which the real estate sales office is located.

ii. If any parcels within the subdivision have not been sold at the end of the original two-year period, the Director may approve extensions for the continuation of the real estate sales office.

2. ***Seasonal Sales.*** This Subsection is only applicable to temporary seasonal sales that are not in conjunction with an existing business and are not applicable to farmers' markets. The annual sales of holiday related items such as Christmas trees, pumpkins and similar items may be permitted in accordance with the following standards.

a. Time Period.

i. Seasonal sales associated with holidays are allowed up to 30 days preceding and one week following the holiday. Christmas tree sales are allowed from Thanksgiving Day through December 31st.

ii. The subject premises shall not be used for seasonal sales more than two times within the calendar year.

b. All items for sale, as well as signs and temporary structures, shall be removed within 10 days after the end of sales, and the appearance of the site shall be returned to its original state.

c. The property shall not be used in such a manner as to create a nuisance due to noise, dust, litter, or other factors.

d. The City reserves the right to shut down a temporary seasonal sales operation if the operation is posing safety concerns, has become a nuisance, or has violated any requirements of this Section. All costs associated with the removal and/or abatement shall be paid for by the property owner.

e. A business license is required.

3. ***Circuses and Carnivals.*** Circuses and carnivals in compliance with Chapter 5.80, Circuses and Carnivals, of the Municipal Code.

4. ***Special Events and Sales.*** Short-term special events and sales, including, but not limited to, grand opening events and special sales events, may be permitted in accordance with the following standards:

a. *Temporary Outdoor Events.*

i. *Location.* Events are limited to non-residential zones.

ii. *Number.* No more than six events at one site shall be allowed within any 12-month period.

iii. *Duration.* The maximum duration of a single event is four consecutive days with a minimum of 14 days between each event.

b. *Temporary Outdoor Sales.*

i. *Location.* Sales are limited to non-residential zones.

ii. *Number.* No more than six temporary outdoor sales occurrences at one site shall be allowed within any 12-month period.

iii. *Duration.* The maximum duration of a single temporary outdoor sales occurrence is four consecutive days with a minimum of 14 days between each temporary outdoor sales occurrence.

iv. Temporary outdoor sales shall be part of an existing business on the same site.

v. Outdoor display and sales areas shall be located on a paved or other approved hard surfaced area on the same lot as the structure(s) containing the business with which the temporary sale is associated.

vi. Location of the displayed merchandise shall not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.

C. **Temporary Uses Requiring a Temporary Use Permit.** Other similar temporary uses, special events, outdoor sales, and displays which, in the opinion of the Director, are compatible with the zone and surrounding land uses and are determined to not impact neighboring uses or otherwise create significant impacts, may be allowed with the approval of a Temporary Use Permit.

Chapter 23.30 Planning Authorities

23.30.030 Planning Commission

The powers and responsibilities of the Planning Commission include, but are not limited to the following:

A. Approve, modify, or deny Conditional Use Permits and Variances, pursuant to Chapter 23.34, Use Permits, and Chapter 23.37, Variances.

B. Approve, modify, or deny Residential Planned Development Permits, pursuant to Chapter 23.41, Residential Planned Development Permits, for those projects where the Commission is the review authority.

C. Make recommendations to the City Council on Planned Developments, pursuant to Chapter 23.11, Planned Development (-PD) Overlay District.

D. Make recommendations to the City Council on Development Agreements, pursuant to Chapter 23.39, Development Agreements.

E. Make recommendations to City Council on proposed amendments to the General Plan, Zoning Code, and Zoning Map, specific plans, and environmental documents, pursuant to Chapter 23.40, Amendments to the General Plan, Zoning Code, and Zoning Map.

F. Hear and decide appeals from decisions of the Community Development Director, Design Review Board, and the City Art in Public Places Committee, pursuant to Section 23.31.120, Appeals, as well as appeals pursuant to 23.22.040, Accessory Dwelling Units.

G. Hear and decide proposals to revoke permits, pursuant to Section 23.31.110, Revocation of Permits.

H. Make environmental determinations on any approvals within the Planning Commission's jurisdiction that are subject to environmental review under the California Environmental Quality Act, pursuant to State law.

I. Such other powers and responsibilities as assigned or directed by the City Council.

23.30.050 Community Development Director

The powers and responsibilities of the Community Development Director ("the Director"), or their designee, include, but are not limited to the following:

A. Maintain and administer the Zoning Code, including the processing of applications, abatements, and other enforcement actions.

B. Interpret the Zoning Code as needed for members of the public and other City Departments.

C. Prepare rules and procedures necessary for conducting the Director's business. They may include the administrative details of hearings officiated by the Director (e.g., scheduling, rules of procedure, and recordkeeping). These rules and procedures must be approved by City Council resolution, following review and recommendation by the Planning Commission.

D. Issue administrative regulations for the submission and review of applications subject to the requirements of Government Code Section 65950, Deadlines for Project Approval Conformance; Extensions.

E. Conduct Administrative Review pursuant to Chapter 23.32, Administrative Review.

F. Approve, modify, or deny Minor Use Permits, pursuant to Chapter 23.34, Use Permits.

G. Approve, modify, or deny Temporary Use Permits, pursuant to Chapter 23.35, Temporary Use Permits.

H. Approve, modify, or deny a Modification, pursuant to Chapter 23.36, Modifications.

I. Approve, modify, or deny requests for Reasonable Accommodation for land use projects, pursuant to Chapter 23.38, Reasonable Accommodation.

J. Approve, modify, or deny requests for Extensions for land use projects, pursuant to Section 23.31.090, Effect, Expiration and Extension.

K. Decide requests for Minor Revisions to Approved Permits, pursuant to Section 23.31.100, Revisions to an Approved Permit.

L. Refer items to the Planning Commission where, in their opinion, the public interest would be better served by a Planning Commission public hearing and action.

M. Determine whether a project is subject to review under the California Environmental Quality Act and notify the applicant if any additional information is necessary to conduct the review.

N. Make recommendations to the Planning Commission, Historic Preservation Commission, and City Council on all applications, appeals, and other matters upon which they have the authority and the responsibility to act under this Title.

O. Investigate and report to the Planning Commission and Historic Preservation Commission on permit violations when the City has initiated revocation procedures, pursuant to Section 23.31.110, Revocation of Permits.

P. Delegate administrative functions to members of the Planning Division.

Q. Such other powers and responsibilities as assigned or directed by the City Council.

R. Approve, modify, or deny requests for Historic Preservation permits, as appropriate, pursuant to Chapter 23.42, Historic Preservation Permits.

S. Approve, modify, or deny Residential Planned Development Permits, pursuant to Chapter 23.41, Residential Planned Development Permits, for those projects where the Director is the review authority.

23.30.070 Summary of Review Authorities for Decisions and Appeals

This table summarizes the powers and duties that each review authority has under this Title. Where a land use project requires more than one type of application, all permit requests shall be reviewed and decided on by the highest review authority established for any of the applications, except as otherwise provided herein.

Where a land use project requires an application under Title 22, but no application under this Title, then the review authority for the Title 22 application shall be the Director, notwithstanding any contradictory provisions in Title 22, provided that final maps shall be approved by the City Council as required by the Subdivision Map Act.

Where a land use project requires an application under Title 22 and all other permits for the land use project under this Title have a lower review authority than what is provided by Title 22, the lower review authority provided in this Title shall apply to the Title 22 application, notwithstanding any contradictory provisions in Title 22, provided that final maps shall be approved by the City Council as required by the Subdivision Map Act.

TABLE 23.~~23.060~~30.070: SUMMARY OF REVIEW AUTHORITIES FOR DECISIONS AND APPEALS

Decision Type	*Reference*	*Advisory Body*	*Review Authority*	*Appeal Body*
Interpretations	23.31.130	Staff	Director	Planning Commission
Extension to Permit	23.31.090	Staff	Director	Planning Commission
Minor Revision to Permit	23.31.100	Staff	Director	Planning Commission
Major Revision to Permit	23.31.100	Staff	Review Authority of Original Permit	Appeal Body for Original Permit
Permit Revocation	23.31.110	Director	Planning Commission or Historic Preservation Commission	City Council
Administrative Review	23.32	Staff	Director	Planning Commission
Design Review	23.33	Staff	Design Review Board	Planning Commission or City Council
Minor Use Permit	2334	Staff	Director	Planning Commission
Conditional Use Permit	23.34	Director	Planning Commission	City Council
Temporary Use Permit	23.35	Staff	Director	Planning Commission
Modification	23.36	Staff	Director	Planning Commission
Variance	23.37	Director	Planning Commission	City Council

TABLE 23.~~23.060~~30.070: SUMMARY OF REVIEW AUTHORITIES FOR DECISIONS AND APPEALS				
Decision Type	*Reference*	*Advisory Body*	*Review Authority*	*Appeal Body*
Reasonable Accommodation	23.38	Staff	Director	Planning Commission
Development Agreement	23.39	Planning Commission	City Council	N/A
General Plan Amendment	23.40	Planning Commission	City Council	N/A
Zoning Amendment	23.40	Planning Commission	City Council	N/A
Planned Development	23.11	Planning Commission	City Council	N/A
Tree Permit	23.12.170	Staff	Director	Planning Commission
Specific Plan	23.40	Planning Commission	City Council	N/A
Accessory Dwelling Unit (ADU)[1]	23.22.040	Staff	Director	~~N/A~~ Planning Commission
Residential Planned Development Permit[2]	23.41	Director	Planning Commission	City Council
Historic Preservation Permits	23.42	Staff, Director, or Historic Preservation Commission	Director, Historic Preservation Commission or City Council	Historic Preservation Commission or City Council

Notes:

1. Accessory Dwelling Unit (ADU) pursuant to Government Code Sections 66317 and 66335~~-66314~~.

2. For Residential Planned Development Permits that are in the RL zone or exempt from CEQA review pursuant to Public Resources Code Section 21080.66, staff is the Advisory Body, Director is the Review Authority, and Planning Commission is the Appeal Body.

Chapter 23.31 Common Procedures

23.31.060 Conduct of Public Hearings

Whenever the provisions of this Title require a public hearing, the hearing shall be conducted in compliance with the requirements of State law as follows.

A. **Generally.** Hearings shall be conducted pursuant to procedures adopted pursuant to Section 23.30.050, Community Development Director, if any such procedures have been adopted. Hearings are not required to be conducted according to technical rules relating to evidence and witnesses.

B. **Scheduling.** Hearings before the City Council shall be scheduled by the City Clerk. All other hearings shall be scheduled by the Director.

C. **Presentation.** An applicant or an applicant's representative may make a presentation of a proposed project prior to public testimony. The applicant or applicant's representative is also provided rebuttal time at the end of the public testimony.

D. **Public Hearing Testimony.** Any person may appear at a public hearing and submit oral or written evidence, either individually or as a representative of a person or an organization. ~~Each person who appears at a public hearing representing an organization shall identify the organization being represented.~~ Prior to providing oral testimony, each person wishing to address the presiding body shall complete a card provided by City staff for that purpose. Once the card is completed, it shall be returned to City staff prior to the conclusion of the agenda item upon which such person desires to speak. Upon receipt of the card, City staff shall deliver it to the presiding officer. The card shall become part of the record. City staff shall prepare the card to solicit the following information by each person wishing to address the presiding body: the person's name and address; whether he or she is speaking for himself or herself, an organization or another party (in which event the name of the organization or other party he or she represents should also be given); the agenda item he or she wishes to address; and a very brief description of the subject matter he or she wishes to present. Identifying information is not mandatory but is requested to facilitate the orderly running of the meeting and to allow for follow-up when needed.

E. **Time Limits.** The maximum time for addressing the presiding body pursuant to this section shall be five minutes for each agendized item and for comments concerning non-agendized items; excepting that during the initial 30-minute timeframe for public comment for non-agendized items the individual speaker time shall be three minutes. Additionally, the total individual speaker time for consent agenda items shall be five minutes for those individuals speaking on one item and for those individuals speaking on more than one consent item, the total speaking time shall be 10 minutes. However, ~~T~~the presiding officer may ~~establish time limits for individual testimony and require that individuals with shared concerns select one or more spokespersons to present testimony on behalf of those individuals~~ either extend or reduce the maximum time to such period of time as the presiding body may determine.

F. **Continuance of Public Hearing.** The hearing body may by motion continue the public hearing to a fixed date, time and place, or may continue the item to an undetermined date. When a project is subject to the protections of Government Code Section 65905.5 limiting review of housing development projects to no more than 5 hearings, any lower decision making body shall complete their work within 3 hearings to allow for at least 2 hearings at the appeal level.

G. **Decision.** The public hearing shall be closed before a vote is taken.

23.31.070 Findings and Decision

When deciding to approve, approve with conditions, modify, revoke or deny any discretionary permit under this Title, the review authority shall issue a Notice of Action and make findings of fact as required by this Title.

A. ***Date of Action.*** The review authority shall decide to approve, modify, revoke, or deny any discretionary permit through the adoption of a resolution with findings following the close of the public hearing, if a public hearing is required ~~or if no public hearing is required, within the time period set forth below. These deadlines do not apply to any action that has been appealed to the City Council in accordance with Section 23.31.120, Appeals. Time extensions may be granted pursuant to Section 23.31.090, Effect, Expiration and Extension~~.

~~1. ***Project Exempt from Environmental Review.*** Within 30 days of the date the City has determined an application to be complete, a determination must be made whether the project is exempt from Environmental Review per State CEQA requirements.~~

~~2. ***Project for which a Negative Declaration or Mitigated Negative Declaration is Prepared.*** Within 60 days of the date a Negative Declaration or Mitigated Negative Declaration has been completed and adopted for project approval, the City shall act on the accompanying discretionary project.~~

~~3. ***Project for which an EIR is Prepared.*** Within 180 days from the date the review authority certifies a Final EIR, the City shall act on the accompanying discretionary project.~~

B. ***Notice of Action.*** After the Director or Planning Commission takes any action to approve, modify, or deny an application that is subject to appeal under the terms of this Title, the Director shall issue a Notice of Action. The Notice shall describe the action taken, including any applicable conditions, and shall list the findings that were the basis for the decisions. The Director shall mail the Notice to the applicant and to any other person or entity that has filed a written request for such notification with the Planning Division within five days of the decision being made.

C. ***Findings.*** Findings, when required by State law or this Title, shall be based upon consideration of the application, plans, testimony, reports, and other materials that constitute the administrative record and shall be stated in writing in the resolution or record of the action on the permit.

23.31.170 Planning Commission Agenda

A. **Order of Business.** Promptly at the hour set by law on the day of each regular meeting, the members of the Commission shall take their regular stations in the Council Chamber and the business of the Commission shall be taken up for consideration and disposition in the following order, except as may be otherwise requested by the Community Development Director or ordered by the Commission:

1. Call to order;
2. Roll call;
3. Flag salute;
4. Public comment for non-agendized items – Time limit 30 minutes;
~~4.~~5. Consent agenda;
~~5.~~6. Discussion items;
~~6.~~7. Public hearings;
~~7.~~8. ~~Oral communications~~Continuation of public comment for non-agendized items for those persons unable or electing not to speak during the first public comment period;
~~8.~~9. Comments from the Planning Commission and conference/meeting reports;
~~9.~~10. Comments from staff;
~~10.~~11. Adjournment.

B. **Consent Agenda.**

1. All items listed under the consent agenda are considered by the Commission to be routine and will be enacted by one motion unless a citizen or Commissioner requests otherwise; in which case, the item will be removed for separate consideration. Items placed on the consent agenda include smaller scale projects and ministerial matters (minutes, resolutions, etc.), but shall not include items that require a public hearing (such as variances, general plan and zoning amendments, etc.).

2. Application summaries and written findings and recommendations for applications placed on the consent agenda may be comprised of a description of the proposed development and its location, and a description of any proposed conditions.

C. **Discussion.** All items listed under Discussion are those regarded as needing individual review and discussion by the Planning Commission, but do not require a public hearing or noticing beyond what is required in the provisions of the Ralph M. Brown Act, California Government Code Section 54950 et seq., and sections amendatory and supplementary thereto.

D. **Public Hearings.** All items listed under Public Hearing will be administered in accordance with the rules and regulations established in Section 23.31.060, Conduct of Public Hearings.

23.31.180 Historic Preservation Commission Agenda

A. **Order of Business.** Promptly at the hour set by law on the day of each regular meeting, the members of the Commission shall take their regular stations in the Council Chamber and the business of the Commission shall be taken up for consideration and disposition in the following order, except as may be otherwise requested by the Community Development Director or ordered by the Commission:

1. Call to order;

2. Roll call;

3. Flag salute;

4. Public comment for non-agendized items – Time limit 30 minutes;

~~4.~~5. Consent agenda;

~~5.~~6. Discussion items;

~~6.~~7. Public hearings;

~~7.~~8. ~~Oral communications~~Continuation of public comment for non-agendized items for those persons unable or electing not to speak during the first public comment period;

~~8.~~9. Comments from the Planning Commission and conference/meeting reports;

~~9.~~10. Comments from staff;

~~10.~~11. Adjournment.

B. **Consent Agenda.**

1. All items listed under the consent agenda are considered by the Commission to be routine and will be enacted by one motion unless a citizen or Commissioner requests otherwise; in which case, the item will be removed for separate consideration. Items placed on the consent agenda include smaller scale projects and ministerial matters (minutes, resolutions, etc.), but shall not include items that require a public hearing (such as variances, general plan and zoning amendments, etc.).

2. Application summaries and written findings and recommendations for applications placed on the consent agenda may be comprised of a description of the proposed development and its location, and a description of any proposed conditions.

C. **Discussion.** All items listed under Discussion are those regarded as needing individual review and discussion by the Planning Commission, but do not require a public hearing or noticing beyond what is required in the provisions of the Ralph M. Brown Act, California Government Code Section 54950 et seq., and sections amendatory and supplementary thereto.

D. **Public Hearings.** All items listed under Public Hearing will be administered in accordance with the rules and regulations established in Section 23.31.060, Conduct of Public Hearings.

Chapter 23.32 Administrative Review

23.32.070 Appeals; Expiration, Extensions, and Revisions; Revocation

A. **Appeals.** Administrative Review decisions may be appealed as provided for in Section 23.31.120, Appeals. If public notice is required for an Administrative Review application pursuant to subsection 23.32.050, Public~~ile~~ Notice and Hearing, then a decision on an Administrative Review may only be appealed if a hearing was requested by the applicant or other person(s) in writing within 10 days of the posting and mailing of the required public notice. If a public hearing was not requested by the applicant or other person(s) in writing within 10 days of the posting and mailing of the required public notice, a decision on an Administrative Review may only be appealed by the applicant.

B. **Expiration, Extensions, and Revisions.** Administrative Review approvals may only be expired, extended, or modified as provided for in Chapter 23.31, Common Procedures.

C. **Revocation.** Administrative Review approval may be revoked pursuant to Section 23.31.110, Revocation of Permits, if any of the conditions or terms of the approval are violated or if any law or ordinance is violated.

Chapter 23.33 Design Review

23.33.020 Applicability

Design Review in compliance with the provisions of this Chapter and Alhambra Municipal Code Chapter 2.27, Design Review Board, is required for the following:

A. **Residential Zones and Uses.**

1. All new uses and all new primary structures, including all two-story, second-story or multi-story additions except as follows:

   a. An alteration or enlargement of an existing dwelling unit which increases the floor area of the dwelling by not more than 50 percent, except two-story, second-story or multi-story additions as noted above.

   b. An alteration or enlargement of a garage or carport.

2. Signage for single-tenant buildings.

3. Signage for multi-tenant buildings not requiring a Master Sign Program.

4. Master Sign Programs for multi-tenant buildings.

5. Exterior alterations visible from a public street and requiring a Building Permit, except for like-for-like window replacements and re-roofs.

6. ~~Front and street side yard f~~Fences, walls, dense hedges, and similar structures located in any front yard or street side yard (inclusive of both required and non-required yards) which faces and is visible from a public street.

B. **Non-Residential Zones and Uses.**

1. New buildings or structures.

2. Enlargement of an existing building or structure.

3. Signage for single-tenant buildings.

4. Signage for multi-tenant buildings not requiring a Master Sign Program.

5. Master Sign Programs for multi-tenant buildings.

6. Exterior alterations visible from a public street and requiring a Building Permit, except for like-for-like window replacements and re-roofs.

7. Exterior color changes.

8. Art work visible from a public street and exempt from the requirements of Chapter 23.16, Art in Public Places Program, or review by the City Arts Commission.

23.33.030 Review Authority

The Design Review Board shall act as the review authority for Design Review based on consideration of the requirements of this Chapter; Section 23.30.~~060~~070, Summary of Review Authorities for Decisions and Appeals; and Alhambra Municipal Code Chapter 2.27, Design Review Board.

Chapter 23.34 Use Permits

23.34.050 Public Notice and Hearing

A. **Conditional Use Permits.** All applications for Conditional Use Permits require public notice and hearing before the Planning Commission pursuant to Chapter 23.31, Common Procedures.

B. **Minor Use Permits.** All applications for Minor Use Permits require public notice to be posted on the City's website, posted on-site, and mailed pursuant to Section 23.31.050, Public Notice. A hearing on a Minor Use Permit shall occur only when a hearing is requested by the applicant or other person(s) in writing and received by the Community Development Director within 10 days of the mailed notice. In the event a public hearing is requested, the Minor Use Permit shall be scheduled for a hearing before the Director or before the Planning Commission pursuant to Chapter 23.31, Common Procedures. The Director shall have the discretion to determine whether a hearing will be held before the Director or the Planning Commission.

1. ***Exceptions.*** Notwithstanding the foregoing, a Minor Use Permit that is exempt from CEQA review pursuant to Public Resources Code Section 21080.66 shall require a public hearing before the Director, pursuant to Section 23.31.060, Conduct of Public Hearings. The public hearing shall require a public notice pursuant to Section 23.21.050, Public Notice, except that a newspaper notice shall not be required prior to a Director decision pursuant to paragraph D of Section 23.31.050, Public Notice.

23.34.080 Appeals; Expiration, Extensions, and Revisions; Revocation

A. **Appeals.** Use Permit decisions may be appealed as provided for in Section 23.31.120, Appeals.

1. ***Exception, Minor Use Permit.*** A decision on a Minor Use Permit may only be appealed if a hearing was requested by the applicant or other person(s) in writing within 10 days of the posting and mailing of the required public notice. If a public hearing was not requested by the applicant or other person(s) in writing within 10 days of the posting and mailing of the required public notice, a decision on a Minor Use Permit may only be appealed by the applicant.

B. **Expiration, Extensions, and Revisions.** Use Permit approvals may only be expired, extended, or modified as provided for in Chapter 23.31, Common Procedures.

C. **Revocation.** Use Permit approval may be revoked pursuant to Section 23.31.110, Revocation of Permits, if any of the conditions or terms of the approval are violated or if any law or ordinance is violated.

Chapter 23.35 Temporary Use Permits

23.35.020 Review Authority

The Community Development Director shall act as the review authority for Temporary Use Permits based on consideration of the requirements of this Chapter and Section 23.22.~~280~~290, Temporary Uses.

Chapter 23.36 Modifications

23.36.020 Applicability

Modifications may be granted as specifically allowed in any other section of this Title and as follows:

A. **Height, Yard, and Lot Area.** Relief from height, yard, and lot area requirements, not to exceed 20 percent of the requirement.

1. ***Exceptions.*** Modifications for the height of fences, walls, dense hedges, and similar structures shall be subject to subsection B.

B. **Fence, wall or hedge height requirements.**

1. ***Exceptions.*** Modifications for fences, walls, dense hedges, and similar structures exceeding six feet in height to enclose commercial or industrial uses, tennis courts, or similar areas, shall only be approved when such fences are not in a street setback area.

Chapter 23.41 Residential Planned Development Permits

23.41.030 Review Authority

The responsibility for review and approval of Residential Planned Development Permits shall be as follows:

A. Residential Planned Development Permit (RL zone). This permit is subject to approval by the Community Development Director.

B. Residential Planned Development Permit (RM and RH zones). This permit is subject to approval by the Planning Commission.

C. Residential Planned Development Permit (CMU, CBD, EMC, AC, and PF zones). A Residential Planned Development Permit related to the use of real property shall be approved, modified, or rejected by the Planning Commission.

D. Notwithstanding the foregoing, a Residential Planned Development Permit that is exempt from CEQA review pursuant to Public Resources Code Section 21080.66 is subject to approval by the Community Development Director regardless of the zone in which the project is located.

23.41.060 Public Notice and Hearing

A. **Public Notice.** An application for a Residential Planned Development Permit shall require a public notice prior to the Planning Commission or Director decision, pursuant to Section 23.31.050, Public Notice, except that a newspaper notice shall not be required prior to a Director decision pursuant to paragraph D of Section 23.31.050, Public Notice.

B. **Public Hearing.** An application for a Residential Planned Development Permit shall require a public hearing before the Planning Commission or Director, pursuant to Section 23.31.060, Conduct of Public Hearings.

Chapter 23.43 Use Classifications

23.43.010 Residential Uses

Residential Housing Types.

Single-Unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household with private yards on all sides and located on a separate lot from any other unit (except an accessory dwelling unit, where permitted). This subclassification includes individual manufactured housing units.

Single-Unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except an accessory dwelling unit, where permitted), and is attached through common walls to more than one dwelling on abutting lots.

Multi-Unit Dwelling. Two or more attached or detached dwelling units on a single lot. Types of multi-unit dwellings can include duplexes, townhouses, multiple detached residential units, and apartment buildings.

Accessory Dwelling Unit. See Section 23.22.040, Accessory Dwelling Units.

Urban Dwelling Unit (SB 9 Unit). See Section 23.22.300, Urban Dwelling Units.

Affordable Housing Developments of 2 or More Units. An affordable housing development of 2 or more residential units, consistent with Government Code Section 65913.4

Affordable Housing Development in Commercial Zones. Means either of the following:

An affordable housing development proposed in a commercial zone that meets the requirements of Sections 65912.111, 65912.112, and 65912.113 of the Government Code; or

Affordable housing developments proposed in zones where office, retail, or parking are principally permitted uses that meet the requirements of Section 65852.24 if the Government Code.

Family Day Care. A day care facility licensed by the State of California, located in a residential unit where the resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10 (California Health and Safety Code Section 1597.44).

Large. A facility that provides care for ~~seven~~nine to 14 children, including children who reside at the home and are under the age of 10 (California Health and Safety Code Section 1597.465).

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, other types of organizational housing,

private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels and Residential Care Facilities.

Live-Work Unit. A unit that combines a work space and residential occupancy occupied and used by a single household in structure that has been constructed for such use or converted to accommodate residential occupancy and work activity in compliance with the California Building Code. The working space is reserved for and regularly used by one or more occupants of the unit.

Low Barrier Navigation Center. A Housing First, low barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

Mixed-Income Housing Development in Commercial Corridors. A mixed-income housing development proposed in a commercial zone that meets the requirements of Sections 65912.111, 65912.112, and 65912.113 of the Government Code.

Residential Care Facilities. A facility licensed by the State of California to provide living accommodations, 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. Facilities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes both for- and not-for-profit institutions, but excludes Supportive Housing and Transitional Housing.

Small. A facility that is licensed by the State of California to provide care for six or fewer persons.

Large. A facility that is licensed by the State of California to provide care for more than six persons.

Residential Facility, Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, sometimes containing kitchen facilities and common amenities. The residents in these facilities require varying levels of assistance.

Single Room Occupancy (SRO). A residential facility where living accommodations are individual secure rooms rented to one- or two-person households. This use classification is distinct from a Hotel or Motel, which is a commercial use.

Small Housing Development. A housing development of no more than 10 residential units, consistent with Government Code Section 65852.8.

Supportive Housing. Dwelling units with no limit on length of stay that are occupied by the target population as defined in Section 65582 of the California Government Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community.

Transitional Housing. Housing that has a predetermined end point in time for resident occupancy and is operated under a program that requires the termination of assistance, in order to provide another eligible program recipient to the service. The program length is usually no less than six months.

23.43.030 Commercial Uses

Adult Business. As defined in Chapter 5.50 of the Alhambra Municipal Code.

Animal Boarding and Veterinary Services. Services related to the medical care and boarding of household pets.

Animal Shelter and Boarding. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding, or maintaining, generally overnight or in excess of 24 hours, dogs, cats, or other household pets not owned by the owner or operator of the facility.

Pet Day Care. Facilities providing non-medical care on a less than 24-hour basis for dogs, cats, or other household pets not owned by the facility operator.

Veterinary Services. Veterinary services for dogs, cats, or other household pets. This classification allows 24-hour accommodation of animals receiving medical services and treatment, including animal hospitals, and pet clinics.

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and/or motorcycles.

Automobile Rental. Establishment providing for the rental of automobiles. Typical uses include car rental agencies.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up shops, and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats, and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles, automotive body and fender work, vehicle painting, or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.

Large Vehicle and Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities.

Service Stations. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. These facilities may include "mini-marts" and/or convenience stores that sell products, merchandise, or services that are ancillary to the primary use related to the operation of motor vehicles.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as

vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).

Vehicle Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.

Banks and Financial Services. Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings, and loan institutions, check-cashing services, and credit unions.

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, office equipment rental and leasing, office security, custodial services, photofinishing, model building, and taxi services or delivery services with two or fewer fleet vehicles on-site.

Commercial Cannabis Facility. Any building, facility, use, establishment, property, or location where any person or entity establishes, commences, engages in, conducts, or carries on, or permits another person or entity to establish, commence, engage in, conduct, or carry on, any commercial cannabis activity that requires a state license or nonprofit license under Cal. Bus. & Prof. Code §§ 26000 and following, including but not limited to cannabis cultivation, cannabis distribution, cannabis transportation, cannabis storage, manufacturing of cannabis products, cannabis processing, cannabis deliveries, the sale of any cannabis or cannabis products, and the operation of a cannabis microbusiness.

Commercial Entertainment and Recreation. Provision of participant or spectator entertainment to the public. These classifications may include incidental restaurants, snack bars, and other related food and beverage services to patrons.

Cinema/Theater. Any facility for the indoor display of films and motion pictures on single or multiple screens. This subclassification may include incidental food and beverage service to patrons as well as auditoriums within buildings.

Indoor. Establishments providing predominantly participant sports, indoor amusement and entertainment services conducted within an enclosed building. Typical uses include arcades, bingo halls, bowling alleys, ~~billiard parlors,~~ card rooms, health clubs, ice- and roller-skating rinks, indoor racquetball courts, athletic clubs, indoor shooting ranges, and physical fitness centers, but exclude poolrooms and billiard rooms (see Poolrooms/Billiard Rooms) or movie theaters (see Cinema/Theater).

Outdoor ~~Entertainment~~. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, sports complexes, miniature golf courses, tennis clubs, outdoor batting cages, swimming pools, archery ranges, and riding stables.

Poolrooms/Billiard Rooms. As defined in Alhambra Municipal Code Chapter 5.52, Poolrooms and Billiard Rooms.

Drive-Through Facility. A motor vehicle drive-through facility which is a commercial building or structure or portion thereof which is designed or used to provide goods or services to the occupants of motor vehicles. This classification includes banks and other financial services, fast food establishments, drugstores, and film deposit/pick-up establishments, but excludes drive-in theaters (see Commercial Entertainment and Recreation), service stations, or car-wash operations (see Automobile/Vehicle Sales and Services).

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Night Clubs/Lounges. Businesses serving alcoholic beverages for consumption on the premises as a primary use, including on-sale service of alcohol including beer, wine, and mixed drinks. This subclassification includes tasting rooms, tap rooms and similar uses, ~~micro-breweries~~ where the sale and on-site consumption of alcoholic beverages is not incidental to ~~are sold and consumed on site and~~ any beverage production or distilling, and where food service is subordinate to the sale of alcoholic beverages.

Restaurant. Establishments where food and beverages are served to patrons on-site or off-site, including full-service, limited-service, and take-out/delivery businesses. This subclassification includes cafes, coffee shops, delicatessens, fast-food businesses, food halls, and bakeries that have tables for on-site consumption of products. It excludes catering services and commercial kitchens that do not sell food or beverages for on-site consumption.

Farmer's Markets. Temporary but recurring outdoor retail sales of food, plants, flowers, and products such as jellies, breads, and meats that are predominantly grown or produced by vendors who sell them.

Food Preparation. Establishments preparing and/or packaging food primarily for off-site consumption, including catering kitchens, retail bakeries, and small-scale specialty food production. This classification excludes establishments with an industrial character in terms of processes employed, waste produced, water used, and traffic generation.

Funeral Parlors and Interment Services. An establishment primarily engaged in the provision of services, involving the care, preparation, or disposition of human and animal remains and conducting memorial services. This subclassification includes funeral parlors, crematories, and mortuaries, but excludes cemeteries and burial parks (see Cemeteries and Columbariums).

Hotels and Motels. An establishment providing overnight lodging to transient patrons for payment periods of 30 consecutive calendar days or less. These establishments may provide additional services and amenities, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the public.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, real estate and mortgage brokers. This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings, but excludes clinics, independent research laboratory facilities (see Research and Development), and hospitals.

Personal Services.

General Personal Services. An establishment providing services of personal convenience to individuals as a primary use. Personal services include barber and beauty shops, permanent makeup studios, day spas, nail salons, tanning salons, electrolysis, and other cosmetic and appearance care services; shoe and luggage repair, photographers, self-serve laundry and dry cleaning pick-up, tattoo and body modification parlors, repair and fitting of clothes, and similar services.

Fortunetelling. Any place of business where any person allows or professes to carry on, engage in or practice the art or transaction of palmistry, fortunetelling, clairvoyance, crystal gazing, seancing, numerology, mediumship, tarot-card reading, past-life regression, prophecy, phrenology or divination for personal gain or other similar activity.

Massage Establishments. As defined in Alhambra Municipal Code Chapter 9.44, Massage Therapy, Massage Establishments, and Massage Therapists.

Repair and Maintenance Services. Establishments engaged in the maintenance or repair of consumer products, including office machines, household appliances, electronics, furniture, and similar items. This classification excludes repair and maintenance of motor vehicles (see Automobile/Vehicle Sales and Services) and personal apparel (see Personal Services).

Retail Sales.

Alcoholic Beverage, Off-Sales. Retail establishments primarily selling alcoholic beverages, where 25 percent or more of the floor area is dedicated to the sale of beer, wine, or liquor for off-site consumption. This subclassification includes uses such as liquor stores, but does not include grocery stores, mini marts, or similar retail establishments where less than 25 percent of the floor area is dedicated to beer, wine, or liquor sales for off-site consumption, nor does it include Food and Beverage Manufacturing uses where direct sales of alcoholic beverages are incidental to the food or beverage production activity.

Building Materials Stores and Retail Garden Centers. Retail establishments selling lumber and other large building materials and garden supplies, where the majority of storage, display, and sales occur indoors. Includes: paint, wallpaper, glass, fixtures, nursery stock, and lawn and garden supplies sold to the general public, even if contractor sales account for a major proportion of total sales. This subclassification does not include Construction and Material Yards, hardware stores less than 10,000 square feet in floor area, or outdoor plant nurseries.

Firearms Sales. Retail establishments engaged in the sales of firearms in any capacity, including in conjunction with repair, gunsmithing, and similar services.

Food and Beverage Sales. Retail sales of food and beverages primarily for off-site preparation and consumption. This subclassification includes uses such as food markets, grocery stores, ~~liquor stores,~~ and meat markets and butcher shops, but does not include liquor stores (see Alcoholic Beverage, Off-Sales).

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This subclassification includes retail establishments such as department stores, clothing stores, furniture stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: household pets and pet supplies, toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Outdoor Retail Sales and Nurseries. Permanent outdoor sales establishments including auction yards, lumber and other material sales yards, and other retail uses where sales, storage, and/or display occurs primary outdoors. This subclassification does not include the sale of automobiles, recreational vehicles, mobile homes, or large vehicles and heavy equipment (See Automobile/Vehicle Sales and Leasing Large Vehicle and Equipment Sales, Service, and Rental).

Vape and Smoke Retail Sales. Retail establishments where 5 percent or more of the floor area is dedicated to the sale of tobacco, electronic cigarettes, and related products primarily for off-site

consumption. This subclassification includes uses such as tobacco shops, smoke shops, vape shops, electronic cigarette retailers, and vapor cigarette retailers, but does not include grocery stores, mini marts, or similar retail establishments where less than 5 percent of the floor area is dedicated to the sale of tobacco, electronic cigarettes, and related products.

23.43.040 Industrial Uses

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Custom Manufacturing. Any establishment primarily engaged in on-site production or fabrication of goods by small scale manufacturing or artistic endeavor, which involves the use of hand tools or small mechanical equipment, and which may include incidental instruction or direct sales for consumers. Typical uses include ceramic studios, fabric and needleworking, leather working, metalworking, glassworking, candle-making shops, woodworking, and custom jewelry manufacturers.

Food and Beverage Manufacturing. Establishments engaged in the production, processing, packaging, or manufacturing of food or beverage products and where any instruction, direct sales, or on-site consumption are incidental to the food or beverage production activity. This classification excludes the slaughtering of animals or fowl which is not allowed.

> ***Small Scale.*** A small-scale food and beverage products manufacturing and distribution establishment located in facilities less than 10,000 square feet in size. Examples include coffee roasters, micro-breweries, micro-distilleries, wine manufacturing, cheese makers, wholesale bakeries, and produce-on-premises operations which provide ingredients and equipment for customers to manufacture their own product.
>
> ***Large Scale.*** Large-scale production, packaging, processing, preparation, or manufacturing of a food, beverage, or ingredient used or intended for use for human digestion in a facility over 10,000 square feet.

General Industrial. Establishments engaged in manufacturing of non-edible products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. Production typically involves some transformation by way of heating, chilling, combining, or through a chemical or biochemical reaction or alteration. Toxic, hazardous, or explosive materials may be produced or used in large quantities as part of the manufacturing process. These industrial activities may produce impacts on nearby properties, such as noise, gas, odor, dust, or vibration. This classification includes manufacturing for biomass energy conversion, commercial cosmetics and perfumes, electrical appliances and explosives, film and photographic processing plants, apparel and textile mills, leather and allied products manufacturing, wood and paper, glass and glass products, chemical products, medical/pharmaceutical products, plastics and rubber, nonmetallic minerals, primary and fabricated metal products, and automotive and heavy equipment.

Light Industrial. Establishments engaged in manufacturing of non-edible products and finished parts primarily from previously-prepared materials by means of physical assembly or reshaping. These industrial activities produce limited impacts on nearby properties, such as noise, gas, odor, or vibration. This classification includes uses where retail sales are clearly incidental to an industrial or manufacturing use, commercial laundries and dry-cleaning plants, monument works, printing and engraving, publishing, computer and electronic product manufacturing, furniture and related product manufacturing, and industrial services.

Research and Development. A facility for the scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities, in addition to involving the production of experimental products.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Storage, Warehousing, and Wholesaling. Storage, warehousing, and wholesaling facilities that store and/or engage in wholesale sales of merchandi~~z~~se to retail establishments; industrial, commercial, institutional, agricultural, or professional businesses; or facilities acting as agents or brokers in buying or selling merchandise/commodities to such businesses. Wholesalers are primarily engaged in business-to-business sales but may sell to individual consumers through mail or internet orders. These establishments have little or no display of merchandi~~z~~se and are not designed to solicit walk-in traffic except for public storage in small individual space exclusively and directly accessible to a specific tenant.

> ***Indoor.*** Storage, warehousing, and wholesaling of goods and merchandise within an enclosed building.
>
> ***Outdoor.*** Storage, warehousing, and wholesaling of goods in open lots.
>
> ***Personal Storage.*** Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage, and records or inventory storage for businesses. This classification includes moving company businesses which offer storage and transporting services, but excludes workshops, hobby shops, manufacturing, or commercial activity.

23.43.050 Transportation, Communication, and Utility Uses

Communication Facilities. Facilities for the provision of broadcasting and other information-relay services using electronic and telephonic mechanisms.

> ***Facilities Within Buildings.*** Indoor facilities which include radio, television or recording studios, and telephone switching centers.
>
> ***Telecommunication.*** Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. This subclassification includes wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures. See Section 23.44.200(B), Telecommunication Terms.

Data Centers. Facilities used primarily for analyzing, processing, storing, converting, transmitting, distributing, and managing electronic data for on-site or off-site use. These facilities typically house computer, network, and telecommunication equipment, systems, servers, appliances, and other associated components related to electronic data operations. This classification excludes data facilities that are incidental to another primary use and that are strictly for the purposes of supporting the on-site operations of the primary use.

Freight/Trucking Facilities. Property and improvements used for freight, courier, and postal services; freight transfer truck terminals; transfer, loading, and unloading points for trucks and automobiles carrying goods and produces; or for the operations of a "common carrier trucking company," including the parking, or servicing, or repairing, or storage of trucks, truck tractors, and/or truck trailers.

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses.

Public Works and Utilities. Generating plants, electric substations, recycling collection and processing facilities, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities. This classification also includes facilities such as water reservoirs, wastewater collection or pumping facilities, water wells, stormwater detention basins, and similar utility uses.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

> ***Reverse Vending Machine.*** An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.
>
> ***Recycling Collection Facility.*** An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable or reusable materials but where the processing and sorting of such items is not conducted on-site.
>
> > *Small Collection Facility.* Small collection facilities occupy no more than 200 square feet and may include:
> >
> > > A "mobile recycling unit," which means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles, and used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials;
> >
> > > Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet;
> >
> > > Booth-type units which may include permanent structures; and
> >
> > > Unattended containers placed for the donation of recyclable materials.
> >
> > *Large Collection Facility.* A recycling facility for the acceptance by donation, redemption or purchase of recyclable materials from the public. A large collection facility does not use power-driven processing equipment and occupies an area greater than 200 square feet.

Transit Stations and Terminals. Facilities for passenger transportation operations, including rail stations, bus terminals, taxi stands, and scenic and sightseeing facilities. ~~This classification excludes terminals serving airports or heliports (see Airports and Heliports).~~

Chapter 23.44 Definitions

23.44.200 "T" Terms

A. **Tandem Parking.** An arrangement of parking spaces such that one or more spaces must be driven across to access another space or spaces.

B. **Telecommunication Terms.** See Section 23.43.050, Communications Facility.

1. ***Antenna.*** Any system of wires, poles, rods, horizontal or vertical elements, panels, reflecting discs, or similar devices used for the transmission and/or reception of electromagnetic waves.

2. ***Co-Location.*** The location of two or more wireless communications facilities owned or used by more than one public or private entity on a single support structure, or otherwise sharing a common location. Co-location also includes the location of wireless communications facilities with other facilities, such as buildings, water tanks, light standards, and other utility facilities and structures.

3. ***Mast.*** A pole of wood or metal or a tower fabricated of metal that is used to support an antenna and maintain it at the proper elevation.

4. ***Multi-User Telecommunication Facility.*** A telecommunication facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity, excluding research and development industries with antennas serving internal company uses only.

5. ***Non-Stealth Facility.*** Means any telecommunication facility not camouflaged in a readily apparent manner to blend with surrounding land uses and features. The design does not conceal the intended use of the facility and incorporates no readily apparent elements of stealth technology or design. A standard monopole with equipment cabinets aboveground and unscreened would be considered non-stealth.

6. ***Personal Communications Services (PCS).*** Digital wireless telephone technology such as portable phones, pagers, faxes, and computers. PCS is also sometimes known as Personal Communication Network (PCN).

7. ***Satellite Dish.*** A device (also known as a parabolic antenna) incorporating a reflective surface that is solid, open, or mesh or bar-configured, and is in the shape of a shallow dish, cone, horn cornucopia, or flat plate that is used to receive or transmit radio or electromagnetic waves between terrestrially and/or orbitally based units. This term includes satellite earth stations, satellite receivers, satellite discs, direct broadcast systems, television-reception-only systems, and satellite microwave antennas.

8. ***Stealth Facility.*** Means any telecommunication facility camouflaged or designed to substantially blend into the surrounding environment, land uses, and features by, among other things, architecturally integrating into a structure or otherwise using design elements to conceal antennas, antenna supports, poles, equipment, cabinets, equipment housing and enclosure, and related above-ground accessory or support equipment; minimize aesthetic impact on adjacent uses; and conceal the intended use and appearance of the structures.

9. ***Support Equipment.*** The physical, electrical, and/or electronic equipment included within a telecom facility used to house, power, transport, and/or process signals from or to the facility's antenna or antennas.

10. ***Telecommunication Facility.*** A mobile cell site that consists of a cell antenna tower and electronic radio transceiver equipment on a truck or trailer, designed to be part of a cellular network.

11. ***Tower.*** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas.

12. ***Tower, Lattice.*** A multiple-sided, open, metal frame support structure that supports antennas and related equipment, typically with three or four support legs.

C. **Tenant.** A person renting or leasing a housing unit or non-residential space.

D. **Trailer.** A vehicle with or without motor power, which is designed or used for hauling materials or vehicles, or for human habitation, office, or storage including camper, recreational vehicle, travel trailer, and mobile home, but not including mobile homes on a permanent foundation.

E. **Tree Permit Terms.**

1. ***California Native.*** Those trees listed, maintained and organized by California regions by the California Native Plant Society (CNPS) as follows:

TABLE 23.3544.200.E: CALIFORNIA NATIVE TREES

Species	*Common Names*	*Plant Type*
Abies concolor	Balsam Fir	Tree
Abies grandis	Grand Fir	Tree
Abies lasiocarpa	Subalpine Fir	Tree
Abies magnifica	Balsam Fir	Tree
Acer circinatum	Vine Maple	Tree
Acer macrophyllum	Big Leaf Maple	Tree
Acer negundo	Box Elder	Tree
Aesculus californica	California Buckeye	Tree
Alnus incana	Gray Alder	Tree
Alnus incana ssp. tenuifolia	Mountain Alder	Tree
Alnus rhombifolia	White Alder	Tree
Alnus rubra	Red Alder	Tree
Arbutus menziesii	Madrone	Tree
Betula occidentalis	Water Birch	Tree
Bursera microphylla	Elephant Tree	Tree, Succulent
Calocedrus decurrens	Incense Cedar	Tree
Ceanothus velutinus	Tobacco Brush	Tree, Shrub

TABLE 23.3544.200.E: CALIFORNIA NATIVE TREES		
Species	*Common Names*	*Plant Type*
Celtis reticulata	Western Hackberry	Tree
Chamaecyparis lawsoniana	Port Orford Cedar	Tree
Cornus sessilis	Miner's Dogwood	Tree
Cupressus arizonica	Arizona Cypress	Tree
Fraxinus dipetala	California Ash	Tree
Fraxinus latifolia	Oregon Ash	Tree
Fraxinus velutina	Velvet Ash	Tree
Hesperocyparis bakeri	Baker's Cypress	Tree
Hesperocyparis forbesii	Tecate Cypress	Tree
Hesperocyparis macnabiana	Macnab's Cypress	Tree
Hesperocyparis macrocarpa	Monterey Cypress	Tree
Hesperocyparis sargentii	Sargent's Cypress	Tree
Hesperocyparis stephensonii	Arizona Cypress	Tree
Juglans californica	Southern California Black Walnut	Tree
Juglans hindsii	Northern California Black Walnut	Tree
Juniperus californica	California Juniper	Tree
Juniperus communis	Common Juniper	Tree, Shrub
Lyonothamnus floribundus	Island Ironwood	Tree
Lyonothamnus floribundus ssp. aspleniifolius	Santa Cruz Island Ironwood	Tree
Malus fusca	Oregon Crab Apple	Tree
Olneya tesota	Desert Ironwood	Tree
Parkinsonia florida	Blue Palo Verde	Tree
Parkinsonia microphylla	Yellow Palo Verde	Tree
Picea sitchensis	Sitka Spruce	Tree
Pinus attenuata	Knobcone Pine	Tree
Pinus contorta	Beach Pine	Tree
Pinus contorta ssp. contorta	Shore Pine	Tree
Pinus coulteri	Bull Pine	Tree
Pinus edulis	Twoneedle Pinyon	Tree
Pinus flexilis	White Pine	Tree
Pinus Jeffreyi	Jeffrey Pine	Tree
Pinus lambertiana	Sugar Pine	Tree
Pinus monophylla	Oneneedle Pinyon Pine	Tree

TABLE 23.3544.200.E: CALIFORNIA NATIVE TREES		
Species	*Common Names*	*Plant Type*
Pinus muricata	Bull Pine	Tree
Pinus ponderosa	Bull Pine	Tree
Pinus radiata	Monterey Pine	Tree
Pinus sabiniana	Foothill Pine	Tree
Pinus torreyana	Torrey Pine	Tree
Piatanus racemosa	Western Sycamore	Tree
Populus fremontii	Fremont Cottonwood	Tree
Populus tremuloides	Quaking Aspen	Tree
Populus trichocarpa	Black Cottonwood	Tree
Prosopis glandulosa	Honey Mesquite	Tree
Prosopis glandulosa var. torreyana	Mesquite	Tree
Prosopis pubescens	Screwbean Mesquite	Tree
Prunus andersonii	Desert Peach	Tree, Shrub
Prunus emarginata	Bitter Cherry	Tree, Shrub
Prunus fasciculata	Desert Range Almond	Tree, Shrub
Prunus ilicifolia	Hollyleaf Cherry	Tree
Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry	Tree
Prunus ilicifolia ssp. lyonii	Catalina Cherry	Tree, Shrub
Prunus virginiana	Chokecherry	Tree, Shrub
Prunus virginiana var. demissa	Western Chokecherry	Tree, Shrub
Pseudotsuga macrocarpa	Bigcone Douglas Fir	Tree
Pseudotsuga menziesii	Douglas Fir	Tree
Psorothamnus spinosus	Smoke Tree	Tree
Quercus agrifolia	Coast Live Oak	Tree
Quercus berberidifolia	Scrub Oak	Tree
Quercus chrysolepis	Canyon Live Oak	Tree
Quercus cornelius-mulleri	Muller Oak	Tree
Quercus douglasii	Blue Oak	Tree
Quercus dumosa	Nuttall's Scrub Oak	Tree, Shrub
Quercus durata	Leather Oak	Tree
Quercus durata var. durata	Leather Oak	Tree
Quercus engelmannii	Engelmann Oak	Tree
Quercus garryana	Garry's Oak	Tree

TABLE 23.3544.200.E: CALIFORNIA NATIVE TREES		
Species	*Common Names*	*Plant Type*
Quercus garryana var. breweri	Garry's Oak	Tree
Quercus kelloggii	Black Oak	Tree
Quercus lobata	Valley Oak	Tree
Quercus parvula	Santa Cruz Island Oak	Tree
Quercus parvula var. shrevei	Shreve Oak	Tree
Quercus tomentella	Island Oak	Tree
Quercus vacciniifolia	Huckleberry Oak	Tree
Quercus wislizeni	Interior Live Oak	Tree
Salix exigua	Sandbar Willow	Tree, Shrub
Salix gooddingii	Goodding's Black Willow	Tree
Salix laevigata	Red Willow	Tree
Salix lasiandra	Shining Willow	Tree, Shrub
Salix lasiolepis	Arroyo Willow	Tree, Shrub
Salix scouleriana	Scouler's Willow	Tree, Shrub
Salix sitchensis	Sitka Willow	Tree, Shrub
Sequoia sempervirens	Coast Redwood	Tree
Sequoiadendron giganteum	Sierra Redwood	Tree
Thuja plicata	Western Red Cedar	Tree
Torreya californica	California Torreya	Tree
Tsuga heterophylla	Western Hemlock	Tree
Tsuga mertensiana	Mountain Hemlock	Tree
Umbellularia californica	California Laurel	Tree
Washingtonia filifera	Fan Palm	Tree

2. ***Damage.*** Any action undertaken which causes injury, death, or disfigurement to a protected tree. This includes, but is not limited to, cutting, poisoning, overwatering, topping, trimming, relocating or transplanting a protected tree.

3. ***Multi-Trunk.*** Any tree with multiple trunks attributed to a single tree. For purposes of determining the diameter of a multi-trunk tree, the diameter of each trunk shall be measured at a point four and one-half feet above the root crown, and the sum of the diameters shall be the diameter of the tree.

4. ***Pruning (also known as lacing).*** The removal of selected branches that are dead, a hazard to public or property, or are otherwise selected for removal while preserving the overall form of the tree. Pruning can be done to give a tree a more balanced appearance, to reduce

the weight on one side of a tree in order to prevent the tree from toppling, or to remove branches that are at risk of breaking and injuring people or damaging property. Utilities may use pruning to selectively remove branches that interfere with overhead lines. Pruning is distinct from topping or trimming a tree.

5. ***Removal.*** The uprooting, cutting, or severing of the main trunk, of a protected tree.

6. ***Root Crown.*** That portion of a protected tree trunk from which roots extend laterally into the ground.

7. ***Topping.*** The removal of the uppermost branches of a tree, or cutting the trunk, in order to reduce its height without regard to the overall form of the tree. Typically results in a horizontal cut across the trunk or a roughly spherical cut centered on the trunk.

8. ***Trimming.*** The alteration of the outward shape of a tree without regard to which branches are to be trimmed. Typically results in a geometric rather than natural shape. Hedges are trimmed to preserve a particular, frequently rectangular, shape. Topping a tree would be an extreme example of trimming.

F. **Turf.**

1. ***Artificial Turf.*** A synthetically derived, natural grass substitute that ~~may be used in lieu of natural turf, and must~~ simulate<u>s</u> the appearance of natural live grass~~, in a single-unit dwelling residential property and in the landscape areas of multi-unit dwelling residential and non-residential properties~~.

2. ***Natural Turf.*** A ground cover surface of <u>live</u> mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass. Red fescue, and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysiagrass, and Buffalo grass are warm-season grasses.

23.44.250 "Y" Terms

A. **Yard.** An open space on the same site as a structure, unoccupied and unobstructed from the ground upward, except as otherwise provided by this Code.

1. ***Front Yard.*** A yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a <u>required</u> front yard shall be a distance specified by this Code for the zone in which it is located and measured inward from the front lot line.

2. ***Interior Side Yard.*** A yard which does not abut a street. <u>The depth of a required interior side yard shall be a distance specified by this Code for the zone in which it is located and measured inward from the nearest interior side lot line.</u>

3. ***Rear Yard.*** A yard extending across the rear of a lot for its full width between side lot lines<u>. The</u>~~, and to a~~ <u>depth of a required rear yard shall be a distance</u> specified by this Code for the zone in which it is located <u>and measured inward from the rear lot line</u>. If a lot has no rear lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for establishing the minimum rear yard.

4. ***Required Yard.*** A yard which complies with the minimum setback requirements for the zone in which the lot is located.

5. ***Side Yard.*** A yard extending from the rear line of the required front yard, or the front property line of the site where no front yard is required, to the front line of the required rear yard, or the rear property line of the site where no rear yard is required, the depth of which is the minimum horizontal distance between the side property line and a line parallel thereto on the site.

6. ***Street Side Yard.*** A yard on a corner lot or reversed corner lot extending from the front yard to the rear lot line between the building setback line and the nearest ~~side~~ street side lot line. The depth of a required street side yard shall be a distance specified by this Code for the zone in which it is located and measured inward from the nearest street side lot line.

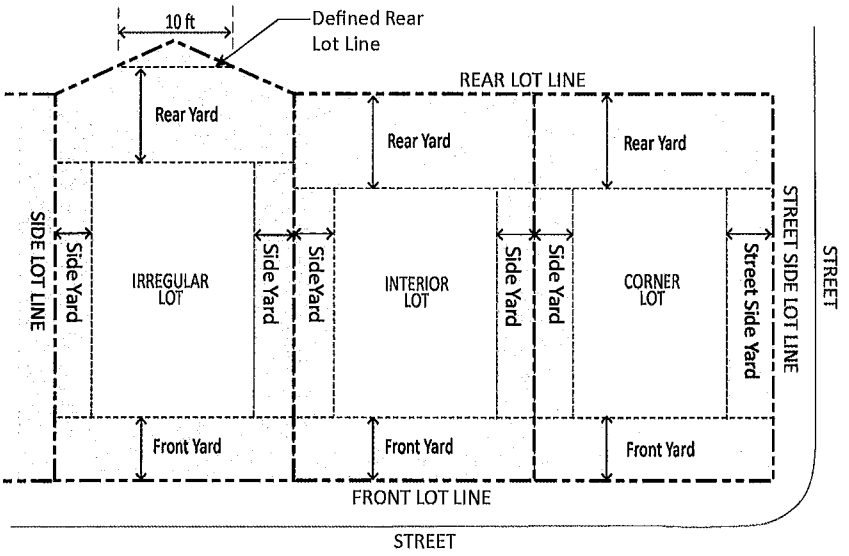


Figure 23.44.250.Y: YARD TYPES

Chapter 23.22 Standards for Specific Uses

23.22.250 Poolrooms and Billiard Rooms

A. **Purpose.** The purpose and intent of this Section is to preserve the health, safety, and welfare of the residents of Alhambra by preventing a proliferation of poolroom and billiard room businesses in the City without regard to the appropriateness of their location and compatibility with the surrounding land uses.

B. **Required Permit.** Poolroom and billiard room businesses are allowed subject to approval of a Conditional Use Permit pursuant to Chapter 23.34, Use Permits, the requirements of this section, and the requirements of Chapter 5.52, Poolrooms and Billiard Rooms of the Alhambra Municipal Code.

1. ***Conditions of Approval.*** A Conditional Use Permit shall include any such conditions of approval that the Police Chief finds reasonably necessary to implement the purpose and intent of this section when considering the location and size of the proposed poolroom and billiard room business.

C. **Locational Requirements.**

1. Poolrooms and billiard rooms shall not be located within 1,000 feet of any other parcel upon which a poolroom and billiard room is operating.

2. Poolrooms and billiard rooms shall not be located within 600 feet of any other parcel containing a sensitive receptor. The measurement must be made from the property line of the parcel containing the sensitive receptor unless the building or structure utilized by the sensitive receptor is set back more than 50 feet from the property line, in which case the measurement is made from the outline of the building or structure footprint to 600 feet in all directions.

a. ***Sensitive Receptor.*** Means any of the following uses:

i. Schools;

ii. Colleges and trade schools;

iii. Community assembly;

iv. Community garden;

v. Cultural institutions;

vi. Day care center;

vii. Emergency shelter;

viii. Hospitals and clinics;

ix. Park and recreation facilities;

x. Social service facilities; and

xi. A conditionally permitted use that provides services primarily to minors.

D. **Local, State, and Federal Laws.** Poolroom and billiard room businesses shall comply with all applicable local, state, and federal laws, including, but not limited to, Chapter 5.52, Poolrooms and Billiard Rooms, of this code.

23.22.300 Urban Dwelling Units

A. **Definitions.** The following terms when used in this chapter will have the meanings provided in this section.

1. ***Urban Dwelling Unit (SB 9 Unit).*** An attached or a detached residential primary dwelling unit developed pursuant to Government Code § 65852.21. An Urban Dwelling Unit does not include an accessory dwelling unit or junior accessory dwelling unit.

B. **Permitted Zones and Lots.**

1. Urban dwelling units are permitted on lots zoned RL (Residential Low Density).

2. A proposed urban dwelling unit may not be located within a historic district or property included on the State Historic Resources Inventory (Section 5020.1 of the Public Resources Code) or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

3. A proposed urban dwelling unit may not be located on a parcel that satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4, as that section read on September 16, 2021, which is as follows:

a. Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures as applicable to the development.

d. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

f. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

    i. The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

    ii. The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

j. Lands under conservation easement.

4. A proposed urban dwelling unit may not be on a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent applies.

5. A proposed urban dwelling unit may not require demolition or alteration of any of the following types of housing:

a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

c. Housing that has been occupied by a tenant in the last three years.

C. **Number of Units per Lot.**

1. The parcel for a proposed urban dwelling unit must contain no more than two (2) primary residential units, including the proposed urban dwelling unit(s).

2. ***ADUs and JADUs.***

a. *Non-SB 9 Urban Lot Split Parcels.* Existing or proposed ADUs and JADUs shall be permitted in addition to the primary units, and shall not be counted toward the two-unit maximum allowed per lot, when located on a parcel that was not created through an SB 9 urban lot split under Title 22 of the Alhambra Municipal Code.

b. *SB 9 Urban Lot Split Parcels.*

i. Existing or proposed ADUs and JADUs shall be permitted in addition to the primary units, and shall not be counted toward the two-unit maximum allowed per lot, when located on a parcel created through an SB 9 urban lot split under Title 22 of the Alhambra Municipal Code where the original parcel prior to the lot split was 10,000 square feet or more.

ii. Existing or proposed ADUs or JADUs shall be permitted and counted toward the two-unit maximum if located on a parcel created through an SB 9 urban lot split under Title 22 of the Alhambra Municipal Code where the original parcel prior to the lot split was less than 10,000 square feet.

3. No more than four (4) dwelling units, in any combination of primary or accessory, may be on any single lot for which an urban dwelling unit has been approved.

4. An urban dwelling development contains two (2) primary residential units if the development proposes no more than two (2) new units or if it proposes to add one (1) new unit to one (1) existing unit.

D. **Development and Design Standards.**

1. An urban dwelling unit may be placed anywhere on a residential lot as long as the placement of the urban dwelling unit meets all development standards of the RL zone provided in Section 23.04.030, Development Standards, including, but not limited to, lot coverage, floor area ratio, and open space, and complies with all development standards in Chapter 23.13, Building and Site Design Standards, except as specifically set forth in this section.

2. There shall be at least a four-foot side and rear yard setback for a new attached or detached urban dwelling unit. No setback shall be required for urban dwelling units created within an existing structure, or a new structure constructed in the same location and within the same dimensions as an existing structure.

3. A detached urban dwelling unit must maintain the required minimum distance between buildings of five feet, measured from eave to eave.

4. An attached urban dwelling unit shall have exterior access from a proposed or existing dwelling unit.

5. In cases where an urban dwelling unit is being added by subdividing an existing structure with no addition, the height requirements of Section 23.04.030, Development Standards, do not apply.

6. Urban dwelling units must use the same exterior materials, same roof covering, same exterior colors, and the same architectural details and other design features as any existing or proposed primary dwelling unit on the lot.

7. ***Tree Preservation.***

a. *Protected Trees.* Existing protected trees shall be preserved in place unless required documentation and replacement is provided pursuant to this section. "Protected trees" shall have the same definition as provided in Section 23.12.170, Tree Preservation.

b. *Tree Removal and Replacement.* A certified arborist's report shall be submitted to the Community Development Department for the proposed removal of an existing tree in order to determine if the tree is a protected tree pursuant to Section 23.12.170, Tree Preservation. The report shall verify the tree's species, health, height, trunk diameter, and circumference, measured at a point four and one-half

feet above the root crown. If removal of a protected tree is required to accommodate an urban dwelling unit, the project must meet the following tree replacement requirements:

i. *Number.*

(1) Quercus family (oaks) and California native trees: Two 24-inch box replacement oak or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

(2) Mature trees: One 24-inch box replacement similar or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

ii. *Location.*

(1) A minimum of 50 percent of the replacement trees shall be planted on site.

(2) A maximum of 50 percent of the replacement trees may be planted off-site at locations approved by the Director or have their obligation met through payment of an in lieu fee. The value of each replacement tree, including the cost of installation, shall be established by a certified arborist and the funds shall be dedicated to an urban forestry program of the City of Alhambra.

8. If compliance with any of the foregoing development and design standards would physically preclude the construction of up to two units on the lot, or would physically preclude either of the two units from being at least 800 square feet in floor area, then compliance with said standard shall be waived except for the requirement for at least four foot rear and side yard setbacks for new construction urban dwelling units.

E. **Off-Street Parking.** All units, including urban dwellings and existing units, must provide at least one on-site parking space per unit, which may be uncovered, tandem, or within an enclosed garage, except as expressly provided for in Government Code section 65852.21.

F. **Owner-Occupancy Requirement.** There shall be no owner-occupancy requirements for urban dwelling units unless located on a lot created through an urban lot split pursuant to Government Code Section 66411.7 and Title 22 of the Alhambra Municipal Code. In the case of an urban lot split, the property owner shall sign an affidavit that the owner will occupy one of the urban dwelling units as their principal residence for a minimum of 3 years from date of approval of the urban lot split.

G. **Code Compliance.** An urban dwelling unit must comply with all currently applicable building, health and fire codes.

H. **Utilities.** Urban dwelling units shall be served either by separate meters for water, electric, and gas service or by an existing primary dwelling unit's meters. An urban dwelling unit's sewer service may be provided through an existing primary dwelling unit's sewer line, provided that the applicant makes a showing that the existing sewer line has sufficient capacity and slope to ensure proper flow strength for the urban dwelling unit's sewer output. If sufficient capacity and slope cannot be ensured, an urban dwelling unit may utilize a separate sewer line.

I. **Fines and Penalties.** The owner and all successors in interest in the subject property shall maintain the urban dwelling unit in accordance with all applicable regulations established in this Section and any approval granted by the City. Violations and lack of compliance with any provisions of this Section may result in legal action against the property owner, including revocation of any right to maintain an urban dwelling unit on the property as set forth in this Chapter and shall be subject to administrative fines and penalties as contained in Chapter 1.04 of the Municipal Code.

J. **Short-Term Rental.** Urban dwelling units are prohibited from being utilized as short-term rentals pursuant to Chapter 5.92, Short-Term Rentals.

K. **Review Process.**

1. ***Application.*** An Administrative Review application for an urban dwelling development proposal must be filed and reviewed pursuant to Chapter 23.32, Administrative Reviews. All applicants must pay the application review fees. An application for Administrative Review of a proposed urban dwelling unit development shall be considered and approved or denied within 60 days from the date the application is deemed complete. An Administrative Review for an urban dwelling unit is a ministerial approval.

2. ***Grounds for Denial of Application.*** An application that does not conform to the specific standards set forth in this Section, shall not be approved. An application conforming to the specific standards set forth in this Section may be denied if the Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

23.22.310 Vape and Smoke Retail Sales

A. **Purpose and Intent.** The purpose and intent of this Section is to preserve the health, safety, and welfare of the residents of Alhambra by preventing a proliferation of vape and smoke retail sales businesses in the City without regard to the appropriateness of their location, and to protect the most vulnerable members of the public from the negative impacts associated with smoking and vaping uses.

B. **Required Permit.** Vape and smoke retail sales businesses are allowed subject to approval of a Conditional Use Permit pursuant to Chapter 23.34, Use Permits, the requirements of this section, and the requirements of Chapter 5.90, Tobacco Retail License, of the Alhambra Municipal Code.

1. ***Conditions of Approval.*** A Conditional Use Permit shall include any such conditions of approval that the Police Chief finds reasonably necessary to implement the purpose and intent of this section when considering the location and size of the proposed vape and smoke retail sales business.

C. **Locational Requirements.**

1. Vape and smoke retail sales businesses shall not be located within 1,000 feet of any other parcel upon which a vape and smoke retail sales business is operating.

2. Vape and smoke retail sales businesses shall not be located within 600 feet of any other parcel containing a sensitive receptor. The measurement must be made from the property line of the parcel containing the sensitive receptor unless the building or structure utilized by the sensitive receptor is set back more than 50 feet from the property line, in which case the measurement is made from the outline of the building or structure footprint to 600 feet in all directions.

   a. ***Sensitive Receptor.*** Means any of the following uses:

      i. Schools;

      ii. Colleges and trade schools;

      iii. Community assembly;

      iv. Community garden;

      v. Cultural institutions;

      vi. Day care center;

      vii. Emergency shelter;

      viii. Hospitals and clinics;

      ix. Park and recreation facilities;

      x. Social service facilities; and

      xi. A conditionally permitted use that provides services primarily to minors.

D. **Legal Nonconforming Vape and Smoke Retail Sales Uses.** Notwithstanding any other provision of this code to the contrary, the following shall apply with respect to vape and smoke retail sales establishments legally existing as of July 31, 2026.

1. All legally existing vape and smoke retail sales establishments shall be required to obtain a Conditional Use Permit no later than July 31, 2029 to remain in operation. Any vape and smoke retail sales establishment which obtained a Conditional Use Permit prior to July 31, 2026 need not obtain a new Conditional Use Permit.

2. A legal nonconforming vape and smoke retail sales establishment shall terminate if it is discontinued for a period of 90 consecutive days, if it is located in a zone where vape and smoke retail sales establishments are prohibited on or after July 31, 2026, or if the vape and smoke retail sales establishment fails to comply with the locational requirements and obtain a Conditional Use Permit by July 31, 2029. Notification of the termination of legal nonconforming status shall be provided to the owner(s) of the business and the owner(s) of record of the property upon which a vape and smoke retail sales establishment is located, hereafter referred to as the "interested parties." Notice of the pending termination shall be provided in writing by the Community Development Department, served by certified, return receipt, first class mail. Notification shall contain the following information:

   a. The location of the legal nonconforming smoking/vaping establishment, including street address and assessor's parcel number;

   b. The basis for the termination of legal nonconforming status;

c. The effective date of said termination; and

d. The process of appeal of said termination.

3. Any interested party may appeal the proposed termination of a vape and smoke retail sales establishment's legal nonconforming status pursuant to the following administrative procedure:

a. No later than 30 days from the date of the notice of termination set forth in subsection D.2 above, the interested party may file a written appeal to the Community Development Director. The request shall state all reasons, including, but not limited to, alleged abridgements of the appellant's constitutional rights, and why the termination should not be made effective on the date proposed.

b. Within 30 days of service of said appeal the Community Development Director shall meet with the interested party and/or representative to discuss the termination and the appeal. Notice of the meeting shall be provided to all interested parties and shall be given at least five days before the meeting. No later than 10 days following the meeting the Community Development Director shall provide written notice of his or her decision to all interested parties.

c. No later than 15 days from service of said written decision by the Community Development Director, any interested party may appeal the decision to the City Council by submitting a written notification of the appeal to the City Clerk and paying an appeal fee as established from time to time by resolution of the City Council.

d. No later than 45 days from the receipt of the appeal, the City Clerk shall place the appeal on the City Council's agenda and shall cause notice of said appeal to be published once.

e. The City Council shall hear the appeal at a regular meeting of the Council. Based on the merits of the case, the City Council shall render a written decision with findings of fact and said decision shall be considered final. The City shall take no action toward termination of the nonconforming status of the use pending any appeal action.

f. Absent a timely appeal, the decision of the Community Development Director, or the Planning Commission, shall be final and conclusive. The decision of the City Council on appeal shall be final and conclusive unless timely judicial review is sought pursuant to Code of Civil Procedure Section 1094.6.

E. **Local, State, and Federal Laws.** Vape and smoke retail sales businesses shall comply with all applicable local, state, and federal laws, including, but not limited to, Chapter 5.90, Tobacco Retail License, of this code.

ATTACHMENT 3

RESOLUTION NO. 26-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ALHAMBRA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING TEXT AMENDMENT AMD-26-04, AN ORDINANCE AMENDING THE ALHAMBRA MUNICIPAL CODE TO ADDRESS NEW STATE LAWS, ELIMINATE INCONSISTENCIES, CLARIFY AMBIGUOUS PROVISIONS, CORRECT TYPOGRAPHICAL AND FORMATTING ERRORS, AND MODIFY USE ALLOWANCES

THE PLANNING COMMISSION OF THE CITY OF ALHAMBRA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Planning Commission finds as follows:

A. The City of Alhambra seeks to amend the Alhambra Municipal Code ("AMC") to address new State laws, eliminate inconsistencies, clarify ambiguous provisions, correct typographical and formatting errors, and modify use allowances;

B. The Planning Commission is authorized by Chapter 23.40 of the AMC to review and make recommendations on any proposed zoning-related ordinance that seeks to amend Title 23 of the AMC and on amendments to the General Plan;

C. The proposed provisions are consistent with the policies and programs of the City's General Plan and State law;

D. The City reviewed this text amendment pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA and the CEQA Guidelines are collectively referred to as "CEQA Regulations";

E. Notices of Public Hearing before the Planning Commission were duly given and published in the time, form, and manner as required by law; and

F. On April 6, 2026 at 7:00 p.m. at City Hall Council Chambers, 111 South First Street, Alhambra, the Planning Commission of the City of Alhambra held a public hearing on Zoning Text Amendment AMD-26-04, and considered written and oral comments, and facts and evidence presented by City Staff, and other interested parties. The proposed ordinance adopting Zoning Text Amendment AMD-26-04 is incorporated herein by reference.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT. This Zoning Text Amendment AMD-26-04 was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), and is exempt from the provisions of the CEQA

because the Zoning Text Amendment will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); there is no possibility that the Zoning Text Amendment will have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and this Zoning Text Amendment is not a "project," as defined in Section 15378 of the CEQA Guidelines and Public Resources Code section 21065.

SECTION 3. PLANNING COMMISSION RECOMMENDED CHANGES. The Planning Commission made the following recommendations on Zoning Text Amendment AMD-24-02, which are summarized below and have been incorporated into Exhibit 1, as appropriate:

A. Verify the language in AMC § 23.22.300(B)(2) and § 23.22.300(B)(3) pertaining to Urban Dwelling Units (SB 9 Units) is accurate.

B. Revise the language in AMC § 23.20.090(B)(6)(a)(ii) to the following (with recommended additions denoted by underline and recommended deletions by ~~strikethrough~~):

> "No more than 50 percent of the total number of ~~required~~ proposed residential parking spaces may be designed as tandem parking spaces."

SECTION 4. NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Alhambra, California, as follows:

A. All of the statements and facts set forth above in the recitals are true and correct and incorporated herein by this reference. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this resolution.

B. Based on the entire record, including all written and oral evidence presented to the Planning Commission, and the findings made and evidence discussed in the Staff Report and this Resolution, the Planning Commission hereby approves Zoning Text Amendment AMD-26-04 amending the Alhambra Municipal Code, and finds that the proposed Ordinance, set forth in **Exhibit 1**, and incorporated herein by reference, is consistent with the City's adopted General Plan and Zoning Code and hereby recommends that the City Council adopt the attached proposed Ordinance.

PASSED, APPROVED AND ADOPTED THIS 6TH DAY OF APRIL 2026.

Chris Olson

CHRIS OLSON, PRESIDENT
PLANNING COMMISSION

ATTEST:



MAIA MCCURLEY, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF ALHAMBRA)

I, Maia McCurley, Planning Commission Secretary of the City of Alhambra, do hereby certify that foregoing Resolution was duly adopted by the Planning Commission of the City of Alhambra at a regular meeting thereof, held on the 6th day of April, 2026, by the following vote of the Planning Commission:

AYES: CHEN, GARDEA, GRIJALVA, HO, JUAREZ, MOJARRO, OLSON

NOES: NONE

ABSENT: DORADO



MAIA MCCURLEY, SECRETARY
PLANNING COMMISSION

ATTACHMENT 4

ATTACHMENT 4

NOTICE OF EXEMPTION

TO:
County Clerk, County of Los Angeles
Environmental Filings
12400 East Imperial Highway, Room 1201
Norwalk, CA 90650

FROM:
City of Alhambra
Community Development
Department
111 South First Street
Alhambra, CA 91801

SUBJECT: Filing of Notice of Exemption

PROJECT TITLE/LOCATION:
Zoning Text Amendment AMD-26-04

LEAD AGENCY:
City of Alhambra, Community Development Department
111 South First Street, Alhambra, CA 91801

PROJECT DESCRIPTION:
This is an application to amend Title 23 (Zoning) of the Alhambra Municipal Code, as well as adding new sections, to address new State laws, eliminate inconsistencies, clarify ambiguous provisions, correct typographical and formatting errors, and modify use allowances.

NAME OF PUBLIC AGENCY APPROVING THE PROJECT
City of Alhambra

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT
City of Alhambra

EXEMPT STATUS
[ ] Ministerial (Sec. 21080(b)(1)); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3)); 15269(a);
[ ] Emergency Project (Sec. 21080(b)(4)); 15269(b)(c).
[X] Statutory Exemptions (Sec. 15060(c)(2) and 15061(b)(3))

REASONS WHY PROJECT IS EXEMPT
The proposed Ordinance is not subject to environmental review under the California Environmental Quality Act ("CEQA") because the Ordinance is an activity that is excluded from the definition of a project by Section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed Ordinance amending Title 23 (Zoning) of the Municipal Code is an organizational or administrative activity of government which will not result in direct or indirect physical changes to the environment and are exempt from CEQA under Title 14 of the California Code of Regulations Sections 15060(c)(2) and 15061(b)(3).

Project Contact Person: Jessica Vargas Phone: (626) 570-5043
Signature: _____ Date: June 23, 2026
Title: Associate Planner

ATTACHMENT 5

ANNUAL ZONING CODE CLEAN-UP

ZONING TEXT AMENDMENT AMD-26-04

CITY COUNCIL PUBLIC HEARING
MAY 11, 2026

City of Alhambra

ZONING CODE CLEAN-UP

- Annual updates to "clean-up" Zoning Code
  - **Amendments:** Revising existing sections within the Code
  - **Additions:** Inserting entirely new sections into the Code
- Updates address the following issues:
  - **Clarification**
  - **Consistency**
  - **Compliance with State laws/Federal laws**
  - **Typographical & Formatting**
  - **Use Allowances & Regulations**

SUBSTANTIVE & NON-SUBSTANTIVE AMENDMENTS/ADDITIONS

- 20 Chapters are being amended
- 3 new sections are being added into Chapter 23.22 (Standards for Specific Uses)
- Each proposed amendment and addition has been color-coded into 2 broad categories:
  - **Non-Substantive (green category) – 32 non-substantive amendments (#s 1-32)**
    - Section number updates
    - Typographical edits
    - Clarifications
  - **Substantive (yellow category) – 19 substantive amendments/additions (#s 33-51)**
    - New standards for Poolroom & Billiard Rooms, Vape & Smoke Retail Sales, and Urban Dwelling Units
    - Changes to use allowances & regulations
    - Procedural changes in compliance with State law
    - Revised development standards
- Attachment 2, Exhibit 1, Exhibits A & B show all proposed text edits in tracked changes

NON-SUBSTANTIVE AMENDMENTS

ATTACHMENT 1

SUMMARY TABLE OF PROPOSED TEXT AMENDMENTS & ADDITIONS

TABLE LEGEND
32 Amendments – Non-Substantive (Green Category)
19 Amendments/Additions – Substantive (Yellow Category)

PROPOSED NON-SUBSTANTIVE AMENDMENTS				
Amendment No.	Chapter	Section	Amendment/Addition Type	Description of Amendment/Addition
1	23.02 (Interpretation of the Zoning Code)	§ 23.02.030 (Rules of Measurement)	- Clarification	This amendment would clarify the measurement by which basements would be determined as stories and add an exception for basements used for subterranean parking.
2	23.05 (Commercial Zoning Districts)	§ 23.05.030 (Development Standards)	- State law	This amendment would update the number of Density Bonus incentives and concessions granted for qualifying projects in the CBD Zone to be consistent with State law.
3	23.07 (Public and Semi-Public Zoning Districts)	§ 23.07.020 (Land Use Regulations)	- Consistency	This amendment updates the revised section numbers for various uses and their regulations, including *Single Room Occupancy*, *Recycling Facilities*, *Telecommunication Facilities*, and *Temporary Uses*. These section numbers were revised due to the addition of new sections which altered several section numbers.
4	23.12 (General Site Regulations)	§ 23.12.040 (Encroachments into Required Setbacks)	- Typographical & Formatting - Clarification	This amendment would update a column header in *Table 23.12.040* from "Limitations" to "Additional Regulations" for consistency with the formatting of other tables, and add a reference under this column to *Section 23.13.020.B.5, Balconies and Decks*, to clarify that there are additional setback regulations applicable to balconies and decks.
5	23.12 (General Site Regulations)	§ 23.12.050 (Fences and Freestanding Walls)	- Clarification	This amendment clarifies that the fence height limit applies to a required front yard, and adds an exception for certain uses.

Examples:

- Update standards for Fences and Freestanding Walls, Artificial Turf, and Location of Required Parking for internal document consistency
- Clarify standards for Security Devices and Vehicle Back-Up Space
- Update Public Hearing and Agenda procedures to align with recent updates to City Council procedures
- Update section numbers due to the addition of new sections

SUBSTANTIVE AMENDMENTS/ADDITIONS

PROPOSED SUBSTANTIVE AMENDMENTS				
Amendment No.	**Chapter**	**Section**	**Amendment Type**	**Description of Amendment**
33	23.04 (Residential Zoning Districts)	§ 23.04.020 (Land Use Regulations)	- Use Allowances & Regulations - State law - Consistency	This amendment updates the table with the new Urban Dwelling Unit (SB 9 Unit) use classification with reference to added *Section 23.22.300, Urban Dwelling Units*. The footnote referencing SB 9 units has also been removed since this is now a residential use type regulated as Urban Dwelling Units. This amendment also updates the revised section numbers for various uses and their regulations, including *Single Room Occupancy, Recycling Facilities, Telecommunication Facilities*, and *Temporary Uses*. These section numbers were revised due to the addition of new sections which altered several section numbers.
34	23.05 (Commercial Zoning Districts)	§ 23.05.020 (Land Use Regulations)	- Use Allowances & Regulations - Consistency	This amendment updates the table with the following new Commercial Use classifications and regulations for certain zones: 1) new Poolrooms/Billiard Rooms use requires a Conditional Use Permit in all commercial and mixed-use zones; 2) new Alcohol Beverage, Off-Sales use requires a Minor Use Permit in the CBD and AC zones and is permitted in all other commercial and mixed-use zones; and 3) new Vape and Smoke Retail Sales use requires a Conditional Use Permit in all commercial and mixed-use zones.

- Land Use Regulations for:
  - Urban Dwelling Units (also known as SB 9 Units)
  - Off-Sale Alcoholic Beverages
  - Poolrooms & Billiard Rooms
  - Vape & Smoke Retail Sales
- New use classification for Data Centers
- Clarify review procedures for projects submitted pursuant to AB 130

ACCESSORY DWELLING UNITS (ADUS) & URBAN DWELLING UNITS (SB 9 UNITS)

- **ADUs:** The existing ADU section updated to comply with State law, clarify applicable development standards, and impose new regulations pertaining to ADU uses. This section is also being *reorganized for clarity and ease of use*.

- **SB 9 UNITS:** A new section with standards, regulations, and review procedures for Urban Dwelling Units (also known as SB 9 units) in compliance with State Law and the programs identified in the City's adopted 2021-2029 Housing Element.

- Concurrent Municipal Code update proposed to **Title 22 for Urban Lot Splits**

DATA CENTERS

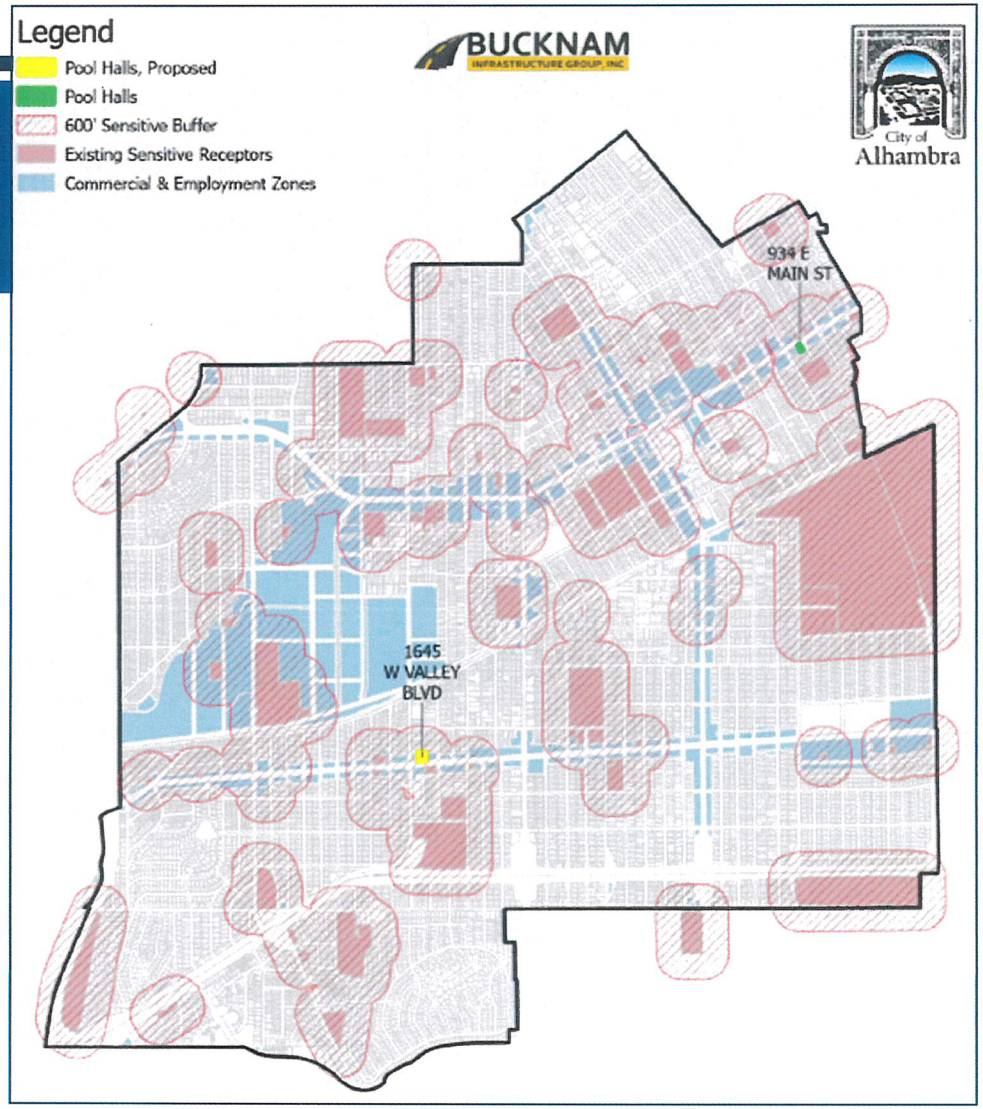
- Proposed Use Classification in AMC 23.43.050, Transportation, Communication, and Utility Uses:
  - ***Data Centers.*** *Facilities used primarily for analyzing, processing, storing, converting, transmitting, distributing, and managing electronic data for on-site or off-site use. These facilities typically house computer, network, and telecommunication equipment, systems, servers, appliances, and other associated components related to electronic data operations. This classification excludes data facilities that are incidental to another primary use and that are strictly for the purposes of supporting the on-site operations of the primary use.*
- Not permitted in any zone

ALCOHOLIC BEVERAGES, OFF-SALE

- New "**Alcoholic Beverages, Off-Sale**" subclassification under Retail Sales use type
- Requirement for **Minor Use Permit in Central Business District (CBD) zone**
- Applies to retail establishments where **25 percent or more of the floor area is dedicated to the sale of beer, wine, or liquor for off-site consumption**
- Limits **hours of operation from 7 – 12 AM**

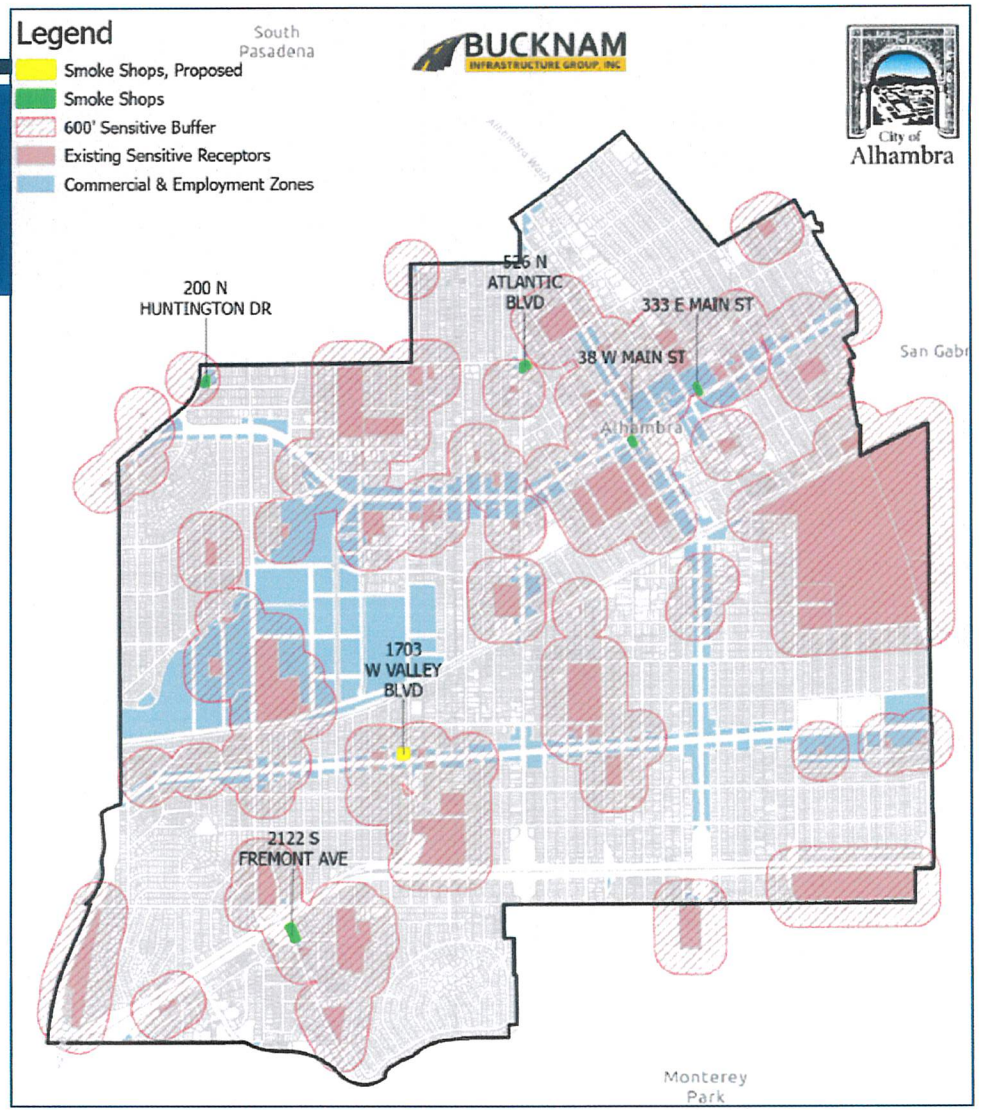
POOLROOMS & BILLIARD HALLS

- Proposed Ordinance:
  - New "Poolroom & Billiard Room" subclassification under Commercial Entertainment and Recreation use type
  - Requirement for Conditional Use Permit
  - 600' buffer requirement from sensitive receptors
  - 1000' buffer requirement from any other Poolroom & Billiard Room business
- Concurrent Municipal Code update proposed to AMC 5.52, Poolrooms & Billiard Halls



VAPE AND SMOKE RETAIL SALES

- Proposed Ordinance:
  - New "Vape and Smoke Retail Sales" subclassification under Retail Sales use type
  - Requirement for Conditional Use Permit
  - 600' buffer requirement from sensitive receptors
  - 1000' buffer requirement from any other Vape and Smoke Retail Sales business
- Concurrent Municipal Code update proposed to AMC 5.90, Tobacco Retail License



AB 130 CEQA EXEMPTION

- **AB 130:** New streamlining review procedures for qualifying housing projects
  - Expands CEQA exemptions
  - Approval/Disapproval within 60 days of submitting a complete application (both ministerial and discretionary approvals)
- **Proposed Updates for Qualifying Housing Projects:**
  - Designate Community Development Director as decision-maker for Residential Planned Development Permit
  - Require Minor Use Permit for projects currently subject to Conditional Use Permit
  - Require public noticing and Director hearing for such project reviews

PLANNING COMMISSION RECOMMENDATION

- **Planning Commission Public Hearing on April 6, 2026**
- **Planning Commission recommended approval of the Zoning Code Clean-Up**
    1. Minor verbiage change in tandem parking standards (as recommended by staff)
    2. Verify accuracy of statutory language in Urban Dwelling Units section
- **Additional revisions incorporated by staff:**
    1. Clarify "Small Housing Developments" are not only permitted on sites zoned for multifamily residential development per SB 1123
    2. Clarified objective design standards apply to Urban Dwelling Units
    3. Updated Tree Preservation replacement requirements for ADUs & Urban Dwelling Units to ensure standards are objective

STAFF RECOMMENDATION

1. Conduct a Public Hearing to receive public testimony;
2. Direct the City Attorney to introduce and give first reading by title only, waiving further reading to the following ordinance entitled:

   Ordinance No. O2M26-4863: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA ADOPTING ZONING TEXT AMENDMENT AMD-26-04, AMENDING THE ALHAMBRA MUNICIPAL CODE TO ADDRESS NEW STATE LAWS, ELIMINATE INCONSISTENCIES, CLARIFY AMBIGUOUS PROVISIONS, CORRECT TYPOGRAPHICAL AND FORMATTING ERRORS, AND MODIFY USE ALLOWANCES

   which ordinance shall return for a second reading and adoption at the next City Council meeting on June 22, 2026; and

3. Determine this action is exempt from CEQA.

Item No. 3

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dennis Ahlen, Director of Public Works & Utilities

SUBJECT: **PUBLIC HEARING PUBLIC WORKS MAINTENANCE AND IMPROVEMENT DISTRICT 2026/2027**

RECOMMENDATION:

It is recommended the City Council, after conducting a public hearing, adopt the attached resolution renewing the Public Works Maintenance and Improvement District for the 2026/2027 Fiscal Year at the same rates since 1996-97, and direct staff to undertake the steps necessary to finalize the Council's action.

BACKGROUND:

1. In 1986, the City Council acted to replace the Landscaping and Lighting District, which had been in existence since 1982, with a benefit assessment district called the Public Works Maintenance and Improvement District (PWMID). The PWMID provides the City with greater flexibility to address public works infrastructure deficiencies, including the ability to sell bonds to provide funding for major capital improvement projects.

2. As presently structured, the PWMID contains three zones: A, B and C.

   Zone A includes the downtown area only and was established to provide a source of funding to operate and maintain specialized improvements. Those improvements include items such as decorative sidewalk planters, landscape medians, decorative sidewalk and paving and the Washington Twin streetlights.

   Zone B of the PWMID was established to fund debt service on a bond issue and ongoing maintenance and operation of the City's streetlights, sidewalks, curb and gutters, streets, street trees, median landscaping and municipal parking lots and structures. The work is performed by a combination of a concrete crew, a two-person electrical crew (who also maintain traffic signals), an asphalt crew, and contractors.

   Zone C was established in 1987 and includes generally those properties located on both sides of Main Street, between Atlantic and Palm, and on both sides of Palm, between Main and Commonwealth. The purpose of Zone C is to provide funding for the ongoing maintenance and operation of the various improvements, which were constructed in the Auto Row area, and include the grass parkway, the feature lights between Atlantic and Olive, and the street trees.

3. The recommended FY 2026/2027 assessment level for a single family in Zone B is $93.17, which is equal to the current assessment. The assessment for Zone A is $459.40 per 10,000 square feet of parcel area and Zone C is $207.50 per 10,000 square feet of parcel area. Zone A and Zone C are recommended to remain at the current level.

4. The notice of the public hearing pertaining to the renewal of the PWMID was published and posted in accordance with the law.

5. As required by the enabling ordinance, the City engineer's report was prepared regarding the renewal of the PWMID. In addition, in order to comply with another provision of Proposition 218, reports were certified by the City Engineer. Copies of the reports are attached. The reports, as well as the assessment tapes, must be sent to the Los Angeles County Tax Collector.

6. In order to ensure that adequate income is received next fiscal year to fully fund all expenses associated with the PWMID, it is necessary the City Council take formal action to renew the PWMID prior to July 1 of each year.

FINANCIAL ANALYSIS:

The assessments for Zones A, B and C generate approximately $112,697, $3,016,276, and $55,550, respectively.

ATTACHMENTS:

Final Engineer's Report Public Works Maintenance and Improvements District No. 1, Fiscal Year 2026/2027, dated April 30, 2026.

Resolution No. R2M26-13 A Resolution of the Alhambra City Council Ordering the Renewal of City of Alhambra Public Works Maintenance and Improvement District for Fiscal Year 2026/2027.

FINAL ENGINEER'S REPORT
PUBLIC WORKS MAINTENANCE AND IMPROVEMENTS DISTRICT NO. 1
FISCAL YEAR 2026/2027

CITY OF ALHAMBRA

April 30, 2026

TABLE OF CONTENTS

		Page
I.	BACKGROUND	3-6
II.	BOUNDARIES OF ZONES	7
III.	DESCRIPTION OF THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF IMPROVEMENTS AND SERVICES	8-10
IV.	ASSESSMENT DIAGRAM	11
V.	NECESSITY FOR IMPROVEMENTS AND SERVICES	11
VI.	BENEFITS DERIVED FROM IMPROVEMENTS AND SERVICES	11
VII.	2026/2027 LEVY OF ASSESSMENT	12-14
VIII.	SUMMARY	15
	EXHIBIT A - ASSESSMENT DIAGRAM	16
	EXHIBIT B - METHOD OF ASSESSMENT	17-24
	EXHIBIT C - ZONE A COST ANALYSIS	25
	EXHIBIT D - ZONE B COST ANALYSIS	26
	EXHIBIT E – ZONE B SAMPLE ASSESSMENTS LIGHTING, LANDSCAPING, AND STREETS	27-33
	EXHIBIT F - ZONE C COST ANALYSIS	34

FINAL ENGINEER'S REPORT
PUBLIC WORKS MAINTENANCE AND
IMPROVEMENTS DISTRICT NO. 1
FISCAL YEAR 2026/2027

CITY OF ALHAMBRA

I. BACKGROUND

The City established Landscaping and Lighting Assessment Districts Nos. 1 and 2 in 1982 under the authority of the Landscaping and Lighting Act of 1972. In 1983, the City combined those districts into one district called "Landscaping and Lighting District No. 1".

On November 12, 1985, the City Council passed Ordinance No. 085-3997 which added Chapter 3.50 to the Alhambra Municipal Code, thus authorizing procedures "for the creation of assessment districts for the construction of public improvements and/or for the providing of public services alternatives to procedures established by State Law." On November 25, 1985, the City Council initiated the process of creating a new assessment district that, by adopting Resolution R85-285, would supersede and replace the Landscaping and Lighting District No. 1. Following the receipt and review of a Feasibility Report, the City Council adopted Resolution No. R86-54 on February 24, 1986, declaring its intention to supersede and replace Landscaping and Lighting District No. 1 with the Public Works Maintenance and Improvements District No. 1. Following a public hearing on the creation of the assessment district, the City Council adopted Resolution No. R86-134 on June 5, 1986, ordering the formation of the District. On the same date, the City Council subsequently approved Resolution No. R86-135 which: 1) ordered the performance of certain services and the construction of certain improvements (as previously detailed in Resolution No. R86-134); 2) confirmed the assessment diagram and assessment roll as submitted; and 3) levied said assessment for the fiscal year commencing on July 1, 1986, and ending on June 30, 1987.

On July 28, 1986, the City Council of the City of Alhambra, by approval of Resolution No. R86-181, awarded to the lowest bidder the sale of $9,930,000 in improvement bonds designated, "CITY OF ALHAMBRA, IMPROVEMENT BONDS, PUBLIC WORKS MAINTENANCE

AND IMPROVEMENTS ASSESSMENT DISTRICT NO. 1, SERVICES 1986", and authorized such actions necessary to complete the issuance, sale, and delivery of such bonds.

On June 22, 1987, the City Council adopted Resolution No. 87-63 which modified the District and provided additional maintenance along Auto Row Alhambra. This resulted in the creation of an additional benefit zone, thus capturing the costs of the additional maintenance and assessing it back to the benefiting parcels annually.

On June 22, 1992, the City Council adopted Resolution No. R92-29 which further modified the District by adding street sweeping, weed and graffiti abatement, and state mandated refuse reduction measures (recycling) required by AB 939, to the list of maintenance and operation activities funded by the District. The Zone B assessment level was increased to fully fund those services.

Since the sale of the improvement bonds in 1986, the City has used the proceeds to fund approximately $2,000,000 in concrete repairs, and $7,000,000 in street lighting improvements.

The street lighting improvements resulted in the upgrading of nine substandard city owned street lighting systems containing series circuits and incandescent lamps, to multiple circuits with high pressure sodium lamps. In addition, two systems owned by the Southern California Edison Company were replaced with modern city owned systems. The result of those improvements was a fivefold increase in street lighting levels, and a reduction in annual energy charges of more than 25 percent, in 1994 dollars. However, the completion of the two Edison area projects effectively depleted the 1986 Bond proceeds set aside for the street lighting improvement program.

In order to maximize the benefits of the street lighting improvement program, it became necessary that reassessments be made and refunding bonds be sold so that the three remaining areas of the City served by Southern California Edison owned street lighting systems could have those systems replaced by modern city-owned systems. This work was accomplished for approximately $1,850,000.

Now that those three remaining areas have been improved, the City has assumed maintenance responsibility for nearly all street lighting systems in the City, with no increase in the manning level of the existing street light maintenance crew.

In recognition of the need to refund the initial bond issue, the City Council, on February 28, 1994, approved Resolution No. 94-12 which authorized the making of reassessments and the refunding of the 1986 Bond issue. By taking advantage of the lowest interest rates in decades which existed in early 1994, and increasing the term of the refunding bonds to 25 years as opposed to 15 years for the 1986 Bonds, the City was able to accomplish the following: (a) maintain the total annual assessments for improvements and services at the levels originally projected, and (b) provide bond proceeds to complete the street lighting improvement program and since assessment revenue needed for debt service will be reduced, the excess assessment revenue above that needed for ongoing operational costs and debt service was used to repay a loan from the City totaling approximately $1,185,160 which was advanced during the initial years following the District's formation. The City loan was fully repaid in 2003.

This Feasibility and District Report contains information in connection with the 2026/2027 levy of the annual installment of the reassessments and of the service assessments (collectively, the 2026/2027 Levy). The proposed reassessments were imposed beginning with the 1994-95 fiscal year and were levied on an annual basis until 2019. The service assessments are imposed and levied on an annual basis until the services are no longer needed. The debt service was satisfied and fully redeemed in 2019. The debt service assessment is no longer imposed.

The method of reassessment for improvements and assessment for services uses the same formula that has been used to spread the original assessments. See Exhibit B.

The reassessment and assessment levels are proposed to remain at the same level as for the previous year, and the services proposed to be funded by the assessments will be conducted within the "street" (including alleys and municipal parking lots) and sidewalk rights-of-way. As such, we believe that the assessment district will be in full compliance with the provisions of Proposition 218, which was passed in November 1996.

II. BOUNDARIES OF ZONES

The District has coterminous boundaries with the City and is divided into three zones:

Zone A is the area generally known as the Main Street revitalization area which is located along the Main Street corridor between Atlantic Boulevard and Hidalgo Avenue, and Garfield Avenue between Woodward Avenue and Commonwealth Avenue.

Zone B coincides with the existing City boundaries and includes all parcels within the City of Alhambra. Zone B also includes the parcels mentioned in Zones A and C.

Zone C includes all parcels in the area generally known as Auto Row Alhambra which is located north and south of Main Street between Palm Avenue and Atlantic Boulevard, and along Palm Avenue between Main Street and Commonwealth Avenue. Non-commercial parcels within this zone are not assessed.

Parcels which are considered utility rights-of-way and public property as described in Sections 22595 and 22663, respectively of the Streets and Highways Code of the State of California, and are located within Zones A, B, and C are considered exempt from these special assessments and reassessments.

III. DESCRIPTION OF THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF IMPROVEMENTS AND SERVICES

Zone A

Improvements

The improvements in Zone A were constructed and financed by the Alhambra Redevelopment Agency. The project is known as the "Downtown Alhambra Revitalization - Main Street - Phase I and IA." A copy of the as-built plans is on file in the Public Works Department.

Maintenance and Operation

The services to be provided for Zone A are as follows:

1. Maintaining, operating, and improving street lights, holiday decorations, landscaping and other public improvements in the vicinity of Main Street and Garfield Avenue (Downtown), including watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal, acquisition, installation, maintenance, repair, cleaning and replacement of dead growth of trees, irrigation facilities, municipal parking lots, curbs, gutters, sidewalks (including sidewalk furniture such as benches, trash containers, pots and planters), and concrete intersections, and related work, as necessary.

2. All electrical energy and maintenance costs for the decorative street lighting located in Zone A.

3. All maintenance costs related to the improvements associated with the "Downtown Alhambra Revitalization - Main Street-Phase I and IA" project.

Zone B

Improvements

1. *Street Lighting*. Replacement or upgrade of approximately 3,316 street lights within boundaries of Zone B. Those improvements have been completed.

2. *Sidewalks and Driveways*. Replacement of approximately 190,000 square feet of damaged curbs, gutters, sidewalks, and driveways within the boundaries of Zone B. These improvements were replaced during the 1986-87 and 1987-88 fiscal years.

Maintenance and Operation

1. Maintaining, operating, and improving street lighting systems, the repair of damaged curbs, gutters, sidewalks, and driveways; the maintenance of median landscaping and street trees;

2. Maintenance and operation (including watering, fertilizing, mowing, weed control, pruning, removal, acquisition, design, installation, maintenance, repair, cleaning, and replacement) of median landscaping, street trees, parkways, street furniture (including trash containers), curbs, gutters, streets (including alleys), sidewalks, and driveway approaches within the public rights-of-way (including alleys), and municipal parking lots;

3. Maintenance (including removal, acquisition, design, installation, maintenance, repair, cleaning, and replacement) and operation of all street lighting improvements;

Zone C

Improvements

Installation of interlocking street pavers, street trees, median lawns, and decorative entrance features along the "Auto Row Alhambra" corridor.

Maintenance and Operation

1. Maintaining and operating decorative lights, landscaping and other public improvements on Main Street between Atlantic and Palm Avenue, and Palm Avenue between Main and Commonwealth (Auto Row), including watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal and replacement of dead growth, removal and installation of trees, maintenance of irrigation facilities, cleaning and repair of all curbs, gutters, sidewalks, and concrete intersections, and related work (including maintenance and installation of street furniture), if necessary.

2. All electrical energy and maintenance costs associated with the decorative lighting system.

3. All maintenance costs for the Improvements installed along the "Auto Row Alhambra" corridor.

IV. ASSESSMENT DIAGRAM

The Boundaries of the Assessment District are within the City limits of the City of Alhambra and are shown on a map entitled Assessment Diagram, Public Works Maintenance and Improvement District No. 1, City of Alhambra, which is on file with the City Clerk of the City of Alhambra. A copy of the Assessment Diagram, in reduced scale, is attached as Exhibit "A".

V. NECESSITY FOR IMPROVEMENTS AND SERVICES

In order to provide for the safety and well-being of the citizens of Alhambra, it is necessary that the streetlights on both local streets and major highways are in accordance with modern accepted standards. Those improvements provide security for residents as well as better safety conditions for both pedestrians and motorists. Replacement or repair of damaged streets, alley, municipal parking lots, landscaping, trees, sidewalks, curbs, gutters and driveways to generally accepted standards also provides for better safety conditions for both pedestrians and motorists. Proper maintenance of those facilities is essential.

VI. BENEFITS DERIVED FROM IMPROVEMENTS AND SERVICES.

The security and protection afforded by a modern street lighting system together with a well-maintained roadway (including curbs, gutters, sidewalks, driveways and alleys) or landscaped area is intended to enhance the health, safety and welfare associated with those parcels adjacent to this infrastructure system. A citywide improvement, such as has been carried out under Zone B of this District, provides direct, special benefit to the parcels and achieves the goals of enhanced health, safety and welfare.

VII. 2026/2027 LEVY OF ASSESSMENT

In order to fund the debt service requirement in 2026/2027 for the Improvement Bonds issued by the City and the operational and maintenance services mentioned above in FISCAL YEAR 2026/2027, it is necessary to proceed with the hearing on the Reassessments and the annual levy of service assessments for the 2026/2027 Fiscal Year as outlined in Chapter 3.50 of the Alhambra Municipal Code.

As required by Section 3.50.228 of said code, this Report contains A) information required of a Feasibility Report; B) a statement reflecting whether the services proposed are to be changed or altered from that provided during the previous fiscal year and/or whether any new services(s) are to be provided; and C) whether any change in cost is anticipated or proposed with reference to the providing of such services(s).

1. Feasibility Report Information

The information required of a Feasibility Report is contained in the February 21, 1986 Feasibility Report, which has been made a part hereof. The method for establishing the assessments in Zones A and B is detailed in the Final Engineer's Report - 1984/85 Renewal of Landscaping and Lighting Assessment District No. 1. The method for Zone C is detailed in the Final Engineer's Report 1987/88 Renewal.

For a detailed explanation of the method for each zone, refer to Exhibit "B". Both reports are on file with the City Clerk of the City of Alhambra.

2. **Proposed Improvement and Services**

Zone A. The services described in Section III of this report are proposed for the 2026/2027 fiscal year and are the same services provided during past fiscal year. The descriptions of activities have been further defined and clarified.

The improvements described in Section III of this report were financed with additional bond proceeds resulting from the bond refunding that occurred in the 1994/95 fiscal year.

Zone C. The services described in Section III of this report are proposed for the 2026/2027 fiscal year and include the same services provided during the past fiscal year. The descriptions of activities have been further defined and clarified.

3. **Estimated Costs**

Zone A. The estimated 2026/2027 costs for proposed services in Zone A are $112,697 with the assessment being $459.39 per 10,000 square feet of parcel area. That assessment amount is the same as the last ten years' assessment levels. See Exhibit C for a cost analysis.

Zone B. The estimated 2026/2027 costs for proposed services in Zone B are in excess of the proposed $3,016,276. The total 2026/2027 proposed levy, including the annual reassessments, for a single-family residential parcel is $93.17. That assessment amount is the same as the last ten years' assessment levels. See Exhibit D for a cost analysis.

Zone C. The estimated 2026/2027 costs for proposed services in Zone C are $55,550 with the 2026/2027 assessment being $207.50 per 10,000 square feet of

parcel area. That assessment amount has not changed. See Exhibit F for a cost analysis.

FINAL ENGINEER'S REPORT
PUBLIC WORKS MAINTENANCE AND
IMPROVEMENTS DISTRICT NO. 1
FISCAL YEAR 2026/2027

CITY OF ALHAMBRA

VIII. SUMMARY

In summary, the 2026/2027 levy of assessment for Public Works Maintenance and Improvements District No. 1 is necessary to provide funds for $4,901,811 (per City budget estimate for fiscal year 2026/2027 d) in street lighting, landscaping, and street services proposed for Zones A, B, and C of this District during the 2026/2027 fiscal year. The debt service for financing the Refunding Bonds was satisfied and fully redeemed in 2019. The total annual levy for the 2026/2027 fiscal year is $3,184,523.

In conclusion, it is my opinion that the assessments for Zones A, B, and C of the City of Alhambra Public Works Maintenance and Improvements District No. 1 are spread in direct accordance with the benefits that the land within the boundary of the Zones receives from the works of improvements and the maintenance thereof.

This Final Report is dated the 30th day of April 2026.

TRANSTECH ENGINEERS, INC.

By: _____

LIGHTING/LANDSCAPING ASSESSMENT ZONES
EXHIBIT A
ASSESSMENT DIAGRAM
PUBLIC WORKS MAINTENANCE AND IMPROVEMENT DISTRICT NO. 1
2026/2027 FISCAL YEAR

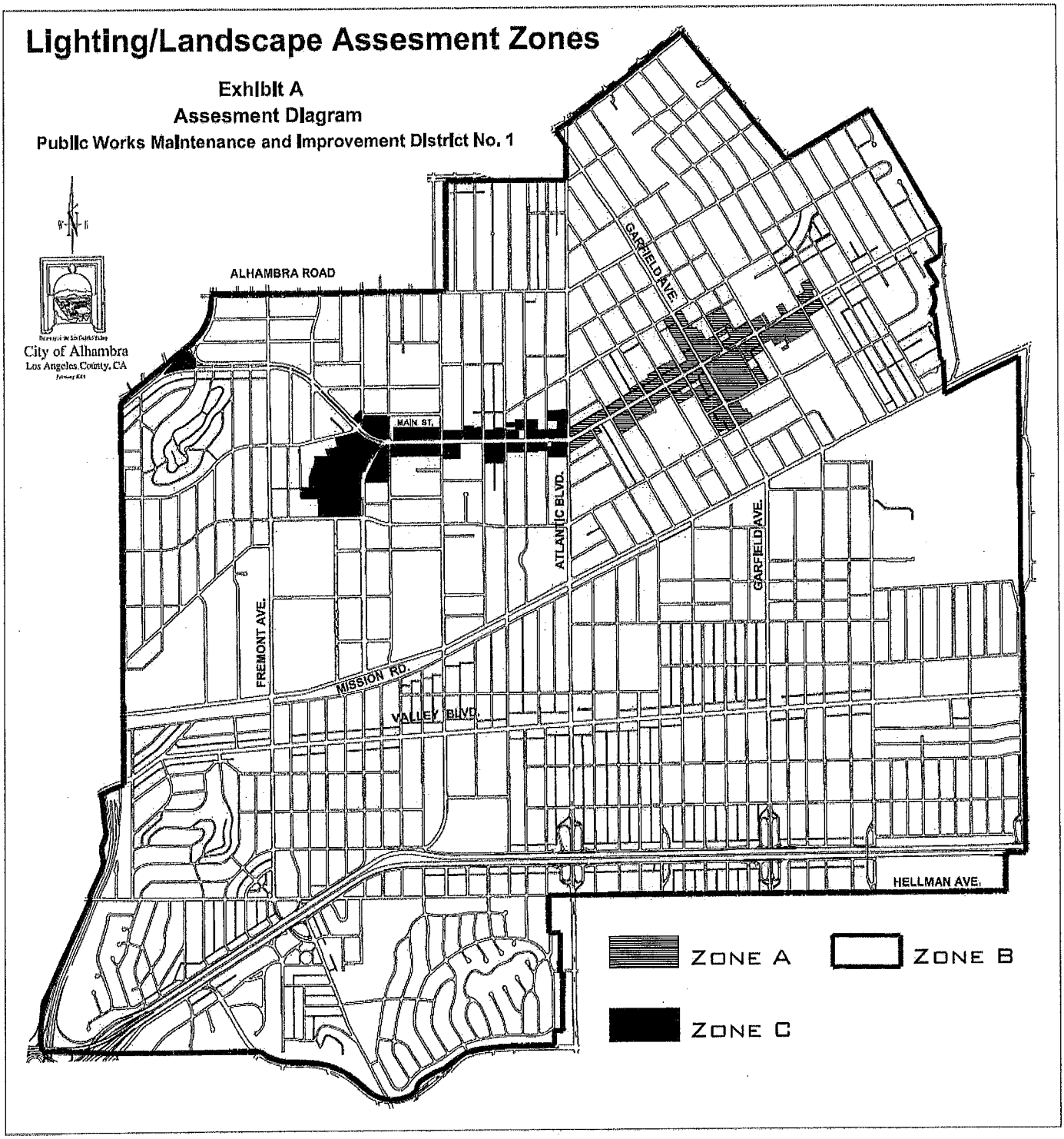


EXHIBIT B
METHOD OF ASSESSMENT
2026/2027 FISCAL YEAR

The Landscaping and Lighting Act of 1972, after which the City of Alhambra Public Works Maintenance and Improvement District is patterned, states that maintenance and improvement assessments may be apportioned by any formula or method which fairly distributes costs among all parcels within the district in proportion to the direct, special benefits received.

Zone A - The primary benefit of landscaping, safe sidewalks, street, parking, additional street lighting and seasonal enhancements in the "Downtown Alhambra Revitalization - Main Street Area" is the enhanced ambiance which attracts additional patrons to the area. The method of allocating the costs associated with the Zone "A" services is by parcel square footage. Each parcel is assessed its proportionate share of the costs based on its square footage. Since all of the maintenance activities are confined to improvements within the street right-of-way, and the assessment level is to remain at the current level, it is felt that the provisions of Proposition 218 that apply to existing benefit assessment districts have been complied with.

Zone B Street Lighting - The direct, special benefits of street lighting are for the convenience, safety, and protection of people and, to a lesser extent, the security or protection of property, property improvements and goods. The intensity or degree of illumination provided can have a bearing on both.

<u>People Related Benefits (People Use)</u>

1. Reduction in night accidents and attendant human misery and decrease in personal and property loss.

2. Less vulnerability to criminal assault at night.

3. Promotion of business during nighttime hours.

4. Increased nighttime safety on roads and highways.

5. Inspiration for community spirit and growth.

Security of Property Protection (Security Benefit)

1. Reduction in vandalism and other criminal acts, and damage to improvements.

2. Reduction in burglaries.

Intensity

Intensity or degree of illumination provided on streets in the City of Alhambra varies with the type of street, date of installation, and the use of the property adjacent thereto.

Based on land use information provided by the County Assessor, about 86 percent of the parcels in the City of Alhambra are in the residential category. Of those, approximately 70 percent are single-family homes or condominiums and the remainder are multiple family dwellings. A value of one unit has been assigned to the single family home, condominium, or vacant residential parcel (Group 1). The basic unit consists of a value of ½ for People Use, ¼ for Security Benefit, and ¼ for Intensity. Parcels in other land use categories were then rated by comparison with the basic unit.

For multiple family dwellings (Group 2), the value for Intensity remains at ¼ but the other two items are increased in proportion to the number of family dwelling units on the parcel. For example, a duplex is assessed ¼ for Intensity, 1 for People Use and ½ for Security Benefit, for a total of 1 ¾ units. The owner of such property would be assessed 1 ¾ times the owner of a single family residence. In consideration of the distance some units would be from the lighted roadway, Security Benefits in the residential category are not increased beyond a value of 1. Thus, a 5-unit apartment is assessed ¼ for Intensity, 2 ½ for People Use, and 1 for Security Benefits, or a total of 3 ¾ units. As the number of apartments on a parcel increases, the service charge units assigned for People Use follow a declining scale as follows:

Group 2.1 - 21 through 50 Apartments

Units for 20 apartments plus 1/3 unit for each apartment over 20. (20 apartments = 10 for People Use, 1 for Security Benefit and ¼ for Intensity = 11 ¼ Units)

Example: 50 Apartments: (50-20) divided by 3 = 10;
11 ¼ + 10 = 21 ¼ Units

Group 2.2 - 51 through 100 Apartments

Units for 50 apartments plus ¼ unit for each apartment over 50.

Example: 100 Apartments: (100-50) divided by 4 = 12 ½
21 ¼ + 12 ½ = 33 ¾ Units

Group 2.3 - Over 100 Apartments

Units over 100 apartments plus 1/5 unit for each apartment over 100.

Example: 200 Apartments: (200-100) divided by 5 = 20
33 ¾ + 20 = 53 ¾ Units

The Assessor's tax rolls do not indicate the number of units per multiple family residence in excess of five. Consequently, records of the City of Alhambra were used to determine the number of units in excess of five units per parcel.

The remaining 14 percent of the lots or parcels, most of which were commercial or industrial in nature, were separated into 11 land use categories (Assessor's codes are shown in parentheses) and units assigned on the basis of average benefits received. Please note that units assigned to Groups 10-12 were doubled due to the larger size of these establishments and, therefore, greater benefit from street lighting.

Group 3 - 1 Unit (Minimum charge for improved property)

1 - Cemeteries (77) - Not Used
2 - Dump Sites (89) - Not Used

Group 4 - 2 Units

Moderate Intensity Lighting, nominal People Use, moderate Security Benefit

1 - Animal Kennels (28)
2 - Nurseries and Greenhouses (29)
3 - Industrial Parking Lots (38)
4 - Churches (71)
5 - Private Schools (72)
6 - Utility (81)
7 - Petroleum and Gas (83)

Group 5 - 2 ½ Units

High Intensity Lighting, nominal People Use, moderate Security Benefit

1 - Commercial Parking Lots (27)

Group 6 - 3 Units

High Intensity Lighting, nominal People Use, high Security Benefit

1 - Office Buildings (17)
2 - Professional Buildings (19)
3 - Banks, Savings and Loans (23)
4 - Service Shops (24)
5 - Lumber Yards (36)
6 - Camps (68)
7 - Homes for the Aged (75)

Group 7 - 4 Units

High Intensity Lighting, moderate People Use, high Security Benefit

1 - Stores (11)
2 - Store with Office or Residence (12)
3 - Service Stations (25)
4 - Clubs and Lodge Halls (64)

Group 8 - 5 ¼ Units

Nominal Intensity, high People Use, high Security Benefit

1 - Rooming House (same as 8-unit apartment) (08)

Group 9 - 6 Units

High Intensity Lighting, high People Use, high Security Benefit

1 - Restaurant (21)
2 - Theater (61)

Group 10 - 5 Units

Moderate Intensity Lighting, nominal People Use, high Security Benefit

1 - Light Manufacturing (31)
2 - Warehousing (33)

Group 11 - 6 Units

High Intensity Lighting, nominal People Use, high Security Benefit

1 - Auto, Recreational Equipment Sales-Services (26)

Group 12 - 8 Units

High Intensity Lighting, moderate People Use, high Security Benefit

1 - Department Stores (13)
2 - Markets (14)
3 - Hotels and Motels (18)
4 - Bowling Alleys (63)

Group 13

It was determined, because of the great variance in the area of the 39 parcels, that properties within the six land use categories in this group (which represents less than 1 percent of the 18,425 parcels within the City) would be assessed on an area basis. An approximation of the number of the units per square foot used by the County of Los Angeles in establishing their County-wise LLA was utilized with a minimum number of units assessed to each parcel based on usage.

Group 13.1 - not less than 5 Units per Parcel

Nominal People Use

1 - Mineral Processing (37)
- 0.56 Units per 10,000 square feet

Group 13.2 - not less than 8 Units per Parcel

High People Use

1 - Neighborhood Shopping Centers (15)
- 1.44 Units per 10,000 square feet
2 - Regional Shopping Centers (16)
- 2.18 Units per 10,000 square feet
3 - Heavy Manufacturing (32)
- 0.64 Units per 10,000 square feet
4 - Hospital (74)
- 1.29 Units per 10,000 square feet

Vacant non-residential parcels were assigned three units (½ intensity, two people use, ½ security), which approximates the average for all non-residential parcels. This methodology is felt to be consistent with the provisions of Proposition 218.

Zone B Landscaping and Streets - The direct, special benefits of the landscaping and street maintenance programs funded by the assessment are the enhancement of health, safety and welfare associated with those parcels that are located within Zone B.

Method of Determining Landscaping and Street Units
Determining the Cost per Lot or Parcel

As with the lighting assessment, the assessment units for landscaping and street services were determined on the basis of direct, special benefit received for the occupants of each type of land use. For example, a value of one-half unit was assigned to each single family home and condominium unit for both the landscaping and street assessments.

For multiple family dwellings, a value of one-half unit was assigned for each unit up to 20. For those complexes with 20-50 units, the first 20 units were assigned a value of one-half unit, and the second 30 were assigned a value of one-third unit for both the landscaping and street

assessments. For complexes of 50-100 units, each unit over 50 was assigned a value of one-quarter unit. For complexes over 100 units, each unit over 100 was assigned a value of one-fifth unit.

For non-residential land uses, the number of landscape and street units was assigned based on the average for each particular category. The following table lists the number of units assigned for both landscape and street assessments by land category:

Group 2.1 (21 through 50 Apartments)	20 units
Example: 50 apartments: (50-20) divided by 3 = 10; 10 + 10 = 20 units	
Group 2.2 (51 through 100 Apartments)	32.5 units
Example: 100 apartments: (100-50) divided by 4 = 12.5; 20 + 12.5 = 32.5 units	
Group 2.3 (Over 100 Apartments)	34.3 units
Example: 109 apartments: (109-100) divided by 5 = 1.8 32.5 + 1.8 = 34.3 units	

Groups 4-6: Landscape - 1 unit; Street - 1 unit

Group 7: Landscape - 2 units; Street - 2 units

Group 8: Landscape - 4 units; Street - 4 units

Group 9: Landscape - 3 units; Street - 3 units

Group 10: Landscape - 2 units; Street - 2 units

Group 11: Landscape - 2 units; Street - 2 units

Group 12: Landscape - 4 units; Street - 4 units

As with the lighting assessment, those larger parcels that fall into Group 13 were assessed on the basis of area for both the landscape and street assessment.

The methodology used to determine the landscape and street assessment is felt to be consistent with the provisions of Proposition 218.

Using the aforementioned procedures, the sum of the total number of units applicable to all of the eligible parcels in Zone B of Alhambra was determined (Total Units). The estimated cost of carrying out all of the maintenance and operation activities within Zone B was determined (see Exhibit D) and credits from the existing ad valorem based lighting district were subtracted from that cost to determine the net amount to be raised by assessment (Net Assessment). The cost to be assessed per unit (Unit Cost) is the Net Assessment divided by the Total Units; the cost to be assessed to each eligible parcel in the City is determined by multiplying the number of units assigned to that parcel by the Unit Cost.

Zone C - The direct, special benefit of additional landscaping and ornamental street lighting along the "Auto Row Alhambra - Main Street Area" is the enhanced ambiance which attracts additional patrons to the area. The method of allocating the costs associated with the Zone C services is by parcel square footage. Each commercial parcel located in Zone C is assessed their proportionate share of the costs based on their square footage as a proportion of the total square footage of all parcels subject to assessment within Zone C. This methodology is felt to be consistent with the provisions of Proposition 218.

EXHIBIT C
ZONE A
COST ANALYSIS
2026/2027 FISCAL YEAR

Estimated Cost of Services	$112,697
Total Parcel Area Within Zone A	2,453,171 Square Feet
Assessment Per Square Foot	$.045939
Assessment Per 10,000 Square Feet	$459.39

EXHIBIT D
ZONE B
COST ANALYSIS
2026/2027 FISCAL YEAR

	Street Lighting	Landscaping	Streets	Total
Assessment Units	29,844	16,576	16,576	62,996
Assessment per Use Unit	$27.76	$78.80	$52.00	
Sample Assessments:				
Single Family Residential	$ 27.76	$ 39.41	$ 26.00	$ 93.17
3-Unit Apartment	69.40	118.20	78.00	$ 265.60
10-Unit Apartment	173.50	394.00	260.00	827.50
50-Unit Apartment	589.90	1,576.00	1,040.00	3,205.90
109-Unit Apartment	986.87	2,702.84	1,783.60	5,473.31
Store (Use Code 11)	111.04	157.60	104.00	372.64
Lt. Manufacturing (Use Code 31)	138.80	157.60	104.00	400.40

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2026/2027 FISCAL YEAR

RESIDENTIAL ONLY

	Units	Lighting	Landscape	Streets	Total
GROUP 1	1	27.76	39.40	26.00	93.17
GROUP 2	2	48.58	78.80	52.00	179.38
	3	69.40	118.20	78.00	265.60
	4	90.22	157.60	104.00	351.82
	5	104.10	197.00	130.00	431.10
	6	117.98	236.40	156.00	510.38
	7	131.86	275.80	182.00	589.66
	8	145.74	315.20	208.00	668.94
	9	159.62	354.60	234.00	748.22
	10	173.50	394.00	260.00	827.50
	11	187.38	433.40	286.00	906.78
	12	201.26	472.80	312.00	986.06
	13	215.14	512.20	338.00	1,065.34
	14	229.02	551.60	364.00	1,144.62
	15	242.90	591.00	390.00	1,223.90
	16	256.78	630.40	416.00	1,303.18
	17	270.66	669.80	442.00	1,382.46
	18	284.54	709.20	468.00	1,461.74
	19	298.42	748.60	494.00	1,541.02
	20	312.30	788.00	520.00	1,620.30
GROUP 2.1	21	321.55	814.27	537.33	1,673.15
	22	330.81	840.53	554.67	1,726.01
	23	340.06	866.80	572.00	1,778.86
	24	349.31	893.07	589.33	1,831.71
	25	358.57	919.33	606.67	1,884.57
	50	589.90	1,576.00	1,040.00	3,205.90
GROUP 2.2	51	596.84	1,595.70	1,053.00	3,245.54
	52	603.78	1,615.40	1,066.00	3,285.18
	53	610.72	1,635.10	1,079.00	3,324.82
	100	936.90	2,561.00	1,690.00	5,187.90

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2026/2027 FISCAL YEAR

		Lighting	Landscape	Streets	Total
GROUP 2.3	101	942.45	2,576.76	1,700.40	5,219.61
	102	948.00	2,592.52	1,710.80	5,251.32
	103	953.56	2,608.28	1,721.20	5,283.04
	109	986.87	2,702.84	1,783.60	5,473.31

NON-RESIDENTIAL & EXCEPTIONS

	Lighting	Landscape	Streets	Total
GROUP 3	27.76	0.00	0.00	27.76
GROUP 4	55.52	78.80	52.00	186.32
GROUP 5	69.40	78.80	52.00	200.20
GROUP 6	83.28	78.80	52.00	214.08
GROUP 7	111.04	157.60	104.00	372.64
GROUP 8	145.74	315.20	208.00	668.94
GROUP 9	166.56	236.40	156.00	558.96
GROUP 10	138.80	157.60	104.00	400.40
GROUP 11	166.56	157.60	104.00	428.16
GROUP 12	222.08	315.20	208.00	745.28
GROUP 13.1.1	0.56 PER 10,000 Square Feet			
GROUP 13.2.1	1.44 PER 10,000 Square Feet			
GROUP 13.2.2	2.18 PER 10,000 Square Feet			
GROUP 13.2.3	0.64 PER 10,000 Square Feet			
GROUP 13.2.4	1.29 PER 10,000 Square Feet			

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2026/2027 FISCAL YEAR

RESIDENTIAL ONLY

see pages 20-25

For Multiple Units (2 to 20)
- # of units X .5 for People Use
- # of units X .25 for Security Benefit (capped at 1)
- always .25 for Intensity

	Units	People Use	Security Benefit	Intensity	Lighting Units	27.76 Lighting
GROUP 1	1	0.50	0.25	0.25	1.00	27.76
GROUP 2	2	1.00	0.50	0.25	1.75	48.58
	3	1.50	0.75	0.25	2.50	69.40
	4	2.00	1.00	0.25	3.25	90.22
	5	2.50	1.00	0.25	3.75	104.10
	6	3.00	1.00	0.25	4.25	117.98
	7	3.50	1.00	0.25	4.75	131.86
	8	4.00	1.00	0.25	5.25	145.74
	9	4.50	1.00	0.25	5.75	159.62
	10	5.00	1.00	0.25	6.25	173.50
	11	5.50	1.00	0.25	6.75	187.38
	12	6.00	1.00	0.25	7.25	201.26
	13	6.50	1.00	0.25	7.75	215.14
	14	7.00	1.00	0.25	8.25	229.02
	15	7.50	1.00	0.25	8.75	242.90
	16	8.00	1.00	0.25	9.25	256.78
	17	8.50	1.00	0.25	9.75	270.66
	18	9.00	1.00	0.25	10.25	284.54
	19	9.50	1.00	0.25	10.75	298.42
	20	10.00	1.00	0.25	11.25	312.30

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2026/2027 FISCAL YEAR

GROUP 2.1 For 21 to 50 - # of units minus 20, divided by 3, plus 11.25 (20 units), times $27.76

	Minus	Divided by	Plus Units (20)	Lighting	27.76
Units	20	3	11.25	Units	Lighting
21	1	0.33	11.58	11.58	321.55
22	2	0.67	11.92	11.92	330.81
23	3	1.00	12.25	12.25	340.06
24	4	1.33	12.58	12.58	349.31
25	5	1.67	12.92	12.92	358.57
50	30	10.00	21.25	21.25	589.90

GROUP 2.2 For 51 to 100 - # of units minus 50, divided by 4, plus 21.25 (50 units), times $27.76

	Minus	Divided by	Plus Units (50)	Lighting	27.76
Units	**50**	**4**	**21.25**	Units	**Lighting**
51	1	0.25	21.50	21.50	596.84
52	2	0.50	21.75	21.75	603.78
53	3	0.75	22.00	22.00	610.72
100	50	12.50	33.75	33.75	936.90

GROUP 2.3 Over 100 - # of units minus 100, divided by 5, plus 33.75 (100 units), times $27.76

	Minus	Divided by	Plus Units (100)	Lighting	27.76
Units	**100**	**5**	**33.75**	Units	**Lighting**
101	1	0.20	33.95	33.95	942.45
102	2	0.40	34.15	34.15	948.00
103	3	0.60	34.35	34.35	953.56
109	9	1.80	35.55	35.55	986.87

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2026/2027 FISCAL YEAR

NON-RESIDENTIAL & EXCEPTIONS

	Lighting Units	27.76 Lighting
GROUP 3	1.00	27.76
GROUP 4	2.00	55.52
GROUP 5	2.50	69.40
GROUP 6	3.00	83.28
GROUP 7	4.00	111.04
GROUP 8	5.25	145.74
GROUP 9	6.00	166.56
GROUP 10	5.00	138.80
GROUP 11	6.00	166.56
GROUP 12	8.00	222.08
GROUP 13.1.1	0.56 PER 10,000 Square Feet	
GROUP 13.2.1	1.44 PER 10,000 Square Feet	
GROUP 13.2.2	2.18 PER 10,000 Square Feet	
GROUP 13.2.3	0.64 PER 10,000 Square Feet	
GROUP 13.2.4	1.29 PER 10,000 Square Feet	

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2026/2027 FISCAL YEAR

RESIDENTIAL ONLY

see pages 25-27

For Multiple Units (2 to 20)
- .5 per unit

	Units	Landscape Units	78.80 Landscape	Streets Units	52.00 Streets
GROUP 1	1	0.50	39.40	0.50	26.00
GROUP 2	2	1.00	78.80	1.00	52.00
	3	1.50	118.20	1.50	78.00
	4	2.00	157.60	2.00	104.00
	5	2.50	197.00	2.50	130.00
	6	3.00	236.40	3.00	156.00
	7	3.50	275.80	3.50	182.00
	8	4.00	315.20	4.00	208.00
	9	4.50	354.60	4.50	234.00
	10	5.00	394.00	5.00	260.00
	11	5.50	433.40	5.50	286.00
	12	6.00	472.80	6.00	312.00
	13	6.50	512.20	6.50	338.00
	14	7.00	551.60	7.00	364.00
	15	7.50	591.00	7.50	390.00
	16	8.00	630.40	8.00	416.00
	17	8.50	669.80	8.50	442.00
	18	9.00	709.20	9.00	468.00
	19	9.50	748.60	9.50	494.00
	20	10.00	788.00	10.00	520.00

GROUP 2.1 For 21 to 50 - # of units minus 20, divided by 3, plus 10 (20 units), times $78.80 or $52.00

Units	Minus 20	Divided by 3	Plus Units (20) 10	Units	78.80 Landscape	52.00 Streets
21	1	0.33	10.33	10.33	814.27	537.33
22	2	0.67	10.67	10.67	840.53	554.67
23	3	1.00	11.00	11.00	866.80	572.00
24	4	1.33	11.33	11.33	893.07	589.33
25	5	1.67	11.67	11.67	919.33	606.67
50	30	10.00	20.00	20.00	1,576.00	1,040.00

EXHIBIT E
ZONE B SAMPLE ASSESSMENTS
LIGHTING, LANDSCAPING AND STREETS
2026/2027 FISCAL YEAR

GROUP 2.2 For 51 to 100 - # of units minus 50, divided by 4, plus 20 (50 units), times $78.80 or $52.00

Units	Minus **50**	Divided by **4**	Plus Units (50) **20**	Units	78.80 **Landscape**	52.00 **Streets**
51	1	0.25	20.25	20.25	1,595.70	1,053.00
52	2	0.50	20.50	20.50	1,615.40	1,066.00
53	3	0.75	20.75	20.75	1,635.10	1,079.00
100	50	12.50	32.50	32.50	2,561.00	1,690.00

GROUP 2.3 Over 100 - # of units minus 100, divided by 5, plus 32.5 (100 units), times $78.80 or $52.00

Units	Minus 100	Divided by 5	Plus Units (100) 32.5	Units	78.80 Landscape	52.00 Streets
101	1	0.20	32.70	32.70	2,576.76	1,700.40
102	2	0.40	32.90	32.90	2,592.52	1,710.80
103	3	0.60	33.10	33.10	2,608.28	1,721.20
109	9	1.80	34.30	34.30	2,702.84	1,783.60

NON-RESIDENTIAL & EXCEPTIONS

	Landscape Units	Streets Units	78.80 Landscape	52.00 Streets
GROUP 3	Not listed	not listed		
GROUP 4	1.00	1.00	78.80	52.00
GROUP 5	1.00	1.00	78.80	52.00
GROUP 6	1.00	1.00	78.80	52.00
GROUP 7	2.00	2.00	157.60	104.00
GROUP 8	4.00	4.00	315.20	208.00
GROUP 9	3.00	3.00	236.40	156.00
GROUP 10	2.00	2.00	157.60	104.00
GROUP 11	2.00	2.00	157.60	104.00
GROUP 12	4.00	4.00	315.20	208.00
GROUP 13.1.1		0.56 PER 10,000 Square Feet		
GROUP 13.2.1		1.44 PER 10,000 Square Feet		
GROUP 13.2.2		2.18 PER 10,000 Square Feet		
GROUP 13.2.3		0.64 PER 10,000 Square Feet		
GROUP 13.2.4		1.29 PER 10,000 Square Feet		

EXHIBIT F
ZONE C
COST ANALYSIS
2026/2027 FISCAL YEAR

Estimated Cost of Services	$55,550
Total Parcel Area Within Zone C	2,677,092 Square Feet
Assessment Per Square Foot	$.020750
Assessment Per 10,000 Square Feet	$207.50

RESOLUTION NO. R2M26-13

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL ORDERING THE RENEWAL OF CITY OF ALHAMBRA PUBLIC WORKS MAINTENANCE AND IMPROVEMENTS DISTRICT NO. 1 FOR FISCAL YEAR 2026-2027 CONFIRMING THE ASSESSMENT DIAGRAM AND ASSESSMENT THEREFOR AND PROVIDING FOR THE ASSESSMENT LEVY IN CONNECTION THEREWITH

WHEREAS, by Resolution No. R86-134, adopted on June 5, 1986, the Alhambra City Council formed the Public Works Maintenance and Improvements Assessment District No. 1 (the "District"), pursuant to Chapter 3.50 of the Alhambra Municipal Code for the purpose of constructing certain street lighting, curbs, gutters, sidewalks and driveways (the "Improvements"), and providing the following services: watering, fertilizing, mowing, weed control, shrubbery and tree pruning, removal and replacement of weed growth, maintenance of irrigation facilities, cleaning and repairing of curbs, gutters and concrete intersections, street sweeping, weed and graffiti abatement and state mandated refuse reduction measures (recycling) required by AB 939 and related work, as necessary (the "Services"), within the City; and,

WHEREAS, by Resolution No. R86-135, adopted on June 5, 1986, the City Council ordered the performance of the Services and the construction of the Improvements and provided for the levy of assessments under Chapter 3.50 of the Code: and,

WHEREAS, by Resolution No. R86-202, adopted on August 25, 1986, the City Council authorized the issuance of the "City of Alhambra, Improvement Bonds, Public Works Maintenance and Improvements Assessment District No. 1, Series 1986" (the "1986 Bonds"); and,

WHEREAS, by Resolution Nos. R94-2 and R94-3, adopted on January 10, 1994, the City Council commenced proceedings for the refunding of the 1986 Bonds for the levy and collection of the reassessments as security for the Bonds relating to the construction of the Improvements within the District and for the proposed levy of the annual service assessments for the fiscal year 1994-95; and,

WHEREAS, by Resolution No. R94-12, adopted on February 28, 1994, the Alhambra City Council approved the final feasibility report for the District, confirmed the annual service assessments and reassessments, and ordered other actions related thereto, which such Assessment District was continued for Fiscal Year 1995-96 by Resolution No. R95-40 duly adopted on June 12, 1995; and,

WHEREAS, by Resolution No. R96-12A, adopted on May 13, 1996, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 1996-97; and,

WHEREAS, by Resolution No. R97-21, adopted on May 12, 1997, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 1997-98; and,

WHEREAS, by Resolution No. R98-18, adopted on April 27, 1998, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 1998-99; and,

WHEREAS, by Resolution No. R99-11, adopted on April 26, 1999, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 1999-00; and,

WHEREAS, by Resolution No. R2M-8, adopted on February 28, 2000, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2000-01; and,

WHEREAS, by Resolution No. R2M1-11, adopted on January 22, 2001, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2001-2002, and,

WHEREAS, by Resolution No. R2M2-20, adopted on June 10, 2002, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2002-2003; and,

WHEREAS, by Resolution No. R2M3-19, adopted on June 9, 2003, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2003-2004; and,

WHEREAS, by Resolution No. R2M4-11, adopted on April 12, 2004, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2004-2005; and,

WHEREAS, by Resolution No. R2M5-18, adopted on May 9, 2005, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2005-2006; and,

WHEREAS, by Resolution No. R2M6-16, adopted on June 12, 2006, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2006-2007; and,

WHEREAS, by Resolution No. R2M7-15, adopted on June 11, 2007, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City, to continue the Assessment District and accordingly levied the assessment for fiscal year 2007-2008; and,

WHEREAS, by Resolution No. R2M8-13, adopted on June 9, 2008, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2008-2009; and,

WHEREAS, by Resolution No. R2M9-19, adopted on June 8, 2009, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2009-2010; and,

WHEREAS, by Resolution No. R2M10-18, adopted on June 14, 2010, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2010-2011; and,

WHEREAS, by Resolution No. R2M11-9, adopted on June 13, 2011, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2011-2012; and,

WHEREAS, by Resolution No. R2M12-15, adopted on May 14, 2012, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2012-2013; and,

WHEREAS, by Resolution No. R2M13-7, adopted on May 28, 2013, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2013-2014; and,

WHEREAS, by Resolution No. R2M14-8, adopted on May 12, 2014, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2014-2015; and,

WHEREAS, by Resolution No. R2M15-10, adopted on June 8, 2015, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2015-2016; and,

WHEREAS, by Resolution No. R2M16-17, adopted on May 23, 2016, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2016-2017; and,

WHEREAS, by Resolution No. R2M17-17, adopted on June 12, 2017, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2017-2018; and,

WHEREAS, by Resolution No. R2M18-14, adopted on May 29, 2018, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2018-2019; and,

WHEREAS, by Resolution No. R2M19-9, adopted on May 28, 2020, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2019-2020; and,

WHEREAS, by Resolution No. R2M20-15, adopted on May 11, 2020, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2020-2021; and,

WHEREAS, by Resolution No. R2M21-21, adopted on May 24, 2021, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2021-2022; and,

WHEREAS, by Resolution No. R2M22-25, adopted on May 9, 2022, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2022-2023; and,

WHEREAS, by Resolution No. R2M23-26, adopted on May 22, 2023, the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2023-2024; and,

WHEREAS, by Resolution No. R2M24-15, adopted on May 13, 2024 the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2024-2025; and,

WHEREAS, by Resolution No. R2M25-22, adopted on May 12, 2025 the Alhambra City Council found and determined it necessary, desirable and in the best interest of the City to continue the Assessment District and accordingly levied the assessment for fiscal year 2025-2026; and,

WHEREAS, the City desires to consider the continuance of the District for the ensuing fiscal year to assist in the providing and construction of the Services and Improvements for the benefit and use of the City and thereby improve and enhance the ability of the City to provide essential public Services and Improvements for the citizens of the City; and, therefore, pursuant to Section 3.50.228 of the Alhambra Municipal Code, the City Manager, or his designee, heretofore has caused to be prepared a District report entitled *Final Engineer's Report Public Works Maintenance and Improvements District No. 1 Fiscal Year 2026/2027 City of Alhambra*, dated April 30, 2026, (the "Report") and has filed the same with the City Clerk; and,

WHEREAS, pursuant to Section 3.50.020 of the Alhambra Municipal Code and applicable law, May 11, 2026, at the hour of 6:00 p.m., or as soon thereafter as the matter may

be heard was set as the time and place of the hearing of protests or objections, if any, in reference to the renewal of said District, and notice of said public hearing was duly given as required by law; and,

WHEREAS, said public hearing was duly held before the City Council at which time the City Manager, or his designee, caused a full and accurate statement to be made to the City Council of all the information relating to the renewal of said District as proposed as well as an Assessment Diagram and Assessment Roll which included a description of each lot included in the District and a proposed assessment for each such lot based upon the formula for the spread of such assessment as approved by the City Council, and all persons were afforded an opportunity to present their views;

NOW, THEREFORE, BE IT RESOLVED by the Alhambra City Council as follows:

SECTION ONE: The City Council hereby accepts that certain *Final Engineer's Report Public Works Maintenance and Improvements District No. 1 Fiscal Year 2026/2027 City of Alhambra* (the "Report"), and reconfirms the Assessment Diagram and Assessment Roll as submitted on May 11, 2026. The adoption of this resolution shall constitute the levy of assessments for the fiscal year commencing on July 1, 2026 and ending on June 30, 2027.

SECTION TWO: This Council hereby further finds and determines that upon the conclusion of the hereinabove-described public hearing, written protests filed, and not withdrawn, did not represent owners of lots which would be liable for more than fifty percent of the said total estimated assessment proposed to be imposed upon said District.

SECTION THREE: By no later than the third Monday in August, 2026, the City Manager shall cause a certified copy of said Assessment Diagram and Assessment Roll to be filed with the Tax Division of the Los Angeles County Auditor-Controller's Office, whereupon it shall be the duty of the Auditor-Controller to add the amounts of those respective assessments to the next regular tax bills levied against said respective lots and parcels of land for municipal purposes; and, thereafter, said amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collect, and shall be subject to the same penalties and the same procedure under foreclosure and sale in case of delinquency as provided for ordinary municipal taxes.

SECTION FOUR: Said assessment shall not be payable prior to entry upon the tax roll as provided hereinabove in Section Three.

SECTION FIVE: The City Clerk shall certify to the adoption of this resolution and shall cause a copy of same to be recorded in the Office of the Registrar-Recorder of the County of Los Angeles.

SECTION SIX: This Resolution shall take effect and be in full force from and after its adoption by the City Council:

Signed and approved this 11th day of May, 2026.

_____

JEFF MALONEY, Mayor

ATTEST:

_____
LAUREN MYLES, City Clerk

I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council at its meeting held on the 11th day of May, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:

_____
LAUREN MYLES, City Clerk

Item No. 4

City of Alhambra

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: _____

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Esteban Alvarez, Management Analyst
Lucy Garcia, Assistant City Manager

SUBJECT: **PUBLIC HEARING (NOTICE No. N2M26-35) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS 2026-2027 ANNUAL ACTION PLAN**

RECOMMENDATION:

It is recommended the City Council:

Open the Public Hearing and receive public comment; and

Close the Public Hearing, and at the City Council's discretion, approve the proposed FY 2026-2027 Annual Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, and authorize staff to submit these plans to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND:

The CDBG Program provides eligible entitlement communities with annual grants that can be used to provide decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income persons.

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households.

The City adopts a one-year Action Plan that outlines specific program activities and funding allocations for the upcoming program year using CDBG and HOME funds, in accordance with HUD requirements. The Action Plan is developed in alignment with the City's five-year Consolidated Plan that was adopted in FY 2025–2026.

HUD has officially notified the City of its funding allocations for FY 2026-2027. The City of Alhambra will receive approximately $823,981 in CDBG funds, an increase of $8,181 from prior year, and $395,699.04 in HOME funds, a decrease of $8,584.28 from prior year's allocation.

The Proposed Work Program for CDBG funds for FY 2026-2027 are presented in two alternative schedules based on the approval status of a Section 108 Loan to assist in building the community center:

- Under Schedule A, the City anticipates the approval of a Section 108 Loan, which results in the allocation of $318,000.00 toward the first-year loan repayment obligation. As a result, funding available for direct program activities is adjusted accordingly.

- Under Schedule B, if the Section 108 Loan is not approved, no debt service payment is required. As a result, the funding originally designated for loan repayment is reallocated to Housing Rehabilitation and Code Enforcement. The use of Schedule B will not constitute a substantial amendment to the Annual Action Plan.

Proposed Work Program (CDBG) Schedule A	**$823,981.00**
Section 108 Loan is Approved (Year 1 Payment)	$318,000.00
Administration	$139,796.20
Fair Housing Services	$25,000.00
Housing Rehabilitation	$150,000.00
Code Enforcement	$67,587.65
Public Services	$123,597.15
Proposed Work Program (CDBG) Schedule B	
Section 108 Loan is Not Approved	**$823,981.00**
Administration	$139,796.20
Fair Housing Services	$25,000.00
Housing Rehabilitation	$340,078.65
Code Enforcement	$195,509.00
Public Services	$123,597.15
Proposed Work Program (HOME)	**$395,699.04**
Administration	$39,569.90
CHDO (New Construction)	$59,354.86
Housing Rehabilitation	$296,774.28

- **Section 108 Loan:** This funding supports the development of the new Alhambra Community Center located at 612 W. Shorb Street. While a total of $25,000,000 from 2023 California Budget Act (grant) will be used to finance the project, the City applied for additional funds ($4,079,000) from the Section 108 Loan program. The City's Section 108 Loan shall be repaid from future CDBG proceeds over twenty years. The $318,000 payment listed in Schedule A represents the first payment (estimated) under Alhambra's Section 108 Loan activity.

- **Administration**:

    - **CDBG Administration** - This funding supports a portion of the administrative costs for CDBG. Administrative expenses are capped at 20% of the annual allocation.

- **HOME Administration -** This funding covers a portion of the administrative costs for the HOME Investment Partnerships (HOME) program. HOME administrative expenses are capped at 10% of the annual allocation.

- **Fair Housing Services:** The Housing Rights Center provides fair housing counseling services to Alhambra landlords and tenants. Fair Housing services are paid from CDBG administration expenses that are capped at 20% of the annual allocation. The City anticipates assisting 350 persons with fair housing services in FY 2026-2027.

- **Housing Rehabilitation:** The Home Improvement Assistance Program aims to correct building/property deficiencies and to bring the dwelling(s) up to health and safety standards. Assistance is available to help qualified homeowners with home repairs. To qualify, applicants must also meet household income limits.

    - **Minor Rehabilitation (CDBG)**: This program is for property improvements less than *$50,000*. The City anticipates assisting 3 income qualified households in schedule A, or 7 in schedule B.

    - **Major Rehabilitation (HOME)**: This program is for property improvements that exceed *$50,000*. The City anticipates assisting 2 income qualified households.

- **Code Enforcement:** CDBG funds are utilized to support code enforcement activities in low- and moderate-income target areas. The program focuses on addressing slum and blight, enhancing public safety, and enforcing municipal code violations. Staff respond to and investigate complaints and work to correct building code violations. The City anticipates assisting 100 residential properties in schedule A, or 300 in schedule B.

- **Public Services (Senior Case Management):** This program delivers case management services to Alhambra's senior population, including Meals-on-Wheels, Telephone Reassurance, and other related support services. The Case Management program utilizes CDBG Public Service funds that are capped at 15% of the City's total CDBG allocation. The City anticipates assisting 100 new (unduplicated) low-income seniors. The program operates out of the Joslyn Senior Center, 210 N. Chapel Avenue, Alhambra.

- **CHDO (New Construction):** HOME funds in the amount of $59,354.86, 15% of the City's total HOME allocation are reserved for construction of new housing for low/moderate income persons when a project is identified.

As part of the citizen participation process for the Annual Action Plan, the City conducted two interactive pre-planning sessions with the HCDA Citizen Advisory Committee on February 3, 2026, and April 7, 2026. These sessions focused on identifying funding priorities and developing program recommendations. To ensure broad community input, the City extended invitations to 110 community organizations serving low- and moderate-income populations, as well as to neighboring jurisdictions to the April 7, 2026 meeting.

The HCDA Citizen Advisory Committee reviewed the draft Annual Action Plan on May 5, 2026, and unanimously recommended it be approved by Council.

The notice for the 30-day public review period was published in the Pasadena Star-News, La Opinión, and World Journal newspapers. The documents were also made available for review at City Hall, the Library, and on the City's website. As of the drafting this report, no public comments were received

FINANCIAL ANALYSIS:

For the purpose of the of the 2026-2027 Annual Action Plan, $823,981 of CDBG and $395,699.04 in HOME funds have been included in the proposed 2026-2027 Fiscal Year budget.

ATTACHMENT:

1. 2026-2027 Annual Action Plan: https://www.alhambraca.gov/DocumentCenter/View/7728/Alhambra-Annual-Action-Plan-for-Housing-and-Community-Development-Draft-FY2026-2027?bidId=

Item No. 5

CITY OF ALHAMBRA

CITY MANAGER APPROVAL: _____

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Pearl Lieu, Finance Director PL

SUBJECT: **AMENDED BUDGET REVIEW AND RESOLUTION ADOPTING FY 2026-27 BUDGET ADJUSTMENTS**

RECOMMENDATION:

During the fiscal year, unanticipated financial needs and opportunities may arise that require City Council approval of adjustments to projected revenues and expenditures. Staff recommends the City Council receive and file the Amended Budget Review for Fiscal Year 2026–27 and related reports, and adopt Resolution No. R2M26-12 approving the Fiscal Year 2026–27 budget adjustments.

BACKGROUND:

On June 23, 2025, the City Council adopted the Fiscal Years 2025–26 and 2026–27 Budget. On February 23, 2026, the Mid-Year Budget Review was presented, and the City Council approved the recommended budget adjustments for Fiscal Year 2025–26.

Since then, staff has continued to monitor revenues and expenditures and is now presenting the Amended Budget Review to update the City's financial projections and appropriations for Fiscal Year 2026–27.

FINANCIAL ANALYSIS:

Fiscal Year 2025–26 ended with an unappropriated surplus of $2,007,354, primarily attributable to higher-than-anticipated revenues. These increases were driven by stronger-than-projected property tax receipts resulting from rising assessed values, CPI adjustments, and property reassessments, as well as growth in service charges, grant reimbursements, and interest earnings. These gains were partially offset by declines in sales tax revenues and transfers supporting capital improvement projects.

For Fiscal Year 2026–27, staff presents an Amended General Fund Budget reflecting a projected deficit of $1,482,209. When combined with the Fiscal Year 2025–26 surplus, the overall unappropriated surplus is $525,145.

Historically, such surpluses have been allocated to priority needs, including reserve contributions,

capital repair and replacement, pension and retirement obligations, and the acquisition of essential equipment. Appropriations to these efforts are made through City Council–approved budget adjustments. Table 1 summarizes the City's spending plan pending any additional adjustments the Council may undertake to address its 2026 strategic priorities.

Table 1: Amended Budget Overview

General Fund Spending Plan

General Fund Budget	FY 2026/27
Adjusted GF Revenues	$ 101,537,526
Adjusted Net GF Expenditures*	103,019,735
Adjusted Unassigned GF Deficit	(1,482,209)
Adjusted Unassigned GF at 7/1/2026	2,007,354
Adjusted Unassigned GF Surplus	$ 525,145

All Funds Spending Plan

All Funds Budget	FY 2026/27
Adjusted Revenues	$ 190,700,778
Adjusted Net Expenditures*	198,514,356
Adjusted Increase/Reduction **	$ (7,813,578)

** Includes Net Transfers, Cost Allocations, & Debt Transfers*
*** Includes Current Year and Prior Year deferred CIP Projects*

The following analysis presents the budget projections for Fiscal Year 2026–27 and recommends adjustments to address potential audit considerations identified during the annual financial review. Without these adjustments, there is an increased likelihood of audit findings related to the City's financial reporting. Accordingly, the City Council should review the proposed adjustments and consider their implications for the City's financial position and compliance with applicable reporting requirements.

General Fund revenues are projected at $101,537,526. This increase is primarily attributable to higher-than-projected property tax collections, increased interest earnings from favorable investment market performance, and greater-than-anticipated Utility Users Tax (UUT) and charges for services revenues. Staff is proposing an increase in the following General Fund revenues totaling $1,987,263.

Table 2: FY 2026-27 General Fund Revenue Adjustments

Description	Budget Requests	Increase/ Decrease
Property Taxes/VLF	$ 1,000,000	Increase
Sales Tax	(1,000,000)	Decrease
Measure AL	100,000	Increase
Utility Users Tax	400,000	Increase
Charges for Services	512,263	Increase
Interest Earnings	1,000,000	Increase
CalApp Grant	(30,000)	Decrease
Other Revenues	5,000	Increase
Total GF Revenue Adjustments	**$ 1,987,263**	**Increase**

General Fund expenditures, including transfers, are projected at $103,019,735. As noted previously, unforeseen financial needs and opportunities may arise throughout the fiscal year, necessitating City Council approval of adjustments to projected expenditures. Staff is proposing an increase in the following General Fund expenditures totaling $344,063.

Table 3: FY 2026-27 General Fund Expenditure Appropriations Adjustments

Department	Description	Budget Request
Community Dev	Animal control services increase (mid-year adjustment)	$ 90,000
Community Dev	Increase in special project costs (offset by revenues)	75,000
Community Dev	Shopping cart contract increase	37,000
Community Dev	Membership & software increase	2,945
Community Dev	New fees for environmental documents (offset by revenues)	1,500
Community Dev	Removal of budget no longer needed	(25,000)
Community Dev	CalAPP Program grant cancelled	(30,000)
Community Dev	Professional & consulting services (Economic Development)	295,700
Community Dev	Transfer Chamber of Commerce Contract & ED Budget to ED account	(194,000)
Police	Transfer ACDBA budget to ED account	(101,700)
Finance	Expanded IT subscriptions & cloud services (mid-year adjustment)	27,463
Finance	OPEB Actuarial Valuation (2-Year Cycle) & Bond Filing Cost Increase	19,000
Finance	Fee Study (Every 3 Years)	15,000
Finance	Additional IT vehicle maintenance expenses (mid-year adjustment)	10,000
Finance	Increase in infrastructure report service costs	3,000
Finance	Removal of budget no longer needed	(75,300)
Fire	Increase in apparatus repair costs (mid-year adjustment)	159,196
Fire	Increase in medical supply costs (mid-year adjustment)	40,000
Fire	Increase in HVAC maintenance and plumbing costs	6,619
Fire	Increase in Fire software costs (APS, Digital EMS and PS TRAX)	2,300
Police	New ALPR services (offset with parking revenues)	74,597
Police	Increase in Officer Wellness programm (mid-year adjustment)	35,600
Police	Credit card fee increases (mid-year adjustment)	13,712
Police	Increase for Aircards	11,286
Police	Dispatcher headset replacement	5,000
Police	Increase due to T1 Livescan that State used to pay	2,940
Police	Crime Analyst Program & membership cost Increases	1,005
Police	Sick payout adjustment determined by employee election	(20,000)
Management Svcs	Budget overtime hours	2,730
Management Svcs	2026 City Clerks News Law and Elections Seminar	2,000
Parks & Rec	Increase in leisure classes costs (offset by revenues)	30,000
Parks & Rec	Increase in community garden and miscellaneous program costs	11,000
Library	eBooks & subscription increases to align with mid-year adjustments	6,000
PW/Utilities	Parking structure cleaning service level increase (Strategic Plan Item)	42,000
PW/Utilities	Contract increases for HVAC, elevator maintenance, and security services	8,543
PW/Utilities	Transportation and Planning Conference	1,878
PW/Utilities	New staff member has existing memberships to maintain	500
Police	Transfer Parking Facilities Utilities to Public Works	(136,750)
PW/Utilities	Transfer Parking Facilities Utilities from Police	136,750
Various	Lower liability insurance contribution	(270,000)
Various	Increase in utility costs (mid-year adjustment)	149,950
Various	Transfer	(123,400)
	Grand Total	**$ 344,063**

FY 2026-27 Other City Funds (Non-General Fund) Revenues and Expenditures

Staff conducted a review of the City's other funds. Based on this review, staff proposes the following revenue adjustments:

Table 4: Other City Funds (Non-General Fund) Revenues

Fund	Description	Budget	Increase
Safe Clean Water Program	Regional Grant & Interest Earnings	2,016,200	Increase
Water Fund	Operations, Services, Fees	1,190,000	Increase
Internal Service Funds	Equipment, Health Insurance, Comp Absences	547,600	Increase
Transportation Funds	Gas Tax, Measure R/M, Prop A/C, RMRA, AB2766, MTA	538,286	Increase
Sewer Fund	Operations Charge & Interest	393,400	Increase
Windstorm Fund	FEMA Reimbursement	315,992	Increase
Federal & Housing	CDBG & Housing Asset Interest	138,196	Increase
Public Safety & Grants	COPS, Law Enforcement Grants, Asset Forfeiture	32,000	Increase
Sanitation Fund	Interest Earnings	29,600	Increase
Grand Total		**5,201,274**	Increase

There are numerous budget adjustments to expenditures within the Special Revenue and Enterprise Funds. These funds are restricted for specific purposes, including transportation-related activities, grant-funded expenditures, and the operations of the water utility, sewer system, and golf course.

Many of the proposed adjustments reflect increased costs for goods, materials, memberships, and contractual services due to inflationary pressures and tariffs. Notable increases include the purchase of two transit buses and additional funding for design costs associated with Sewer Lift Station No. 5.

In the Water Fund, increased revenues from fee increases have enabled additional budget requests for system improvements, including reservoir upgrades, service line installations, routine maintenance, and repairs to aging infrastructure.

Staff is proposing the following adjustments to expenditures totaling $4,104,960 in Table 5:

Table 5: Other City Funds (Non-General Fund) Expenditures

Fund	Description	Budget Requests
Capital Outlay Fund	Phase II digitization (increased processing costs)	$ 35,000
Capital Outlay Fund	Drone contract cost adjustment	(10,000)
Capital Outlay Fund	Funds reallocated to finance two new KME fire engines	(148,400)
CDBG Fund	Budget realigned to updated CDBG allocation	7,501
HOME Fund	Budget realigned to updated HOME allocation	(7,821)
Disability Access & Compliance Fund	Restricted funds for building inspection & ADA education programs	15,000
Equipment Fund	Increase in vehicle accident and damage to city property	30,000
Equipment Fund	Adjustment to Interest Expense – Fire Lease	3,313
Equipment Fund	Increase in goods, materials, uniforms, phone charges, memberships, training	3,200
Gas Tax Fund	Increase to engineering contract services	125,000
Gas Tax Fund	Increase in damages to City property	61,000
Gas Tax Fund	Infrastructure management contract	45,000
Gas Tax Fund	Increase cost in goods and materials	41,300
Gas Tax Fund	New asphalt grinder attachment is required for paving the street	35,000
Gas Tax Fund	Increase in cost of equipment	5,000
Gas Tax Fund	Traffic calming measures across Districts 1–5	326,221
Golf Course Fund	Water cost fully offset by management company payment agreement	(31,000)
HOME ARP Fund	Homeless outreach contract	213,567
Inclusionary Housing Trust Fund	Professional/consulting	50,000
Prop A Fund	Purchase of 2 transit buses	2,000,000
Prop C Fund	Membership renewals increase	6,651
Public Works Maint & Improv Fund	Increase for alley reconstruction	500,000
Public Works Maint & Improv Fund	Miscellaneous increase for repairs, damages, and materials costs	65,500
Public Works Maint & Improv Fund	Membership renewals increase	800
Safe Clean Water Fund	Alhambra Wash Diversion Project canceled	(250,000)
Sanitation Fund	Increase in water cost & usage	1,450
Sanitation Fund	Budget overtime hours	1,365
Sanitation Fund	Increase in uniform contract cost	200
Sanitation Fund	Grant not extended; program ends November 2, 2026	(110,000)
Sewer Fund	Design cost increase for Sewer Lift Station #5	1,500,000
Sewer Fund	Aging pump replacement	11,000
Sewer Fund	Transportation and planning conference	7,000
Sewer Fund	Contract cost increases	4,000
Supplemental Law Enforcement Fund	LASD helicopter service cost increase	5,000
Supplemental Law Enforcement Fund	Fleet vehicle retrofit to meet safety standards	30,000
TDA Fund	Increase cost in goods and materials	5,451
Water Fund	Reservoirs, wells, aging infrastructure, hydrants, fire service lines, HVAC maint.	195,000
Water Fund	Service demand growth (new service line installations)	180,000
Water Fund	Tree services, materials, pumps, electrical costs, and day-to-day operations	93,500
Water Fund	Sampling requirements, CCR distribution, backflow database, and training	26,000
Water Fund	Office improvements: carpet, paint, lighting upgrades	5,000
Water Fund	Safety equipment and operational tools/hardware	3,500
Water Fund	Adjustment to compensated absences budget	(95,988)
Water Fund	Bond principal & interest paid off	(1,002,750)
Various	CIP funded through grant, transfers removed	123,400
	Grand Total	**$ 4,104,960**

ATTACHMENTS:

1) Resolution No. R2M26-12
2) Adjusted Budget Summaries for Fiscal Years 2025-26 and 2026-27
3) PowerPoint Presentation
4) 2026 Strategic Plan Funding Recommendation Worksheet

Attachment 1

RESOLUTION NO. R2M26-12

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL ADOPTING FISCAL YEARS 2025-26 and 2026-27 BUDGET ADJUSTMENTS OF THE CITY OF ALHAMBRA, GOLF COURSE CLUBHOUSE CORPORATION, ALHAMBRA CAPITAL IMPROVEMENTS CORPORATION, ALHAMBRA PARKING AUTHORITY, ALHAMBRA FACILITIES FINANCING AUTHORITY AND THE ALHAMBRA PUBLIC FINANCING AUTHORITY

WHEREAS, estimates in writing have been filed with the Finance Director of the City of Alhambra by the City Manager, Chief Appointive Officers and other Heads of Departments, Offices and Boards of said City that are supported by the tax levy authorized by the Alhambra City Charter (Article XVIII, Sections 128 and 129; Article XXVI, Section 204) and other sources, including the Federal government, specifying in detail a careful conduct of their respective departments, offices and boards for the fiscal years beginning July 1, 2025 and ending June 30, 2027; and,

WHEREAS, the Alhambra City Council has carefully considered said estimates compiled by the Finance Director and submitted by the City Manager as a budget of the estimated amounts required to pay the expenses of conducting the business of the City Government for such fiscal year; and,

WHEREAS, said budget is titled, "CITY OF ALHAMBRA, CALIFORNIA PROPOSED BUDGET FISCAL YEARS 2025-26 and 2026-27," and shows in detail by funds the aggregate sums and the items thereof requested by each department, office, board and commission of the City of Alhambra, Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public Financing Authority (collectively, the "Budget"); and,

WHEREAS, The City Council has conducted the public hearing required by the Alhambra Municipal Code, and by other applicable Rules and Regulations, and has considered the Budget for the City of Alhambra for Fiscal Years 2025-26 and 2026-27.

WHEREAS, the City Council approved the 2025-26 and 2026-27 Proposed Budget on June 23, 2025.

WHEREAS, the City Council has considered additional budget adjustments and determined for the efficient management of the City that certain amendments, set forth in Attachment 2, are necessary and will be appropriated and revenues will be adjusted.

NOW, THEREFORE, BE IT RESOLVED by the Alhambra City Council as follows:

SECTION ONE: This Council hereby approves and adopts the budget adjustments included on Attachment 2.

SECTION TWO: The specified sums of money therein set forth are hereby appropriated to the various departments, offices, boards, commissions and accounts of the City of Alhambra, including, Golf Course Clubhouse Corporation, Alhambra Capital Improvements Corporation, Alhambra Parking Authority, Alhambra Facilities Financing Authority and the Alhambra Public

Financing Authority within each fund as set forth in said budget on the basis of the lump sum amounts shown therein by department, office, board, commission and account.

SECTION THREE: The City Manager is hereby authorized and directed to arrange for the performance in accordance with the terms and provisions of law, of all specific projects enumerated in said budget, and the Mayor or his/her designee is directed to execute all necessary contracts to carry out the same.

SECTION FOUR: The City Manager is authorized to make transfers of budget appropriations between classifications and activities within a fund.

SECTION FIVE: The City Clerk shall certify to the adoption of this Resolution, and the same shall be effective May 11, 2026.

Signed and approved this 11th day of May, 2026.

_____
Jeffrey Koji Maloney, Mayor

ATTEST:

_____
LAUREN MYLES, City Clerk

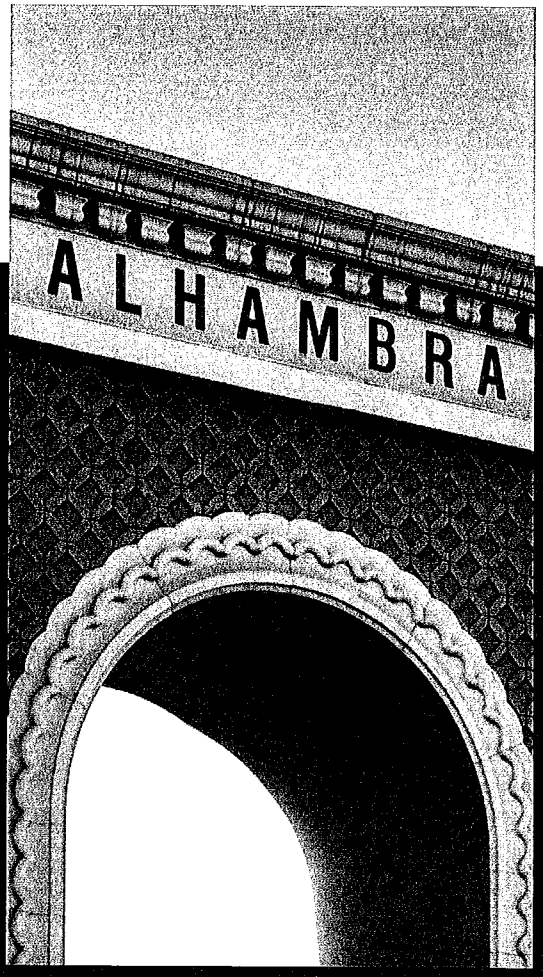
I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council its regular meeting held on the 13th day of May, 2024, by the following vote, to wit:

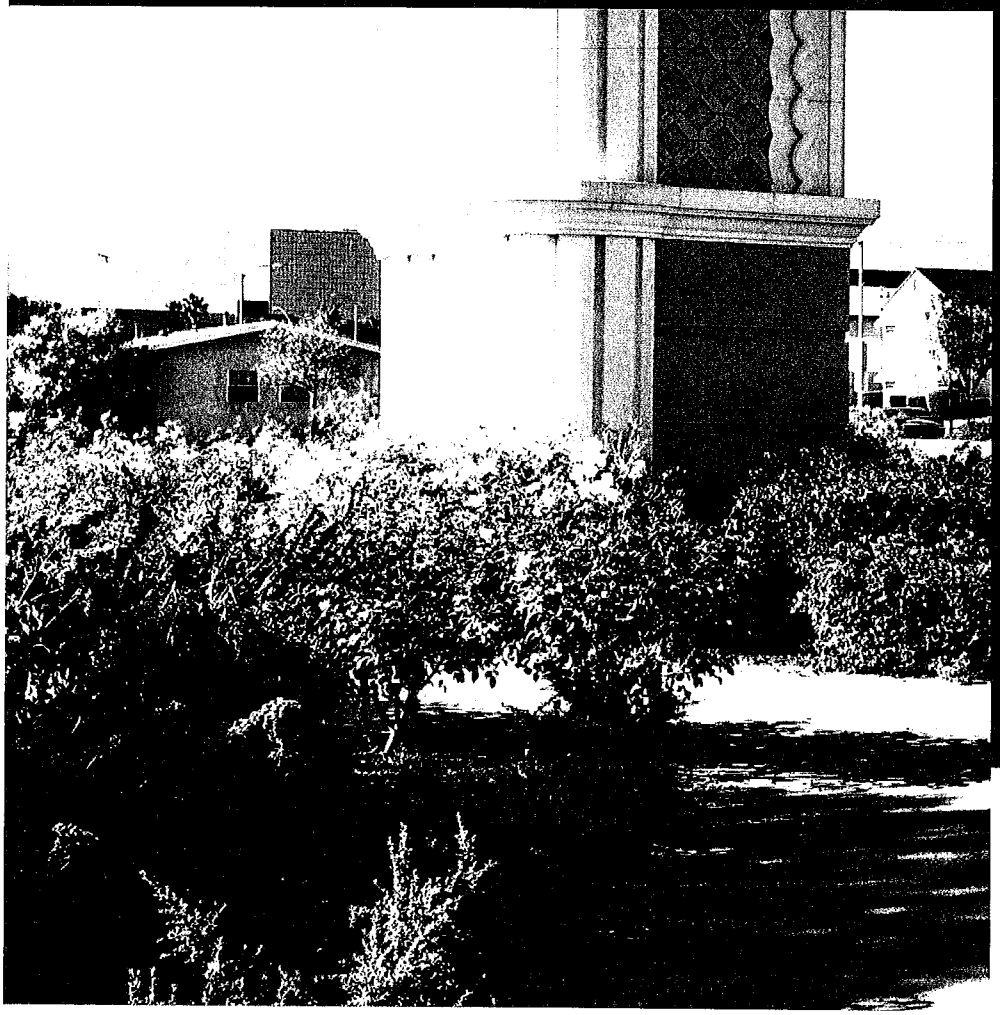
AYES:
NOES:
ABSENT:

LAUREN MYLES, City Clerk

Attachment 2

Budget Summaries FY 2025-2026





Revenue Estimates

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
	City Funds							
	101 General Fund							
		Taxes						
00	40101	Property Tax	$ 18,533,305	$ 17,450,000	$ 17,450,000	$ 19,579,237	$ 21,000,000	$ 21,200,000
00|40	40135	SB 211 Pass Through (ARA)	-	322,700	322,700	-	-	-
00	40190	SB 2557 - Prop Tax Admin Cost	(231,735)	(228,138)	(228,138)	(256,600)	(230,000)	(230,000)
00	40210	District #1 Assessments	135,128	140,000	140,000	130,278	140,000	140,000
00	40310	Sales Tax	18,894,279	20,100,000	20,100,000	18,061,449	18,000,000	18,400,000
00	40312	Sales Tax Measure AI	13,010,702	12,460,000	12,460,000	13,058,942	13,500,000	13,600,000
00	40317	Public Safety Sales Tax	1,003,629	1,020,558	1,020,558	986,598	1,020,600	1,040,800
00	40330	Transient Occupancy Tax	733,395	630,000	630,000	553,753	630,000	630,000
00	40332	Franchise Tax	2,734,821	2,000,000	2,000,000	2,800,870	2,700,000	2,800,000
00	40333	PEG Cable Fee	140,347	100,000	100,000	40,901	100,000	100,000
00	40334	Business License Tax	1,900,243	1,713,500	1,713,500	1,825,608	1,800,000	1,800,000
00	40336	Property Transfer Tax	227,807	250,000	250,000	285,342	250,000	250,000
00	40338	Utility Users Tax	4,895,540	4,000,000	4,000,000	5,276,884	4,500,000	5,000,000
00	42011	VLF Backfill/Prop Tax Swap	12,268,274	12,609,686	12,609,686	12,781,463	13,210,000	13,800,000
		Total Taxes	**74,245,736**	**72,568,306**	**72,568,306**	**75,124,726**	**76,620,600**	**78,530,800**
		Licenses & Permits						
40	41010	Building Permits	2,712,111	2,439,125	2,439,125	2,310,325	2,400,000	2,520,000
40	41012	Occupancy Permits	28,623	23,675	23,675	10,546	50,000	55,000
40	41018	BSASRF Fees	2,508	2,686	2,686	2,392	2,800	2,800
40	41019	SMIP FEES	465	13,147	13,147	8,976	13,500	13,500
00	41020	Overnight Parking Permits	900,343	1,000,000	1,000,000	995,586	1,000,000	1,000,000
00	41022	Overnight Parking Kiosk	722,127	600,000	600,000	775,037	700,000	700,000
00	41090	Misc Permits	1	-	-	2	-	-
		Total Licenses & Permits	**4,366,177**	**4,078,633**	**4,078,633**	**4,102,865**	**4,166,300**	**4,291,300**
		Fines & Forfeitures						
00	45010	City Ordinance Fines	1,529	250	250	-	250	250
00	45015	Other Court Fines	4,718	15,000	15,000	5,441	15,000	15,000
00	45017	Administrative Citation Fines	2,970	1,500	1,500	5,436	1,500	1,500
00	45020	Vehicles Code Fines	63,471	50,000	50,000	59,776	50,000	50,000
20	45022	Correction Violations	775	1,090	1,090	990	1,090	1,090
00	45030	Parking Citations	1,963,744	2,284,000	2,284,000	2,365,830	2,200,000	2,300,000
		Total Fines & Forfeitures	**2,037,206**	**2,351,840**	**2,351,840**	**2,437,474**	**2,267,840**	**2,367,840**
		Use of Money & Property						
00	43010	Interest Earnings	1,118,489	500,500	500,500	1,502,863	2,000,000	2,000,000
00	43019	Unrealized Investment Loss	574,967	-	-	525,058	-	-
		Total Use of Money & Property	**1,693,457**	**500,500**	**500,500**	**2,027,921**	**2,000,000**	**2,000,000**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		Revenue From Other Agencies						
00	42010	Motor Vehicle Fees	102,048	110,000	110,000	130,269	110,000	110,000
00	42030	State Mandated Costs	115,362	15,000	15,000	1,285	100,000	100,000
12	42082	SGVCOG Homeless Services	30,000	-	-	60,000	199,940	30,000
12	42714	Clean Power Alliance Innovation	-	-	-	-	168,450	-
20	42320	OTS - Grant	121,398	120,000	120,000	196,705	450,000	-
20	42321	Alcoholic Beverage Control Grant	-	-	-	12,837	-	-
20	42322	Post	58,940	30,000	30,000	24,626	50,000	38,000
20	42327	State DOJ Tobacco Grant	41,040	-	-	20,672	-	-
20	42328	Behavior Health Justice Grant	117,324	-	-	-	-	-
20	42335	OTS - Ped & Bicycle Safety	4,081	-	-	42,940	64,406	-
20	42340	Cal OES - SART	8,226	-	-	7,889	-	-
30	42341	FEMA Hazard Mitigation Grant	-	-	-	81,994	-	-
30	42347	State High Frequency Comm Grant	58,820	-	-	-	-	-
30	42348	Cal OES CERT Grant	-	-	-	24,370	-	-
30	42363	2020 Homeland Security Grant	185,257	-	-	-	-	-
30	42364	2023 Homeland Security Grant	-	-	-	-	5,200	-
20	42396	2020 Urban Area Security Grant	181,021	-	-	-	-	-
20	42397	2021 Urban Area Security Grant	259,380	-	-	27,719	-	-
20	42398	2022 Urban Area Security Grant	-	-	-	182,532	-	-
30	42398	2022 Urban Area Security Grant	-	-	-	29,709	-	-
20	42399	2023 Urban Area Security Grant	-	-	-	-	111,118	-
30	42399	2023 Urban Area Security Grant	-	-	-	-	305,480	-
30	42401	2024 Urban Area Security Grant	-	-	-	-	120,000	-
30	42401	2024 Urban Area Security Grant	-	-	-	-	173,000	-
20	42430	CHP Cannabis Tax Fund	-	-	-	-	488,186	-
		Total Revenue From Other Agencies	**1,282,899**	**275,000**	**275,000**	**843,545**	**2,345,780**	**278,000**
		Charges For Services						
20	41030	False Alarm Permits	22,222	25,000	25,000	21,984	25,000	25,000
30	41033	Illegal Fireworks Possession	-	-	-	250	-	-
30	41040	Special Fire Fees	14,587	26,600	26,600	26,814	26,600	26,600
00	44010	Business License Application Fees	177,094	276,800	276,800	241,749	200,000	200,000
00	44091	Sale of Publications	-	150	150	-	150	150
00	44092	Returned Check Charges	1,794	800	800	1,982	800	800
00	44101	City Clerk Reproduction Fees	7	200	200	37	200	200
00	44102	City Clerk Notary Fees	315	200	200	45	200	200
80	44121	NPDES Inspection Fee	28,350	32,100	32,100	26,730	32,100	32,100
20	44401	False Alarm Fee-Police	35,279	25,000	25,000	92,233	45,000	80,000
30	44401	False Alarm Fee-Fire	416	1,500	1,500	500	1,500	1,500
20	44410	Police Auto Impound Fees	37,259	93,100	93,100	105,498	115,117	115,117
20	44412	Concealed Carry Weapon Permit	6,515	-	-	3,181	3,719	5,000

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
20	44420	Police Jail Lease Revenue	96,919	60,000	60,000	79,383	43,200	72,000
20	44430	Police Special Duty Reimbursements	406,037	125,000	125,000	456,327	553,531	553,531
20	44432	Police Report Fees	1,167	1,300	1,300	2,352	2,251	4,300
20	44434	Police Repo Fee	1,515	2,000	2,000	1,981	2,000	2,000
30	44510	Paramedic Billings	3,891,900	2,700,000	2,700,000	4,180,162	4,000,000	4,000,000
30	44511	Paramedic Invoicing-425	(58,120)	-	-	(22,835)	-	-
30	44515	Paramedic Subscriptions	84,890	75,000	75,000	94,894	75,000	75,000
30	44519	GEMT Reimbursement	30,480	75,000	75,000	-	35,000	35,000
30	44520	Haz/Mat Collections	613	-	-	-	-	-
30	44521	State Mandated Fire Inspections	298	2,000	2,000	1,195	2,000	2,000
30	44522	Fire Occupancy Inspections	22,406	92,200	92,200	20,214	25,000	25,000
30	44523	Fire Suppression Sys Inspections	96,082	607,000	607,000	143,587	100,000	100,000
30	44524	CPR/First Aid Classes	5,800	500	500	9,136	500	500
20	44525	Emergency Response - Police	1,693	2,000	2,000	401	2,000	2,000
30	44527	Fire Special Duty Reimbursements	1,848	7,000	7,000	3,354	7,000	7,000
30	44528	Fire Sprinkler Fees	1,003	124,200	124,200	203	124,200	124,200
30	44530	Fire Training Facility Rental	25,800	26,000	26,000	27,090	27,090	27,090
30	44531	Fire Apartment Inspections	45,038	65,000	65,000	63,409	45,000	45,000
30	44532	Fire Citation Fine	8,000	1,000	1,000	770	1,000	1,000
30	44533	Fire & Life Safety System Compliance	-	-	-	560	1,000	1,000
40	44095	Convenience Fees	43,744	-	-	23,368	40,000	40,000
40	44601	Zoning Subdivision Fees	166,134	375,538	375,538	338,031	849,625	1,084,630
40	44602	Plan Checking Fees	1,346,851	1,356,139	1,356,139	1,513,170	1,675,000	1,758,750
40	44604	Special Projects	103,075	250,000	250,000	240,899	350,000	325,000
40	44607	General Plan Fee	187,498	200,000	200,000	196,015	200,000	210,000
40	44608	Technology Fee	86,360	75,305	75,305	69,763	75,305	79,070
70	44610	Eng Planning Review	27,417	-	-	26,215	-	28,000
70	44611	PW Bldg. Dept Review	200,324	220,000	220,000	268,254	220,000	220,000
40	44616	Eng Road Permit Issuance	-	-	-	66,254	35,000	35,000
70	44616	PW Road Permit Issuance	342,116	325,000	325,000	142,023	340,000	340,000
70	44620	PW Archival/Technology Fee	4,142	4,000	4,000	6,423	4,000	4,000
70	44621	St Excavation Fee/Permit-Util Dept	306,238	225,000	225,000	96,685	300,000	300,000
00|20| 50|70	46010	Misc Revenue	150,472	3,000	3,000	299,379	3,000	10,000
00	46110	Damage Claims	2,857	-	-	6,657	-	-
00	46020	Collection Referral Fee	182	-	-	695	-	-
00	46022	Civil Compromise	100	-	-	350	-	-
20	46030	Police Inmate Welfare	808	1,000	1,000	910	1,000	1,400
00|12	46690	Art In Public Places	60,180	100,000	100,000	122,455	140,000	140,000
		Total Charges For Services	**8,015,706**	**7,581,632**	**7,581,632**	**9,000,733**	**9,729,088**	**10,139,138**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		Other Revenue						
00	46015	Misc Reimbursements	12,239	-	-	-	-	-
20	46015	Misc Reimbursements	5,000	-	-	-	-	-
30	46015	Misc Reimbursements	-	1,700	1,700	-	1,700	1,700
20	46032	Witness Fees	1,925	2,100	2,100	1,940	2,357	1,700
00	46080	Sale of Property	-	-	-	705	-	-
00	46095	Court Judgments	25	-	-	11,636	-	-
20	46701	Private Contributions	-	-	-	67,000	-	-
00|80	46801	Enterprise Reimbursements	2,141,298	2,141,298	2,141,298	2,141,298	2,141,298	2,141,298
		Total Other Revenue	**2,160,487**	**2,145,098**	**2,145,098**	**2,222,579**	**2,145,355**	**2,144,698**
		Total General Fund	**93,801,668**	**89,501,009**	**89,501,009**	**95,759,843**	**99,274,963**	**99,751,776**
	Library							
		Revenue from Other Agencies						
50	42103	LSTA Grant - Grow Garden	27,000	-	-	3,000	-	-
50	42104	State Library Services Act	11,680	-	-	19,048	3,591	-
		Total Revenue from Other Agencies	**38,680**	**-**	**-**	**22,048**	**3,591**	**-**
		Charges for Services						
50	44210	Library Rentals	175	-	-	470	-	-
50	45040	Library Fines & Fees	33,255	25,000	25,000	32,464	28,000	33,000
		Total Charge for Services	**33,430**	**25,000**	**25,000**	**32,934**	**28,000**	**33,000**
		Other Revenue						
50	44220	Passport Services	77,700	60,000	60,000	71,470	65,000	70,000
50	46731	Private Contributions-Foundation	37,000	10,000	10,000	30,500	53,500	30,000
50	46701	Private Contributions-Other	-	-	-	1,000	-	-
		Total Other Revenue	**114,700**	**70,000**	**70,000**	**102,970**	**118,500**	**100,000**
		Total Library	**186,810**	**95,000**	**95,000**	**157,952**	**150,091**	**133,000**
	Parks And Recreation							
		Taxes & Assessments						
00|60	40340	New Construction Tax	338,000	300,000	300,000	258,000	300,000	300,000
		Total Taxes	**338,000**	**300,000**	**300,000**	**258,000**	**300,000**	**300,000**
		Revenue from Other Agencies						
60	42210	Lunch Program	97,135	125,000	125,000	94,572	100,000	100,000
60	42220	State Senior Support Grant	45,005	57,000	57,000	72,904	45,000	45,000
60	42241	Prop A 92/96 Mtnce-Granada	-	35,000	35,000	-	35,000	35,000
		Total Revenue from Other Agencies	**142,140**	**217,000**	**217,000**	**167,475**	**180,000**	**180,000**
		Charges For Services						
60	44303	Facility Rental - Rec. Svcs.	51,774	81,800	81,800	74,729	81,800	75,000
60	44304	Facility Rental - Senior Svc.	35,598	22,000	22,000	38,960	25,000	40,000
60	44305	Facility Rental - Aquatics	106,022	85,400	85,400	125,535	100,000	100,000
60	44311	Special Events - Senior Svc.	6,659	6,000	6,000	6,041	6,500	6,500
60	44314	Fourth of July	2,842	3,000	3,000	3,599	3,000	3,000

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
60	44316	Farmers Market	135,919	130,000	130,000	154,455	135,000	145,000
60	44319	Community Garden	3,192	2,800	2,800	3,183	3,000	3,000
60	44321	Misc Programs - Senior Svc.	9,541	9,000	9,000	13,890	9,500	9,500
60	44323	Leisure Classes	364,199	300,000	300,000	341,745	370,000	370,000
60	44325	Outdoor Programs	9,168	10,000	10,000	8,630	10,000	10,000
60	44327	Summer Camp	80,649	69,000	69,000	81,315	80,000	80,000
60	44330	Youth Sports	76,280	61,000	61,000	76,529	75,000	75,000
60	44335	Adult Sports	18,144	15,300	15,300	14,766	16,000	16,000
60	44340	Aquatics - Team & Classes	194,506	190,000	190,000	179,669	195,000	195,000
60	44341	Aquatics - Admissions	13,897	15,000	15,000	14,386	14,000	14,000
60	44342	AUSD Pool Rentals	30,205	25,000	25,000	23,390	30,000	30,000
		Total Charges For Services	**1,138,593**	**1,025,300**	**1,025,300**	**1,160,822**	**1,153,800**	**1,172,000**
		Other Revenue						
60	46710	Private Contributions - Senior Svc.	700	700	700	1,300	700	700
60	46711	Private Contributions - Case Mgmt	24	50	50	67	50	50
60	46799	In-Kind Contributions - Case Mgmt	13,932	-	-	13,932	-	-
		Total Other Revenue	**14,656**	**750**	**750**	**15,299**	**750**	**750**
		Total Parks and Recreation	**1,633,388**	**1,543,050**	**1,543,050**	**1,601,596**	**1,634,550**	**1,652,750**
	Community Development							
		Taxes & Assessments						
40	40182	AB1X 26 Property Taxes	-	590,308	590,308	-	-	-
		Total Taxes	**-**	**590,308**	**590,308**	**-**	**-**	**-**
		Revenue from Other Agencies						
40	42703	LEAP Grant	-	-	-	252,468	-	-
		Total Revenue From Other Agencies	**-**	**-**	**-**	**252,468**	**-**	**-**
		Use of Money & Property						
		Total Community Development	**-**	**590,308**	**590,308**	**252,468**	**-**	**-**
		Taxes	74,583,736	73,458,614	73,458,614	75,382,726	76,920,600	78,830,800
		Licenses & Permits	4,366,177	4,078,633	4,078,633	4,102,865	4,166,300	4,291,300
		Fines & Forfeitures	2,037,206	2,351,840	2,351,840	2,437,474	2,267,840	2,367,840
		Use of Money & Property	1,693,457	500,500	500,500	2,027,921	2,000,000	2,000,000
		Revenue From Other Agencies	1,463,718	492,000	492,000	1,285,537	2,529,371	458,000
		Charges For Services	9,187,729	8,631,932	8,631,932	10,194,489	10,910,888	11,344,138
		Other Revenue	2,289,842	2,215,848	2,215,848	2,340,848	2,264,605	2,245,448
		Total General Fund	**95,621,866**	**91,729,367**	**91,729,367**	**97,771,859**	**101,059,604**	**101,537,526**
	105 Windstrom							
		Revenue fom Other Agencies						
	42345	FEMA - DR 4482 Public Assistance	36,306	-	-	-	-	-
	42352	FEMA Reimb	-	-	-	-	58,410	315,992
		Total Corona Virus (Covid-19)	**36,306**	**-**	**-**	**-**	**58,410**	**315,992**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		201 Law Enforcement Services Fund						
		Revenue from Other Agencies						
	42310	Ab3229 Cops Allocation	235,309	200,000	200,000	246,003	220,000	245,000
		Use of Money & Property						
	43010	Interest Earnings	19,856	8,000	8,000	26,515	8,000	20,000
	43019	Unrealized Investment Loss	4,663	-	-	6,809	-	-
		Total Law Enfrcmnt Svc. Fund	**259,828**	**208,000**	**208,000**	**279,327**	**228,000**	**265,000**
		202 Federal Law Enforcement Fund						
		Use of Money & Property						
	42315	Local Law Enforcement Grant	13,522	15,000	15,000	13,801	15,000	-
		Total Law Enforcement Fund	**13,522**	**15,000**	**15,000**	**13,801**	**15,000**	**-**
		206 Federal Asset Forfeiture Fund						
		Use of Money & Property						
	43010	Interest Earnings	7,906	5,100	5,100	8,958	5,100	5,100
	43019	Unrealized Investment Loss	3,912	-	-	2,217	-	-
		Total Use of Money & Property	**11,818**	**5,100**	**5,100**	**11,175**	**5,100**	**5,100**
		Revenue From Other Agencies						
	42330	Asset Seizure Revenue	39,798	30,000	30,000	52,148	30,000	40,000
		Total Revenue From Other Agencies	**39,798**	**30,000**	**30,000**	**52,148**	**30,000**	**40,000**
		Other Revenue						
		Total Fed Asset Forf Fund	**51,616**	**35,100**	**35,100**	**63,323**	**35,100**	**45,100**
		207 State Asset Forfeiture Fund						
		Use of Money & Property						
	43010	Interest Earnings	35	100	100	26	-	-
	43019	Unrealized Investment Loss	82	-	-	8	-	-
		Total Use of Money & Property	**117**	**100**	**100**	**33**	**-**	**-**
		Revenue from Other Agencies						
		Other Revenue						
		Total State Asset Forf Fd	**117**	**100**	**100**	**33**	**-**	**-**
		212 Opioid Settlement Fund						
		Revenue from Other Agencies						
	42098	Opioid Settlement	-	-	-	-	49,593	-
		Total Revenue From Other Agencies	**-**	**-**	**-**	**-**	**49,593**	**-**
		Use of Money & Property						
	43010	Interest Earnings	3,646	-	-	11,093	-	-
	43019	Unrealized Investment Loss	(1,937)	-	-	628	-	-
		Total Use of Money & Property	**1,709**	**-**	**-**	**11,721**	**-**	**-**
		Other Revenue						
	46098	Insurance Settlement	34,662	22,000	22,000	-	-	-
		Total Other Revenue	**34,662**	**22,000**	**22,000**	**-**	**-**	**-**
		Total Opioid Settlement Fund	**36,371**	**22,000**	**22,000**	**11,721**	**49,593**	**-**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		221 State Gas Tax/Streets & Signals Fund						
		Use of Money & Property						
	43010	Interest Earnings	1,204	23,100	23,100	9,226	23,100	23,100
	46080	Property Sales	30	-	-	-	-	-
		Other Revenue						
	46110	Damage Claims	-	10,000	10,000	-	-	-
		Total Use of Money & Property	**1,234**	**33,100**	**33,100**	**9,226**	**23,100**	**23,100**
		Revenue fom Other Agencies						
	42520	State Gas Tax 2105	501,186	512,900	512,900	513,404	530,870	540,122
	42521	State Gas Tax 2106	289,666	293,486	293,486	297,104	302,976	308,265
	42522	State Gas Tax 2107	678,399	700,947	700,947	630,729	709,508	722,266
	42523	State Gas Tax 2107.5	7,500	7,500	7,500	57,800	7,500	7,500
	42524	State Gas Tax 2103	751,527	733,629	733,629	789,381	791,780	807,741
		Total Revenue from Other Agencies	**2,228,279**	**2,248,462**	**2,248,462**	**2,288,419**	**2,342,634**	**2,385,894**
		Total Gas Tax Fund	**2,229,514**	**2,281,562**	**2,281,562**	**2,297,645**	**2,365,734**	**2,408,994**
		223 Measure M Fund						
		Taxes						
	40320	Measure M	1,523,890	1,612,300	1,612,300	1,503,316	1,492,067	1,492,067
		Total Taxes	**1,523,890**	**1,612,300**	**1,612,300**	**1,503,316**	**1,492,067**	**1,492,067**
		Use of Money & Property						
	43010	Interest Earnings	117,364	62,800	62,800	126,402	62,800	100,000
	43019	Unrealized Investment Loss	48,028	-	-	36,878	-	-
		Total Use of Money & Property	**165,392**	**62,800**	**62,800**	**163,279**	**62,800**	**100,000**
		Total Measure M Fund	**1,689,282**	**1,675,100**	**1,675,100**	**1,666,595**	**1,554,867**	**1,592,067**
		224 Prop A Transportation Fund						
		Taxes						
	40318	Transit Sales Tax	2,169,942	2,286,780	2,286,780	2,133,286	2,116,249	2,116,249
		Total Taxes	**2,169,942**	**2,286,780**	**2,286,780**	**2,133,286**	**2,116,249**	**2,116,249**
		Use of Money & Property						
	43010	Interest Earnings	163,760	104,300	104,300	229,227	104,300	150,000
	43019	Unrealized Investment Loss	84,600	-	-	53,789	-	-
		Total Use of Money & Property	**248,361**	**104,300**	**104,300**	**283,016**	**104,300**	**150,000**
		Charges For Services						
	44711	Mta Monthly Bus Stamps	-	5,000	5,000	-	-	-
	44712	ACT Bus Pass	920	1,000	1,000	720	1,000	1,000
		Total Charges For Services	**920**	**6,000**	**6,000**	**720**	**1,000**	**1,000**
		Misc Revenues						
	46010	Misc Revenue	513,161	120,000	120,000	25,200	60,000	60,000
		Total Misc Revenues	**513,161**	**120,000**	**120,000**	**25,200**	**60,000**	**60,000**
		Total Prop A Trans. Fund	**2,932,383**	**2,517,080**	**2,517,080**	**2,442,222**	**2,281,549**	**2,327,249**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
	225 Prop C Transportation Fund							
		Taxes						
	40318	Transit Sales Tax	1,799,916	1,896,824	1,896,824	1,769,507	1,755,373	1,755,373
		Total Taxes	**1,799,916**	**1,896,824**	**1,896,824**	**1,769,507**	**1,755,373**	**1,755,373**
		Use of Money & Property						
	43010	Interest Earnings	147,228	87,600	87,600	180,933	87,600	140,000
	43019	Unrealized Investment Loss	60,026	-	-	48,751	-	-
		Total Use of Money & Property	**207,255**	**87,600**	**87,600**	**229,684**	**87,600**	**140,000**
		Total Prop Trans. C Fund	**2,007,171**	**1,984,424**	**1,984,424**	**1,999,191**	**1,842,973**	**1,895,373**
	226 TDA - Bikeway & Pedestrian Fund							
		Use of Money & Property						
	42510	TDA Bikeways/Sidewalks	60,000	83,491	83,491	-	65,351	66,000
	43010	Interest Earnings	-	-	-	100	-	-
	43019	Unrealized Investment Loss	(44)	-	-	43	-	-
		Total TDA Fund	**59,956**	**83,491**	**83,491**	**144**	**65,351**	**66,000**
	227 Measure R Fund							
		Taxes						
	40319	Measure R Allocation	1,349,515	1,422,618	1,422,618	1,326,884	1,316,529	1,316,529
	42562	State Transportation Grant	44,755	-	-	-	-	-
		Use of Money & Property						
	43010	Interest Earnings	125,618	71,100	71,100	156,056	71,100	130,000
	43019	Unrealized Investment Loss	38,155	-	-	51,450	-	-
		Total Use of Money & Property	**163,773**	**71,100**	**71,100**	**207,506**	**71,100**	**130,000**
		Total Measure R Fund	**1,558,044**	**1,493,718**	**1,493,718**	**1,534,390**	**1,387,629**	**1,446,529**
	228 Ab 2766 Air Quality Fund							
		Taxes						
	42018	AB 2766 Motor Vehicle Fees	109,349	120,000	120,000	109,061	120,000	110,000
		Total Taxes	**109,349**	**120,000**	**120,000**	**109,061**	**120,000**	**110,000**
		Use of Money & Property						
	43010	Interest Earnings	9,937	6,300	6,300	13,569	6,300	6,300
	43019	Unrealized Investment Loss	5,004	-	-	3,041	-	-
		Total Use of Money & Property	**14,941**	**6,300**	**6,300**	**16,610**	**6,300**	**6,300**
		Other Revenue						
		Total AB2766 Air Quality Fd	**124,290**	**126,300**	**126,300**	**125,671**	**126,300**	**116,300**
	229 Disability Access/Compliance Fund							
		Use of Money & Property						
	43010	Interest Earnings	1,402	500	500	863	500	500
	43019	Unrealized Investment Loss	267	-	-	637	-	-
		Total Use of Money & Property	**1,668**	**500**	**500**	**1,500**	**500**	**500**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		Charges For Services						
	42019	SB1186 Disability Access Fees	15,117	25,000	25,000	22,800	25,000	25,000
		Total Disability Access/Comp Fund	**16,786**	**25,500**	**25,500**	**24,300**	**25,500**	**25,500**
		232 Road Maint & Rehab Account Fund						
		Taxes						
	42531	Road Maintenance & Rehabilitation	2,289,607	2,114,338	2,114,338	2,046,301	2,186,626	2,318,224
		Total Taxes	**2,289,607**	**2,114,338**	**2,114,338**	**2,046,301**	**2,186,626**	**2,318,224**
		Use of Money & Property						
	43010	Interest Earnings	102,250	48,400	48,400	167,916	48,400	100,000
	43019	Unrealized Investment Loss	45,981	-	-	30,987	-	-
		Total Use of Money & Property	**148,231**	**48,400**	**48,400**	**198,903**	**48,400**	**100,000**
		Total Road MNTE & Rehab ACC TFund	**2,437,838**	**2,162,738**	**2,162,738**	**2,245,203**	**2,235,026**	**2,418,224**
		233 Safe Clean Water Program Fund						
		Other Revenue						
	42804	Safe, Clean Water Program	1,649,934	860,000	860,000	870,903	860,000	860,000
	42809	SCW Programs Regional Funds	-	-	-	-	985,000	3,012,000
		Use of Money & Property						
	43010	Interest Earnings	95,336	43,800	43,800	136,472	43,800	90,000
	43019	Unrealized Investment Loss	19,269	-	-	41,547	-	-
	44994	Contributed Capital	(131,295)	-	-	-	-	-
		Totals Fund	**1,633,244**	**903,800**	**903,800**	**1,048,922**	**1,888,800**	**3,962,000**
		234 MTA Local Transportation Fund						
		Taxes						
		Use of Money & Property						
	43010	Interest Earnings	72,455	11,800	11,800	81,631	11,800	80,000
	43019	Unrealized Investment Loss	31,861	-	-	24,247	-	-
		Totals Fund	**104,315**	**11,800**	**11,800**	**105,879**	**11,800**	**80,000**
		235 710 Mobility Improvement Projects Fund						
		Revenue from Other Agencies						
	42561	Measure R 710 Mobility Projects	1,028,198	-	-	571,491	5,041,573	3,431,041
		Total Revenue From Other Agencies	**1,028,198**	**-**	**-**	**571,491**	**5,041,573**	**3,431,041**
		Total Mobil Impr Proj Fund	**1,028,198**	**-**	**-**	**571,491**	**5,041,573**	**3,431,041**
		281 American Rescue Plan Act Fund						
		Revenue fom Other Agencies						
	42344	American Rescue Plan Act Fund	7,305,749	20,868	20,868	2,517,406	2,209,561	-
		Use of Money & Property						
	43010	Interest Earnings	407,586	-	-	211,231	-	-
	43019	Unrealized Investment Loss	191,641	-	-	26,233	-	-
		Totals Fund	**7,904,976**	**20,868**	**20,868**	**2,754,869**	**2,209,561**	**-**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		310 Capital Outlay Fund						
		Other Revenue						
30	42314	HUD - Fire Dept Ambulance	-	-	-	-	450,000	-
50	42102	State Library Grant-Bldg Forward Prgm	22,500	-	-	-	-	-
60	42227	Alhambra Community Center State Grant	-	10,000,000	10,000,000	-	19,294,784	-
60	42232	Statewide Park Program Grant	-	-	-	-	33,158	-
60	42233	Prop 68 Parks Per Capita Prgm Grants	-	-	-	-	45,000	-
60	42234	State Park Imp and Pocket Park Projects	-	-	-	-	3,786,559	-
60	42235	Joslyn Senior Center Fac Imp. Project	-	-	-	-	1,000,000	-
60	42236	Joslyn Senior Center - State Fund	-	-	-	-	372,194	-
60	42247	Measure A Annual Allocation	-	-	-	85,075	497,348	-
60	42245	L.A. County Regional Park & Open Space	-	-	-	1,199,999	2,907,673	-
60	42246	Measure A Parks	376,142	-	-	-	63,650	-
60	43019	Unrealized Investment Loss	106,874	-	-	9,169	-	-
70	46017	Local Alt Transportation Imp	-	-	-	-	221,000	-
80	42810	Urban Greening Grant	-	-	-	-	3,005,040	-
		Totals Fund	**505,516**	**10,000,000**	**10,000,000**	**1,294,243**	**31,676,406**	**-**
		241 Public Works Maintenance & Improvement District Fund						
		Taxes & Assessments						
	40230	Lighting District 1919 Act	2,375,982	2,150,000	2,150,000	2,576,270	2,565,100	2,565,100
	40240	LLMD Zone A	94,185	104,000	104,000	94,486	104,000	104,000
	40241	LLMD Zone B	1,970,578	2,000,000	2,000,000	1,973,334	2,000,000	2,000,000
	40242	LLMD Zone C	52,985	72,000	72,000	52,985	72,000	72,000
	43010	LLMD Zone C	283,262	184,800	184,800	276,191	184,800	184,800
	40135	SB211 Pass Through (Ara)	-	44,500	44,500	-	44,500	44,500
		Total Taxes & Assessments	**4,776,992**	**4,555,300**	**4,555,300**	**4,973,266**	**4,970,400**	**4,970,400**
		Use of Money & Property						
	43019	Unrealized Investment Loss	143,160	-	-	96,134	-	-
		Total Use of Money & Property	**143,160**	**-**	**-**	**96,134**	**-**	**-**
		Revenue from Other Agencies						
	46120	Freeway Ramp Mtnce Reimbursement	18,000	21,600	21,600	23,400	21,600	21,600
		Total Revenue from Other Agencies	**18,000**	**21,600**	**21,600**	**23,400**	**21,600**	**21,600**
		Other Revenues						
	46010	Misc. Revenues	900	-	-	-	-	-
	46110	Damage Claims	-	5,000	5,000	1,256	5,000	5,000
		Total Other Revenues	**900**	**5,000**	**5,000**	**1,256**	**5,000**	**5,000**
		Totals Fund	**4,939,052**	**4,581,900**	**4,581,900**	**5,094,056**	**4,997,000**	**4,997,000**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		242 Police Facility Assessment District Fund						
		Taxes & Assessments						
	40220	Assessments	2,253,762	-	-	27,229	-	-
		Total Taxes & Assessments	**2,253,762**	**-**	**-**	**27,229**	**-**	**-**
		Use of Money & Property						
	43010	Interest Earnings	-	-	-	15,037	-	-
	43019	Unrealized Investment Loss	1,569	-	-	5,147	-	-
		Total Use of Money & Property	**1,569**	**-**	**-**	**20,184**	**-**	**-**
		Totals P.D. Facility A/D Fund	**2,255,331**	**-**	**-**	**47,413**	**-**	**-**
		251 CDBG Fund						
		Use of Money & Property						
	43030	CDBG Program Income-Rental Rehab	-	10,000	10,000	-	10,000	10,000
		Total Use of Money & Property	**-**	**10,000**	**10,000**	**-**	**10,000**	**10,000**
		Revenue from Other Agencies						
	42410	Letter of Credit Drawdowns	939,546	1,410,029	1,410,029	740,584	1,414,659	814,980
	42414	CDBG Covid-19 CV3	16,177	-	-	-	-	-
		Total Revenue from Other Agencies	**955,723**	**1,410,029**	**1,410,029**	**740,584**	**1,414,659**	**814,980**
		Totals CDBG Fund	**955,723**	**1,420,029**	**1,420,029**	**740,584**	**1,424,659**	**824,980**
		252 Home Fund						
		Use of Money & Property						
	43035	H.O.M.E. Program Income	49,619	-	-	54,624	-	-
		Total Use of Money & Property	**49,619**	**-**	**-**	**54,624**	**-**	**-**
		Revenue from Other Agencies						
	42420	H.O.M.E. Grant Drawdowns	1,161,157	912,190	912,190	605,167	856,718	253,204
	42425	H.O.M.E. Admin Grant	55,506	56,998	56,998	-	56,998	56,998
	42427	Home Chdo Grant	-	85,497	85,497	-	85,497	85,497
		Total Revenue from Other Agencies	**1,216,663**	**1,054,685**	**1,054,685**	**605,167**	**999,213**	**395,699**
		Totals Home Fund	**1,266,282**	**1,054,685**	**1,054,685**	**659,791**	**999,213**	**395,699**
		253 HUD-Community Project Fund						
		Taxes & Assessments						
	42441	HUD Comm Project Grant B22CPCA0143	-	-	-	-	1,398,630	-
		Total Taxes & Assessments	**-**	**-**	**-**	**-**	**1,398,630**	**-**
		Totals Fund	**-**	**-**	**-**	**-**	**1,398,630**	**-**
		295 Housing Asset Fund						
		Use of Money & Property						
	43010	Interest Earnings	268,132	61,400	61,400	248,084	61,400	200,000
	43019	Unrealized Investment Loss	231,048	-	-	74,306	-	-
		Total Use of Money & Property	**499,180**	**61,400**	**61,400**	**322,390**	**61,400**	**200,000**
	46010	Miscellaneous Revenue	1,000	-	-	-	-	-
		Total Housing Asset Fund	**500,180**	**61,400**	**61,400**	**322,390**	**61,400**	**200,000**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
	296 PLHA Program Fund							
		Use of Money & Property						
	43010	Interest earnings	17,063	-	-	6,289	-	-
	43019	Unrealized Investment Gain/Loss	(7,362)	-	-	7,362	-	-
		Total Use of Money & Property	**9,700**	**-**	**-**	**13,651**	**-**	**-**
		Other Revenue						
	42702	PLHA Program Allocation	701,530	781,815	781,815	677,297	781,815	781,815
		Total Other Revenue	**701,530**	**781,815**	**781,815**	**677,297**	**781,815**	**781,815**
		Total PLHA Program Fund	**711,231**	**781,815**	**781,815**	**690,948**	**781,815**	**781,815**
	297 Inclusionary Housing Trust Fund							
		Use of Money & Property						
	43010	Interest earnings	9,567	-	-	19,232	-	-
	43019	Unrealized Investment Gain/Loss	3,847	-	-	2,467	-	-
		Total Use of Money & Property	**13,414**	**-**	**-**	**21,699**	**-**	**-**
		Other Revenue						
	44630	Inclusionary Housing In-Lieu Fee	22,250	90,000	90,000	236,250	90,000	90,000
		Total Other Revenue	**22,250**	**90,000**	**90,000**	**236,250**	**90,000**	**90,000**
		Total Inclusionary Housing Trust Fund	**35,664**	**90,000**	**90,000**	**257,949**	**90,000**	**90,000**
	231 Transportation Capital Improvements Grants Fund							
		Revenue from Other Agencies						
	42556	Federal Grant - Pedestrian Improvements	6,225	-	-	7,214	-	-
	42571	Traffic Control System-County	51,847	-	-	-	-	-
		Total Revenue from Other Agencies	**58,071**	**-**	**-**	**7,214**	**-**	**-**
		Total Trans Cap Imp Fund	**58,071**	**-**	**-**	**7,214**	**-**	**-**
	684 Police Facility Debt Service Fund							
		Use of Money & Property						
	43010	Interest Earnings	2,178	-	-	-	-	-
		Total PD Fac Debt SVC Fund	**2,178**	**-**	**-**	**-**	**-**	**-**
	685 Parking Authority Debt Service Fund							
		Use of Money & Property						
	43010	Interest Earnings	1,064	-	-	1,232	-	-
		Total Park Auth Debt Svc Fund	**1,064**	**-**	**-**	**1,232**	**-**	**-**
	507 Equipment Fund							
		Use of Money & Property						
	43010	Interest Earnings	44,883	9,600	9,600	92,120	9,600	40,000
	43019	Unrealized Investment Loss	9,513	-	-	19,586	-	-
		Total Use of Money & Property	**54,396**	**9,600**	**9,600**	**111,706**	**9,600**	**40,000**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
		Charges For Services						
	44780	CNG Fuel	26,555	12,000	12,000	16,519	12,000	12,000
	47301	Rental Charges	2,713,713	3,451,710	3,451,710	3,392,142	3,451,710	3,451,710
		Total Charges For Services	**2,740,268**	**3,463,710**	**3,463,710**	**3,408,661**	**3,463,710**	**3,463,710**
		Other Revenue						
	46080	Property Sales	48,564	10,000	10,000	6,822	10,000	10,000
	46098	Insurance Settlement	251,007	50,000	50,000	114,799	50,000	100,000
		Total Other Revenue	**299,571**	**60,000**	**60,000**	**121,620**	**60,000**	**110,000**
		Totals Equipment Fund	**3,094,235**	**3,533,310**	**3,533,310**	**3,641,987**	**3,533,310**	**3,613,710**
		515 Health Insurance Fund						
		Charges For Services						
	46010	Misc Revenue	-	8,400	8,400	1,938	8,400	8,400
	47106	Section 125 Employer	6,115,108	6,400,000	6,400,000	6,662,279	6,400,000	6,600,000
		Total Charges For Services	**6,115,108**	**6,408,400**	**6,408,400**	**6,664,217**	**6,408,400**	**6,608,400**
		Totals Health Insurance Fund	**6,115,108**	**6,408,400**	**6,408,400**	**6,664,217**	**6,408,400**	**6,608,400**
		526 Self Insurance - General Liability Fund						
		Use of Money & Property						
	43010	Interest Earnings	151,255	-	-	229,751	-	-
	43019	Unrealized Investment Loss	(11,353)	-	-	91,929	-	-
		Total Use of Money & Property	**139,902**	**-**	**-**	**321,680**	**-**	**-**
		Charges For Services						
	46015	Misc. Reimbursements	128,546	65,000	65,000	70,525	65,000	65,000
	46028	Refunds	33,917	-	-	63,897	-	-
	47201	Liability Insurance Contributions	4,706,524	4,700,000	4,700,000	4,706,524	4,700,000	4,700,000
		Total Charges For Services	**5,008,888**	**4,765,000**	**4,765,000**	**5,162,626**	**4,765,000**	**4,765,000**
		Totals General Liability Fund	**5,008,888**	**4,765,000**	**4,765,000**	**5,162,626**	**4,765,000**	**4,765,000**
		527 Self Insurance - Workers Compensation Fund						
		Use of Money & Property						
	43010	Interest Earnings	219,336	123,900	123,900	271,858	123,900	123,900
	43019	Unrealized Investment Loss	93,059	-	-	74,523	-	-
		Total Use of Money & Property	**312,395**	**123,900**	**123,900**	**346,381**	**123,900**	**123,900**
		Charges For Services						
	46028	Refunds	35,283	-	-	131,991	-	-
	47105	Workers Compensation Contribution	3,985,555	4,500,000	4,500,000	4,310,490	4,500,000	4,500,000
		Total Charges For Services	**4,020,838**	**4,500,000**	**4,500,000**	**4,442,481**	**4,500,000**	**4,500,000**
		Totals Workers Compensation Fund	**4,333,233**	**4,623,900**	**4,623,900**	**4,788,862**	**4,623,900**	**4,623,900**
		538 Compensated Absences Fund						
		Use of Money & Property						
	43010	Interest Earnings	109,110	32,800	32,800	153,703	32,800	100,000

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
	43019	Unrealized Investment Loss	17,171	-	-	41,922	-	-
		Total Use of Money & Property	**126,281**	**32,800**	**32,800**	**195,624**	**32,800**	**100,000**
		Charges For Services						
	47211	Compensated Absences Contributions	686,991	800,000	800,000	740,957	500,000	700,000
		Total Compensated Absences Fund	**813,272**	**832,800**	**832,800**	**936,581**	**532,800**	**800,000**
	401 Water Fund							
		Use of Money & Property						
	43010	Interest Earnings	304,095	248,900	248,900	264,997	248,900	248,900
	43019	Unrealized Investment Loss	178,868	-	-	64,217	-	-
		Total Use of Money & Property	**482,963**	**248,900**	**248,900**	**329,214**	**248,900**	**248,900**
		Charges For Services						
	44621	St Evac Fee/Permit	236,305	130,000	130,000	92,580	130,000	130,000
	44910	Water General Consumers	10,282,902	11,500,000	11,500,000	12,439,888	14,800,000	17,800,000
	44911	Water Municipal Depts	410,424	470,000	470,000	587,632	500,000	550,000
	44912	Water City Schools	365,224	375,000	375,000	448,870	375,000	450,000
	44921	Water Fire Service	662,598	710,000	710,000	745,294	710,000	750,000
	44922	Water Service Connections	321,592	200,000	200,000	323,503	280,000	320,000
	44923	Water Fire Lines	51,526	25,000	25,000	33,150	28,000	30,000
	44924	New Service Charges	217,945	190,000	190,000	165,933	190,000	190,000
	44925	Water Lease Rights	-	100,000	100,000	-	100,000	100,000
	44927	Water System Access Fee	437,844	370,000	370,000	29,666	370,000	100,000
	44928	Water Bad Debt Collections	1,569	5,000	5,000	2,172	2,000	2,000
	44950	System Operations Charge	5,279,187	4,600,000	4,600,000	6,281,897	5,000,000	6,300,000
	46080	Property Sales	(74,220)	-	-	-	-	-
	44994	Contributed Capital	-	-	-	195,875	-	-
	46110	Damage Claims	1,130	-	-	12,170	-	-
		Total Charges For Services	**18,194,025**	**18,675,000**	**18,675,000**	**21,358,630**	**22,485,000**	**26,722,000**
		Other Revenue						
	42805	SGVMWD Rate Assistance Grant	12,234	-	-	25,975	-	-
	42806	State Water Arrearages Prgm (Fed CV)	-	-	-	(251)	-	-
	42807	SGBWQA Prop 68 Grant	-	1,350,000	1,350,000	2,957,663	1,350,000	1,350,000
	44901	Utility Account Set Up Fee	106,431	113,300	113,300	81,030	113,300	113,300
	46010	Misc Revenue	345,337	427,000	427,000	378,320	477,000	400,000
	48011	Bond Premium Revenue	112,513	112,513	112,513	75,009	112,513	112,513
		Total Other Revenue	**576,515**	**2,002,813**	**2,002,813**	**3,517,745**	**2,052,813**	**1,975,813**
		Totals Water Fund	**19,253,503**	**20,926,713**	**20,926,713**	**25,205,589**	**24,786,713**	**28,946,713**
	404 Sewer & Storm Drain Fund							
		Use of Money & Property						
	43010	Interest Earnings	513,634	286,000	286,000	571,249	200,000	500,000

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
	43019	Unrealized Investment Loss	224,433	-	-	140,087	-	-
		Total Use of Money & Property	**738,067**	**286,000**	**286,000**	**711,336**	**200,000**	**500,000**
		Charges For Services						
	44950	Systems Operations Charge	5,764,622	5,706,600	5,706,600	5,793,582	5,706,600	5,800,000
	44951	Sani-Sewer Reconnections	115,550	80,000	80,000	37,800	80,000	80,000
	44952	Sewer Service Charges	2,051,562	2,402,100	2,402,100	2,144,904	2,402,100	2,402,100
		Total Charges For Services	**7,931,735**	**8,188,700**	**8,188,700**	**7,976,286**	**8,188,700**	**8,282,100**
		Other Revenue						
	44122	FOG Inspection Fee	43,200	64,600	64,600	39,000	45,000	45,000
	44124	Industrial Waste Fee	481	-	-	-	-	-
	46080	Property Sales	(70)	-	-	(2,543)	-	-
	44994	Contributed Capital	131,295	-	-	-	-	-
	48011	Bond Premium Revenue	12,566	12,566	12,566	12,566	12,566	12,566
		Total Other Revenue	**187,472**	**77,166**	**77,166**	**49,023**	**57,566**	**57,566**
		Totals Sewer & Storm Drain Fund	**8,857,275**	**8,551,866**	**8,551,866**	**8,736,645**	**8,446,266**	**8,839,666**
		415 Sanitation Fund						
		Use of Money & Property						
	43010	Interest Earnings	56,266	35,400	35,400	69,512	35,400	65,000
	43019	Unrealized Investment Loss	21,591	-	-	22,389	-	-
		Total Use of Money & Property	**77,857**	**35,400**	**35,400**	**91,901**	**35,400**	**65,000**
		Revenue from Other Agencies						
	42602	State Beverage Container Grant	20,665	21,000	21,000	20,690	21,000	21,000
	42603	SB1383 Local Assistance Grant	262,733	-	-	6,464	198,610	200,000
		Total Revenue from Other Agencies	**283,398**	**21,000**	**21,000**	**27,154**	**219,610**	**221,000**
		Charges For Services						
	40241	Assessment Revenue	1,061,080	1,050,000	1,050,000	1,062,564	1,050,000	1,050,000
	40332	Franchise Tax	650	-	-	695	-	-
	44795	Recycling - AB939 Costs	867,698	800,000	800,000	945,399	800,000	800,000
		Total Charges For Services	**1,929,429**	**1,850,000**	**1,850,000**	**2,008,658**	**1,850,000**	**1,850,000**
		Other Revenue						
	46010	Misc. Revenue	(23)	-	-	-	70,000	-
	46015	Misc. Reimbursements	525	-	-	-	5,000	5,000
	46110	Damage Claims	-	-	-	1,015	-	-
		Total Other Revenue	**502**	**-**	**-**	**1,015**	**75,000**	**5,000**
		Totals Sanitation Fund	**2,291,186**	**1,906,400**	**1,906,400**	**2,128,728**	**2,180,010**	**2,141,000**

Revenue Estimates (continued)

Dept.	Item	Description	2023-24 Actual Revenue	2024-25 Adopted Budget	2024-25 Adjusted Budget	2024-25 Actuals	2025-26 Adjusted	2026-27 Adjusted
	427 Golf Course/428 Clubhouse Fund							
		Charges For Services						
	44371	Annual License Fee	112,500	125,000	125,000	125,000	125,000	125,000
	44372	Annual Revenue Share	552,232	594,993	594,993	628,737	700,000	715,000
	44376	Clubhouse Facility Lease (Fund 428)	344,855	300,000	300,000	315,577	300,000	300,000
		Total Charges For Services	**1,009,588**	**1,019,993**	**1,019,993**	**1,069,314**	**1,125,000**	**1,140,000**
		Totals Golf CS/Clubhs Fund	**1,009,588**	**1,019,993**	**1,019,993**	**1,069,314**	**1,125,000**	**1,140,000**
		Grand Total of All Funds	**$ 181,752,202**	**$ 175,854,159**	**$ 175,854,159**	**$ 182,598,606**	**$ 220,312,892**	**$190,700,778**

Statement of Estimated Fund Balances/Net Working Capital

Fiscal Year 2025-2026

Fund	Estimated Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cost Allocations	Debt Service Transfers	Transfers (To)/From Reserves	Projected Balance June 30, 2026
General Fund									
Unassigned	$ 1,809,925	$ 101,059,604	$ 171,729	$ (101,485,614)	$ (6,005,943)	$ 430,957	$ (412,406)	$ 6,439,102	$ 2,007,354
Assigned	15,790,494	-	-	-		-	-	(5,945,612)	9,844,882
Restricted	1,209,463	177,899	-	-	-	-	-	(458,490)	928,872
Committed	9,413,714	-	-	-	-	-	-	(35,000)	9,378,714
Committed - Emergency Reserve	20,578,968	-	-	-	-	-	-	-	20,578,968
Nonspendable	419,125	-	-	-	-	-	-	-	419,125
Total	**49,221,689**	**101,237,503**	**171,729**	**(101,485,614)**	**(6,005,943)**	**430,957**	**(412,406)**	**-**	**43,157,915**
Special Revenue Funds									
Windstrom Fund	(374,402)	58,410	-	-	-	-	-	-	(315,992)
Law Enforcement Service Fund	740,053	228,000	-	(327,659)	-	-	-	-	640,394
Federal Law Enforcement Fund	-	15,000	-	(15,000)	-	-	-	-	-
Federal Asset Seizure Fund	288,761	35,100	-	(37,764)	-	-	-	-	286,097
Opioid Settlement Fund	14,029	49,593	-	(6,700)	-	-	-	-	56,922
Gas Tax/Streets & Sig Fund	419,145	2,365,734	-	(1,813,018)	-	(509,765)	-	-	462,096
Measure M Transportation Fund	4,133,184	1,554,867	-	(2,540,986)	-	-	-	-	3,147,065
Prop A Transportation Fund	6,965,371	2,281,549	-	(5,059,003)	-	(463,353)	-	-	3,724,564
Prop C Transportation Fund	4,600,410	1,842,973	-	(4,040,691)	-	(370,086)	-	-	2,032,606
TDA Fund	100	65,351	-	(60,000)	-	-	-	-	5,451
Measure R Fund	5,172,263	1,387,629	-	(2,325,719)	-	-	-	-	4,234,173
AB 2766 Fund	473,292	126,300	-	(393,532)	-	(36,044)	-	-	170,016
Disability Access/Compliance Fund	22,714	25,500	-	(25,000)	-	-	-	-	23,214
Road Maint & Rehab Account Fund	3,827,395	2,235,026	-	(4,037,146)	-	-	-	-	2,025,275
Safe Clean Water Program Fund	3,709,908	1,888,800	-	(6,373,596)	-	-	-	-	(774,888)
MTA Local Fund	2,326,969	11,800	-	-	-	-	-	-	2,338,769
Mobility Improvement Projects Fund	931,551	5,041,573	-	(5,973,124)	-	-	-	-	0
Public Works Maint & Improv District	7,872,265	4,997,000	-	(7,933,556)	-	(894,541)	-	-	4,041,168
CDGB Fund	-	1,424,659	-	(1,324,289)	(100,370)	-	-	-	-
HOME Fund	-	999,213	-	(999,213)	-	-	-	-	-

Statement of Estimated Fund Balances/Net Working Capital (continued)

Fiscal Year 2025-2026

Fund	Estimated Balance July 1, 2025	Revenues	Transfers In	Expenditures	Transfers Out	Cost Allocations	Debt Service Transfers	Transfers (To)/From Reserves	Projected Balance June 30, 2026
HUD-Community Projects	-	1,398,630	-	(1,398,630)	-	-	-	-	-
American Rescue Plan Fund	-	2,209,561	-	(2,209,561)	-	-	-	-	(0)
Housing Asset Fund	7,022,193	61,400	-	(4,129,641)	-	(378,233)	-	-	2,575,719
PLHA Program Fund	23,351	781,815	-	(582,035)	-	-	-	-	223,131
Inclusionary Housing Fund	566,449	90,000	-	-	-	-	-	-	656,449
Home ARP	-	120,505	-	(120,505)	-	-	-	-	-
Total Special Revenue Funds	**48,735,001**	**31,295,988**	**-**	**(51,726,367)**	**(100,370)**	**(2,652,023)**	**-**	**-**	**25,552,230**
Capital Projects Funds									
Transportation Capital Improv Fund	(40,204)	-	60,331	(20,127)	-	-	-	-	-
Capital Outlay Fund	1,805,961	31,676,406	5,945,612	(38,396,770)	-	-	-	-	1,031,210
Total Capital Projects Funds	**1,765,757**	**31,676,406**	**6,005,943**	**(38,416,897)**	**-**	**-**	**-**	**-**	**1,031,210**
Debt Service Funds									
Parking Authority Fund	1,230	-	-	(412,406)	-	-	412,406	-	1,230
Total Debt Service Funds	**1,230**	**-**	**-**	**(412,406)**	**-**	**-**	**412,406**	**-**	**1,230**
Internal Service Funds									
Equipment Fund	3,326,630	3,533,310	-	(5,702,488)	-	(165,701)	-	-	991,751
Health Insurance	59,479	6,408,400	-	(7,830,000)	-	1,300,000	-	-	(62,121)
Self-Insurance/Workers Comp	3,611,538	9,388,900	-	(9,266,416)	-	-	-	-	3,734,022
Compensated Absences Fund	(1,860,224)	532,800	-	(500,000)	-	-	-	-	(1,827,424)
Total Internal Service Funds	**5,137,423**	**19,863,410**	**-**	**(23,298,903)**	**-**	**1,134,299**	**-**	**-**	**2,836,229**
Enterprise Funds									
Water Fund	8,939,044	24,786,713	-	(28,067,789)	-	(2,695,754)	-	-	2,962,214
Sewer & Storm Drain Fund	17,344,577	8,446,266	-	(14,028,636)	-	(1,665,484)	-	-	10,096,723
Sanitation Fund	1,832,958	2,180,010	-	(1,974,442)	-	(576,765)	-	-	1,461,761
Golf Course/Clubhouse Fund	-	1,125,000	-	(2,165,782)	(71,359)	(406,577)	-	-	(1,518,718)
Total Enterprise Funds	**28,116,579**	**36,537,989**	**-**	**(46,236,649)**	**(71,359)**	**(5,344,580)**	**-**	**-**	**13,001,980**
Total	**$ 132,977,679**	**$ 220,611,296**	**$ 6,177,672**	**$ (261,576,836)**	**$ (6,177,672)**	**$ (6,431,347)**	**$ -**	**$ -**	**$ 85,580,793**

2025-2026 Adjusted Departmental Expenditures

Fund Department - Division	Personnel Services	Services & Supplies	Capital Outlay	Total Budget	Cost Applied	Net Budget
General Fund						
City Council	$ 158,982	$ 201,000	$ -	$ 359,982	$ 19,535	$ 379,517
City Manager	1,902,718	304,200	301,015	2,507,933	(2,507,933)	-
City Clerk	543,165	442,000	-	985,165	(985,165)	-
City Attorney	-	425,000	-	425,000	(425,000)	-
Marketing And Communications	139,269	181,775	-	321,044	(321,044)	-
General Govt Buildings	500,806	1,433,551	-	1,934,357	(1,934,357)	-
Finance	3,228,434	742,433	4,000	3,974,867	(3,974,867)	-
General Services/It	-	683,817	307,624	991,441	(991,441)	-
Human Resources	839,105	666,191	-	1,505,296	(1,505,296)	-
Police	34,358,318	3,454,319	427,877	38,240,513	6,630,924	44,871,437
Police - PSAF	637,381	-	-	637,381	58,378	695,759
Parking Enforcement	385,274	1,684,185	-	2,069,459	249,907	2,319,366
Fire - Management & Support	1,206,672	698,800	15,000	1,920,472	218,905	2,139,377
Fire - Suppression/Paramedic	19,999,469	1,734,503	55,000	21,788,972	2,838,587	24,627,559
Fire - Prevention	533,750	46,400	-	580,150	97,168	677,318
Fire - PSAF	253,471	65,000	-	318,471	29,169	347,640
Fire - Training Facility	-	38,000	-	38,000	3,480	41,480
Fire - Training	-	21,310	-	21,310	1,952	23,262
Fire - Cadet Program	60,580	47,500	-	108,080	9,899	117,979
Disaster Preparedness	-	61,305	483,680	544,985	49,915	594,900
Communications - Fire	276,983	70,700	-	347,683	(347,683)	-
Community Development	1,821,265	4,309,285	238,553	6,369,103	667,541	7,036,644
Code Enforcement	589,867	141,425	-	731,292	104,580	835,872
Animal Control	-	270,000	-	270,000	24,729	294,729
P/W - Admin & Engineering	936,466	809,646	-	1,746,112	179,837	1,925,949
P/W - Street Maintenance	342,652	-	-	342,652	31,383	374,036
Stormwater Envrnmntl Compliance	-	269,328	-	269,328	50,122	319,450
Library	3,129,437	432,158	396,000	3,957,595	370,709	4,328,304
PR - Administration	819,680	39,540	31,500	890,720	256,439	1,147,159
PR - Community Programs	449,427	488,612	-	938,039	85,915	1,023,953
PR - Community Promotion	-	259,000	-	259,000	(212,000)	47,000
PR - Aquatics	722,945	86,278	16,000	825,223	75,582	900,805
PR - Recreation Services	1,243,164	120,100	1,500	1,364,764	124,999	1,489,763
PR - Senior Services	250,475	24,200	-	274,675	25,157	299,833
PR - Senior Support	477,941	21,520	-	499,461	(45,432)	454,029
PR - Park Operations	1,832,851	1,503,358	47,800	3,384,009	496,345	3,880,354
PR - Lunch Program	89,613	104,000	-	193,613	17,733	211,346
PR - Maint Granada Swim	-	-	35,000	35,000	-	35,000
Non-departmental	(868,284)	382,750	-	(485,534)	7,895,966	7,410,432
Total General Fund	**76,861,878**	**22,263,187**	**2,360,549**	**101,485,614**	**7,364,639**	**108,850,253**

2025-2026 Adjusted Departmental Expenditures (continued)

Fund Department - Division	Personnel Services	Services & Supplies	Capital Outlay	Total Budget	Cost Applied	Net Budget
Special Revenue Funds						
Total Windstorm Fund	**-**	**6,700**	**-**	**6,700**	**-**	**6,700**
Total Law Enf. Services Fund	**15,000**	**118,969**	**193,690**	**327,659**	**-**	**327,659**
Total Federal Law Enf. Fund	**-**	**15,000**	**-**	**15,000**	**-**	**15,000**
Total Fed Asset Seiz Fund	**-**	**17,764**	**20,000**	**37,764**	**-**	**37,764**
Total Opioid Settlement Fund	**-**	**6,700**	**-**	**6,700**	**-**	**6,700**
Gas Tax/Streets & Signals Fund						
Street Maintenance	367,467	519,755	-	887,222	261,702	1,148,923
Traffic Maintenance	190,180	625,868	109,748	925,796	248,064	1,173,859
Total Gas Tax/Streets & Signals Fd	**557,647**	**1,145,623**	**109,748**	**1,813,018**	**509,765**	**2,322,783**
Total Measure M Fund	**40,986**	**2,000,000**	**500,000**	**2,540,986**	**-**	**2,540,986**
Total 710 Mobility Fund	**42,205**	**-**	**5,930,919**	**5,973,124**	**-**	**5,973,124**
Prop A Transportation Fund						
Senior Ride	147,549	1,042,500	-	1,190,049	108,996	1,299,045
Field Trips	-	100,000	-	100,000	9,159	109,159
Transportation Mgmt	72,034	36,200	-	108,234	9,913	118,147
Bus Subsidy Program	-	5,470	-	5,470	501	5,971
Alhambra Community Transit	-	523,550	3,131,700	3,655,250	334,784	3,990,034
Total Prop A Transp. Fund	**219,583**	**1,707,720**	**3,131,700**	**5,059,003**	**463,353**	**5,522,356**
Prop C Transportation Fund						
Senior Ride	-	1,042,500	-	1,042,500	95,482	1,137,982
Transportation Demand Management	93,460	-	-	93,460	8,560	102,020
Alhambra Community Transit	-	1,637,338	410,000	2,047,338	187,515	2,234,853
Rail Station Operations	-	69,750	-	69,750	6,388	76,138
Various Trans. Projects	-	-	575,000	575,000	52,664	627,664
Traffic Maintenance	212,643	-	-	212,643	19,476	232,118
Total Prop C Transp. Fund	**306,103**	**2,749,588**	**985,000**	**4,040,691**	**370,086**	**4,410,777**
Total TDA-Bike/Sidewalks Fund	**-**	**-**	**60,000**	**60,000**	**-**	**60,000**
Total Measure R Fund	**10,551**	**1,815,168**	**500,000**	**2,325,719**	**-**	**2,325,719**
Total Road MTNCE & Rehab Fund	**-**	**-**	**4,037,146**	**4,037,146**	**-**	**4,037,146**
Total Safe Clean Water	**-**	**159,856**	**6,213,740**	**6,373,596**	**-**	**6,373,596**
Ab 2766 Air Quality Fund	-	13,800	379,732	393,532	36,044	429,576
Total Air Quality Activities	**-**	**13,800**	**379,732**	**393,532**	**36,044**	**429,576**
Lighting & Landscape Maintenance Fund						
Lighting Maint	1,716,554	1,457,374	1,045,750	4,219,678	502,454	4,722,131
Landscaping Maint	-	1,371,450	1,050,000	2,421,450	365,958	2,787,408
Median Maintenance	-	221,038	-	221,038	20,245	241,283
Auto Row	-	64,250	-	64,250	5,885	70,135
Total L&L Maintenance Fund	**1,716,554**	**3,114,112**	**2,095,750**	**6,926,416**	**894,541**	**7,820,957**
CDGB Fund						
Administration	50,741	253,380	414,898	719,019	100,370	819,389

2025-2026 Adjusted Departmental Expenditures (continued)

Fund Department - Division	Personnel Services	Services & Supplies	Capital Outlay	Total Budget	Cost Applied	Net Budget
Property Rehabilitation	8,708	401,053	-	409,761	-	409,761
Code Enforcement	185,509	10,000	-	195,509	-	195,509
Total CDBG Fund	**244,958**	**664,433**	**414,898**	**1,324,289**	**100,370**	**1,424,659**
HOME Fund	39,857	959,356	-	999,213	-	999,213
PLHA	314,362	-	267,673	582,035	-	582,035
Housing Asset Fund	64,333	65,308	4,000,000	4,129,641	378,233	4,507,874
Disability Access/Compliance Fund	-	25,000	-	25,000	-	25,000
ARPA	-	19,356	2,190,205	2,209,561	-	2,209,561
HUD-Community Projects	-	397,260	2,400,000	2,797,260	-	2,797,260
HOME ARP	-	-	120,505	120,505	-	120,505
Total Special Revenue Funds	**3,572,139**	**14,988,311**	**33,550,707**	**52,111,157**	**2,752,393**	**54,863,550**
Capital Projects Funds						
Transportation Capital Improv Fund	-	-	20,127	20,127	(59,060)	(38,933)
Capital Outlay Fund	-	-	38,351,703	38,351,703	(5,968,367)	32,383,336
Total Capital Projects Funds	**-**	**-**	**38,371,830**	**38,371,830**	**(6,027,427)**	**32,344,403**
Debt Service Funds:						
Parking Authority	-	412,406	-	412,406	(412,406)	-
Total Debt Service Funds	**-**	**412,406**	**-**	**412,406**	**(412,406)**	**-**
Total Governmental Funds	**80,434,016**	**37,663,905**	**74,283,086**	**192,381,007**	**3,677,199**	**196,058,206**
Internal Service Funds						
Equipment Fund						
Equipment Maintenance	722,109	2,048,030	115,753	2,885,893	165,701	3,051,594
Equipment Replacement	-	-	2,816,595	2,816,595	-	2,816,595
Total Equipment Fund	**722,109**	**2,048,030**	**2,932,349**	**5,702,488**	**165,701**	**5,868,189**
Health Insurance Fund	-	7,830,000	-	7,830,000	(1,300,000)	6,530,000
Self-Insurance Fund	188,143	5,651,900	-	5,840,043	-	5,840,043
Workers Comp Fund	184,373	3,242,000	-	3,426,373	-	3,426,373
Compensated Absences Fund	500,000	-	-	500,000	-	500,000
Total Internal Service Funds	**1,594,625**	**18,771,930**	**2,932,349**	**23,298,903**	**(1,134,299)**	**22,164,604**
Enterprise Funds						
Water Fund	6,924,423	10,460,279	10,683,086	28,067,789	2,695,754	30,763,543
Sewer Fund	1,500,234	1,924,512	10,603,890	14,028,636	1,665,484	15,694,120
Sanitation Fund						
Rubbish/Street Sweeping	821,428	244,424	262,219	1,328,071	-	1,328,071
Recycling	178,528	164,500	303,343	646,371	59,201	705,572
Commercial						
Total Sanitation Fund	**999,956**	**408,924**	**565,562**	**1,974,442**	**59,201**	**2,033,643**
Golf Course/Clubhouse Fund	-	385,822	1,779,960	2,165,782	477,936	2,643,718
Total Enterprise Funds	**9,424,613**	**13,179,538**	**23,632,499**	**46,236,649**	**4,898,375**	**51,135,024**
Grand Total All Funds	**$ 91,453,255**	**$ 69,615,372**	**$ 100,847,934**	**$ 261,916,560**	**$ 7,441,274**	**$ 269,357,834**

Summary of Salaries and Personnel Complement

Fund	Salaries 2025-2026			Personnel 2025-2026		
Department - Division	**Full-Time**	**Part-Time**	**Total**	**Perm**	**Temp**	**Total**
General Fund						
City Council	$ 61,091	$ -	$ 61,091	5.00	0.00	5.00
City Manager	1,243,623	-	1,243,623	7.70	0.00	7.70
City Clerk	323,900	20,590	344,490	3.00	0.50	3.50
Marketing and Communications	90,885	-	90,885	1.00	0.00	1.00
General Govt Buildings	286,255	26,638	312,893	3.50	0.50	4.00
Finance	2,047,768	-	2,047,768	20.85	0.00	20.85
Human Resources	538,385	-	538,385	4.60	0.00	4.60
Police	16,199,105	308,002	16,507,107	128.04	4.50	132.54
Police - PSAF	326,626	-	326,626	4.00	0.00	4.00
Parking Enforcement	209,506	17,900	227,406	3.00	0.50	3.50
Fire - Management & Support	671,672	-	671,672	5.00	0.00	5.00
Fire - Suppression/Medic	8,674,660	-	8,674,660	60.00	0.00	60.00
Fire - Prevention	294,824	-	294,824	3.00	0.00	3.00
Fire - PSAF	112,123	39,000	151,123	1.00	0.50	1.50
Fire - Cadet Program	-	52,000	52,000	0.00	2.00	2.00
Communications - Fire	166,525	-	166,525	1.50	0.00	1.50
Community Development	1,127,434	55,800	1,183,234	9.90	1.50	11.40
Code Enforcement	333,690	-	333,690	3.79	0.00	3.79
P/W - Admin & Engineering	583,360	-	583,360	5.30	0.00	5.30
P/W - Street Maintenance	198,665	-	198,665	3.00	0.00	3.00
Library	1,561,825	545,081	2,106,906	17.00	14.00	31.00
PR - Administration	505,075	-	505,075	4.52	0.00	4.52
PR - Community Programs	211,422	78,000	289,422	3.00	2.23	5.23
PR - Aquatics	73,355	514,300	587,655	1.00	14.30	15.30
PR - Recreation Services	348,420	550,500	898,920	5.00	14.24	19.24
PR - Senior Services	87,347	92,800	180,147	1.33	2.50	3.83
PR - Senior Support	204,117	107,400	311,517	2.45	2.50	4.95
PR - Park Operations	930,293	166,800	1,097,093	12.00	4.00	16.00
PR - Lunch Program	-	55,300	55,300	0.00	2.98	2.98
Total General Fund	**37,411,951**	**2,630,111**	**40,042,062**	**319.48**	**66.75**	**386.23**
Special Revenue Funds						
Gas Tax Fund						
Street Maintenance	221,366	-	221,366	2.70	0.00	2.70
Traffic Maintenance	124,812	-	124,812	1.00	0.00	1.00
Total Gas Tax Fund	**346,178**	**-**	**346,178**	**3.70**	**0.00**	**3.70**
Measure M Fund	7,040	30,000	37,040	0.05	0.30	0.35
Total Measure M Fund	**7,040**	**30,000**	**37,040**	**0.05**	**0.30**	**0.35**
Prop A Transportation Fund						
Senior Ride	75,865	25,200	101,065	0.70	0.50	1.20

Summary of Salaries and Personnel Complement

Fund	Salaries 2025-2026			Personnel 2025-2026		
Department - Division	**Full-Time**	**Part-Time**	**Total**	**Perm**	**Temp**	**Total**
Transportation Mgmt	46,964	-	46,964	0.30	0.00	0.30
Total Prop A Transp. Fund	**122,829**	**25,200**	**148,029**	**1.00**	**0.50**	**1.50**
Prop C Transportation Fund						
Transportation Demand Mgmt	61,043	-	61,043	0.40	0.00	0.40
Traffic Maintenance	139,971	-	139,971	1.20	0.00	1.20
Total Prop C Transp. Fund	**201,014**	**-**	**201,014**	**1.60**	**0.00**	**1.60**
Measure R Fund	7,040	-	7,040	0.05	0.00	0.05
Total Measure R Fund	**7,040**	**-**	**7,040**	**0.05**	**0.00**	**0.05**
710 Mobility Fund	28,159	-	28,159	0.20	0.00	0.20
Total 710 Mobility Fund	**28,159**	**-**	**28,159**	**0.20**	**0.00**	**0.20**
CDBG Fund						
Administration	30,801	-	30,801	0.34	0.00	0.34
Property Rehabilitation	5,157	-	5,157	0.06	0.00	0.06
Code Enforcement	105,366	-	105,366	1.21	0.00	1.21
Total CDBG Fund	**141,324**	**-**	**141,324**	**1.61**	**0.00**	**1.61**
Total HOME Fund	**32,900**	**-**	**32,900**	**0.37**	**0.00**	**0.37**
Total HOUSING ASSET Fund	**40,705**	**-**	**40,705**	**0.30**	**0.00**	**0.30**
PLHA Program Fund						
PLHA	158,768	-	158,768	1.09	0.00	1.09
Total PLHA Program Fund	**158,768**	**0.00**	**158,768**	**1.09**	**0.00**	**1.09**
Public Works Maintenance & Improv. District Fund						
Lighting Maint (631)	1,000,149	28,879	1,029,028	11.85	0.50	12.35
Landscaping Maint (632)	568,876	28,879	597,755	7.60	0.50	8.10
Total L&L Maintenance Fund	**1,569,024**	**57,758**	**1,626,782**	**19.45**	**1.00**	**20.45**
Total Special Revenue Funds	**2,654,980**	**112,958**	**2,767,938**	**29.42**	**1.80**	**31.22**
Total Governmental Funds	**40,066,931**	**2,743,069**	**42,810,000**	**348.90**	**68.55**	**417.45**
Internal Service Funds						
Equipment Maintenance	400,582	31,521	432,103	4.45	0.50	4.95
Total Equipment Fund	**400,582**	**31,521**	**432,103**	**4.45**	**0.50**	**4.95**
Self-Insurance Fund	123,270	-	123,270	0.80	0.00	0.80
Insurance - Worker's Comp	119,423	-	119,423	0.80	0.00	0.80
Total Internal Service Funds	**242,693**	**-**	**242,693**	**1.60**	**0.00**	**1.60**
Enterprise Funds						
Water Fund	4,014,698	-	4,014,698	43.75	0.00	43.75
Sewer & Storm Drain Fund	885,163	-	885,163	11.05	0.00	11.05
Sanitation Fund						
Rubbish/Street Sweeping	430,405	47,528	477,933	6.00	1.44	7.44
Recycling	107,958	-	107,958	1.25	0.00	1.25
Total Sanitation Fund	**538,363**	**47,528**	**585,891**	**7.25**	**1.44**	**8.69**
Total Enterprise Funds	**5,438,223**	**47,528**	**5,485,751**	**62.05**	**1.44**	**63.49**
Grand Total All Funds	**$ 46,148,430**	**$ 2,822,118**	**$ 48,970,548**	**417.00**	**70.49**	**487.49**

2025-2026 Cost Allocation Summary

							Debt Service		Reserve Transfers		
	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Transfers In	Transfers Out	Transfers In	Transfers Out	Total Costs Applied
General Fund											
City Council	$ -	$ -	$ 19,535	$ 19,535	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,535
City Manager	(2,533,387)	25,454	-	(2,507,933)	-	-	-	-	-	-	(2,507,933)
City Attorney	(425,000)	-	-	(425,000)	-	-	-	-	-	-	(425,000)
City Clerk	(985,165)	-	-	(985,165)	-	-	-	-	-	-	(985,165)
Marketing and Communications	(321,044)	-	-	(321,044)	-	-	-	-	-	-	(321,044)
Finance	(3,995,644)	20,777	-	(3,974,867)	-	-	-	-	-	-	(3,974,867)
General Services	(991,441)	-	-	(991,441)	-	-	-	-	-	-	(991,441)
Human Resources	(1,505,296)	-	-	(1,505,296)	-	-	-	-	-	-	(1,505,296)
General Govt Buildings	(1,934,357)	-	-	(1,934,357)	-	-	-	-	-	-	(1,934,357)
Community Promotion	(212,000)	-	-	(212,000)	-	-	-	-	-	-	(212,000)
Retiree Medical		-	-	-	-	-	-	-	-	-	-
Police Department	3,547,156	1,177,928	1,905,840	6,630,924	-	-	-	-	-	-	6,630,924
Police - PSAF	58,378	-	-	58,378	-	-	-	-	-	-	58,378
Parking Enforcement	189,541	49,884	10,482	249,907	-	-	-	-	-	-	249,907
Fire - Management & Support	175,896	43,009	-	218,905	-	-	-	-	-	-	218,905
Fire - Suppression/Paramedic	1,995,649	700,000	142,938	2,838,587	-	-	-	-	-	-	2,838,587
Fire - Prevention	53,136	44,033	-	97,168	-	-	-	-	-	-	97,168
Fire - Training	1,952	-	-	1,952	-	-	-	-	-	-	1,952
Fire - Training Facility	3,480	-	-	3,480	-	-	-	-	-	-	3,480
Fire - PSAF	29,169	-	-	29,169	-	-	-	-	-	-	29,169
Fire - Cadet Program	9,899	-	-	9,899	-	-	-	-	-	-	9,899
Disaster Preparedeness	49,915	-	-	49,915	-	-	-	-	-	-	49,915
Communications	(353,534)	5,851	-	(347,683)	-	-	-	-	-	-	(347,683)
Community Development	583,345	12,727	71,469	667,541	-	-	-	-	-	-	667,541
Code Enforcement	66,979	37,601	-	104,580	-	-	-	-	-	-	104,580
Animal Control	24,729	-	-	24,729	-	-	-	-	-	-	24,729
P/W - Admin & Engineering	159,926	19,911	-	179,837	-	-	-	-	-	-	179,837
P/W - Street Maintenance	31,383	-	-	31,383	-	-	-	-	-	-	31,383

2025-2026 Cost Allocation Summary (continued)

							Debt Service		Reserve Transfers		
	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Transfers In	Transfers Out	Transfers In	Transfers Out	Total Costs Applied
Stormwater Environmental Compliance	24,668	25,454	-	50,122	-	-	-	-	-	-	50,122
Library	362,476	5,851	2,382	370,709	-	-	-	-	-	-	370,709
PR - Administration	81,581	18,579	156,279	256,439	-	-	-	-	-	-	256,439
PR - Community Programs	85,915	-	-	85,915	-	-	-	-	-	-	85,915
PR - Aquatics	75,582	-	-	75,582	-	-	-	-	-	-	75,582
PR - Recreation Services	124,999	-	-	124,999	-	-	-	-	-	-	124,999
PR - Senior Services	25,157	-	-	25,157	-	-	-	-	-	-	25,157
PR - Lunch Program	17,733	-	-	17,733	-	-	-	-	-	-	17,733
PR - Senior Support	54,938	-	-	54,938	100,370	-	-	-	-	-	(45,432)
PR - Park Operations	309,941	186,404	-	496,345	-	-	-	-	-	-	496,345
Non-Departmental	-	-	-	-	107,664	1,645,612	-	412,406	-	5,945,612	7,895,966
Total General Fund	**(5,113,345)**	**2,373,462**	**2,308,925**	**(430,957)**	**208,034**	**1,645,612**	**-**	**412,406**	**-**	**5,945,612**	**7,364,639**
Special Revenue Funds											
Gas Tax/Streets & Signals Fund											
2107 Projects	-	-	-	-	-	-	-	-	-	-	-
Street Maintenance	81,261	180,441	-	261,702	-	-	-	-	-	-	261,702
Traffic Maintenance	84,794	85,130	78,140	248,064	-	-	-	-	-	-	248,064
Total Gas Tax/Streets & Signals Fd	**166,054**	**265,571**	**78,140**	**509,765**	**-**	**-**	**-**	**-**	**-**	**-**	**509,765**
Prop A Transportation Fund											
Senior Ride	108,996	-	-	108,996	-	-	-	-	-	-	108,996
Field Trips	9,159	-	-	9,159	-	-	-	-	-	-	9,159
Transportation Management	9,913	-	-	9,913	-	-	-	-	-	-	9,913
Bus Subsidy	501	-	-	501	-	-	-	-	-	-	501
Alhambra Community Transit	334,784	-	-	334,784	-	-	-	-	-	-	334,784
Total Prop A Transp. Fund	**463,353**	**-**	**-**	**463,353**	**-**	**-**	**-**	**-**	**-**	**-**	**463,353**
Prop C Transportation Fund											
Senior Ride	95,482	-	-	95,482	-	-	-	-	-	-	95,482
Transportation Demand Mgmt	8,560	-	-	8,560	-	-	-	-	-	-	8,560
Alhambra Community Transit	187,515	-	-	187,515	-	-	-	-	-	-	187,515
Rail Station Operations	6,388	-	-	6,388	-	-	-	-	-	-	6,388

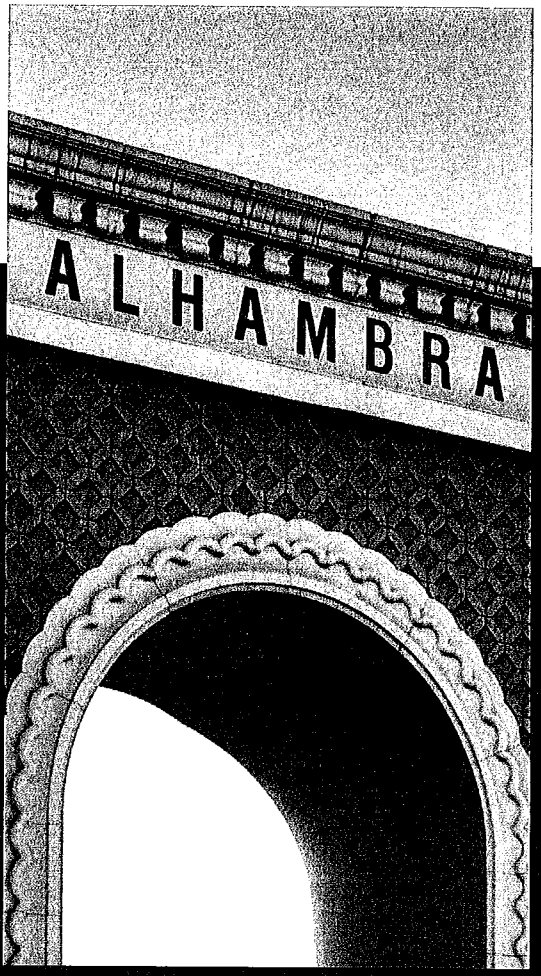
2025-2026 Cost Allocation Summary (continued)

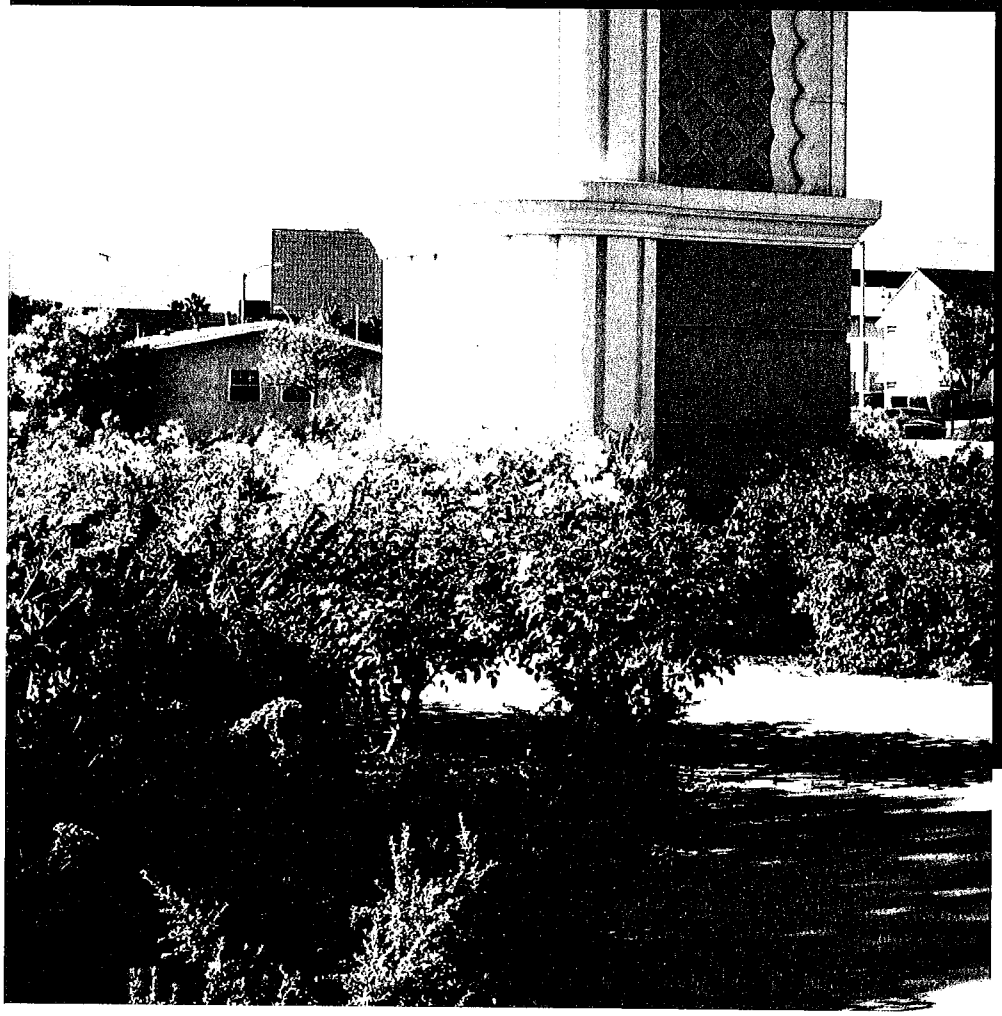
							Debt Service		Reserve Transfers		
	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Transfers In	Transfers Out	Transfers In	Transfers Out	Total Costs Applied
Various Trans. Projects	52,664	-	-	52,664	-	-	-	-	-	-	52,664
Traffic Maintenance	19,476	-	-	19,476	-	-	-	-	-	-	19,476
Total Prop C Transp. Fund	**370,086**	**-**	**-**	**370,086**	**-**	**-**	**-**	**-**	**-**	**-**	**370,086**
Measure R Fund											
AB 2766 Air Quality Fund	36,044	-	-	36,044	-	-	-	-	-	-	36,044
Public Works Maintenance & Improv. District Fund											
Lighting Maint (631)	386,480	64,040	51,934	502,454	-	-	-	-	-	-	502,454
Landscape Maint (632)	314,024	-	51,934	365,958	-	-	-	-	-	-	365,958
Median Maintenance (693)	20,245	-	-	20,245	-	-	-	-	-	-	20,245
Auto Row (694)	5,885	-	-	5,885	-	-	-	-	-	-	5,885
Total PW Maint & Improv. Fund	**726,633**	**64,040**	**103,868**	**894,541**	**-**	**-**	**-**	**-**	**-**	**-**	**894,541**
Police Facility Assmnt. Dist.Fund	-	-	-	-	-	-	-	-	-	-	-
CDBG Fund	-			-							
Administration	-	-	-	-	-	100,370	-	-	-	-	100,370
Property Rehabilitation	-	-	-	-	-	-	-	-	-	-	-
Code Enforcement	-	-	-	-	-	-	-	-	-	-	-
Total HUD Fund	**-**	**-**	**-**	**-**	**-**	**100,370**	**-**	**-**	**-**	**-**	**100,370**
HOME Fund	-		-	-	-	-	-	-	-	-	-
Housing Fund	378,233	-	-	378,233	-	-	-	-	-	-	378,233
Capital Projects Funds	-										
Trans Capital Improv Fund	-	-	-	-	-	59,060	-	-	-	-	(59,060)
Capital Outlay Fund	-	-	-	-	1,668,367	-	-	-	4,300,000	-	(5,968,367)
Debt Service Funds											
Police Facility Fund	-	-	-	-	-	-	-	-	-	-	-
Parking Authority Fund	-	-	-	-	-	-	412,406	-	-	-	(412,406)
Internal Service Funds											
Equipment Fund	-	61,356	104,345	165,701	-	-	-	-	-	-	165,701
Health Insurance Fund	(1,300,000)	-	-	(1,300,000)	-	-	-	-	-	-	(1,300,000)
Self-Insurance Fund	-	-	-	-	-	-	-	-	-	-	-

2025-2026 Cost Allocation Summary (continued)

							Debt Service		Reserve Transfers		
	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Transfers In	Transfers Out	Transfers In	Transfers Out	Total Costs Applied
Compensated Absences Fund	-	-	-	-	-	-	-	-	-	-	-
Enterprise Funds											
Water Fund	2,570,725	25,029	100,000	2,695,754	-	-	-	-	-	-	2,695,754
Sewer Fund	1,284,881	100,445	280,158	1,665,484	-	-	-	-	-	-	1,665,484
Sanitation Fund											
Rubbish / Street Sweeping	121,638	345,926	50,000	517,564	-	-	-	-	-	-	517,564
Commercial	-	-	-	-	-	-	-	-	-	-	-
Recycling	59,201	-	-	59,201	-	-	-	-	-	-	59,201
Total Sanitation Fund	**180,839**	**345,926**	**50,000**	**576,765**	**-**	**-**	**-**	**-**	**-**	**-**	**576,765**
Golf Course/Clubhouse Fund	198,364	-	208,213	406,577	-	71,359	-	-	-	-	477,936
			-								
	$ (38,132)	$ 3,235,829	$ 3,233,649	$ 6,431,346	$ 1,876,401	$ 1,876,401	$ 412,406	$ 412,406	$ 4,300,000	$ 5,945,612	$ 7,958,838

Budget Summaries FY 2026-2027





Statement of Estimated Fund Balances/Net Working Capital

Fiscal Year 2026-2027

Fund	Estimated Balance July 1, 2026	Revenues	Transfers In	Expenditures	Transfers Out	Cost Allocations	Debt Service Transfers	Transfers (To)/From Reserves	Projected Balance June 30, 2027
General Fund									
Unassigned	$ 2,007,354	$ 101,537,526	$ 150,201	$ (102,978,235)	$ (1,610,399)	$ (445,129)	$ (415,606)	$ 2,279,433	$ 525,145
Assigned	9,844,882	-	-	-	-	-	-	(1,624,433)	8,220,449
Restricted	928,872	-	-	-	-	-	-	(620,000)	308,872
Committed	9,378,714	-	-	-	-	-	-	(35,000)	9,343,714
Committed - Emergency Reserve	20,578,968	-	-	-	-	-	-	-	20,578,968
Nonspendable	419,125	-	-	-	-	-	-	-	419,125
Total	**43,157,915**	**101,537,526**	**150,201**	**(102,978,235)**	**(1,610,399)**	**(445,129)**	**(415,606)**	**-**	**39,396,273**
Special Revenue Funds									
Windstrom Fund	(315,992)	315,992	-	-	-	-	-	-	-
Law Enforcement Service Fund	640,394	265,000	-	(275,729)	-	-	-	-	629,665
Federal Asset Seizure Fund	286,097	45,100	-	-	-	-	-	-	331,197
Opioid Settlement Fund	56,922	-	-	-		-	-		56,922
Gas Tax/Streets & Sig Fund	462,096	2,408,994	-	(2,080,301)		(553,603)	-		237,186
Measure M Transportation Fund	3,147,065	1,592,067	-	(2,011,550)	-	-	-	-	2,727,582
Prop A Transportation Fund	3,724,564	2,327,249	-	(3,887,653)	-	(392,245)	-	-	1,771,915
Prop C Transportation Fund	2,032,606	1,895,373	-	(3,372,111)	-	(282,215)	-	-	273,653
TDA Fund	5,451	66,000	-	(71,451)	-	-	-	-	-
Measure R Fund	4,234,173	1,446,529	-	(1,011,550)	-	-	-	-	4,669,152
AB 2766 Fund	170,016	116,300	-	(220,800)	-	(22,278)	-	-	43,238
Disability Access/Compliance Fund	23,214	25,500	-	(40,000)	-	-	-	-	8,714
Road Maint & Rehab Account Fund	2,025,275	2,418,224	-	(2,000,000)	-	-	-	-	2,443,499
Safe Clean Water Program Fund	(774,888)	3,962,000	-	(2,428,193)	-	-	-	-	758,919
MTA Local Fund	2,338,769	80,000	-	-	-	-	-	-	2,418,769
Mobility Improvement Projects Fund	-	3,431,041	-	(3,431,041)	-	-	-	-	(0)
Public Works Maint & Improv District Fund	4,041,168	4,997,000	-	(6,709,809)	-	(744,000)	-	-	1,584,358
CDGB Fund	-	824,980	-	(723,383)	(101,597)	-	-	-	-
HOME Fund	-	395,699	-	(395,699)	-	-	-	-	-
Housing Asset Fund	2,575,719	200,000	-	(106,557)	-	(10,751)	-	-	2,658,411
PLHA Program Fund	223,131	781,815	-	(502,000)	-	-	-	-	502,946
Inclusionary Housing Fund	656,449	90,000	-	(50,000)	-	-	-	-	696,449

Statement of Estimated Fund Balances/Net Working Capital (continued)

Fiscal Year 2026-2027

Fund	Estimated Balance July 1, 2026	Revenues	Transfers In	Expenditures	Transfers Out	Cost Allocations	Debt Service Transfers	Transfers (To)/From Reserves	Projected Balance June 30, 2027
Total Special Revenue Funds	**25,552,229**	**27,684,863**	**-**	**(29,317,826)**	**(101,597)**	**(2,005,093)**	**-**	**-**	**21,812,576**
Capital Projects Funds									
Capital Outlay Fund	1,031,210	-	1,624,433	(1,624,433)	-	-	-	-	1,031,210
Total Capital Projects Funds	**1,031,210**	**-**	**1,624,433**	**(1,624,433)**	**-**	**-**	**-**	**-**	**1,031,210**
Debt Service Funds									
Parking Authority Fund	-	-	-	(415,606)	-	-	415,606	-	-
Total Debt Service Funds	**-**	**-**	**-**	**(415,606)**	**-**	**-**	**415,606**	**-**	**-**
Internal Service Funds									
Equipment Fund	991,751	3,613,710	-	(3,659,629)	-	(165,701)	-	-	780,131
Health Insurance	(62,121)	6,608,400	8,721	(7,655,000)	-	1,100,000	-	-	-
Self-Insurance/Workers Comp	3,734,022	9,388,900	-	(9,860,186)	-	-	-	-	3,262,736
Compensated Absences Fund	(1,827,424)	800,000	-	(500,000)	-	-	-	-	(1,527,424)
Total Internal Service Funds	**2,836,228**	**20,411,010**	**8,721**	**(21,674,815)**	**-**	**934,299**	**-**	**-**	**2,515,443**
Enterprise Funds									
Water Fund	2,962,214	28,946,713	-	(22,671,552)	-	(3,538,996)	-	-	5,698,379
Sewer & Storm Drain Fund	10,096,723	8,839,666	-	(9,881,206)	-	(1,377,569)	-	-	7,677,614
Sanitation Fund	1,461,761	2,141,000	-	(1,561,890)	-	(855,140)	-	-	1,185,731
Golf Course/Clubhouse Fund	(1,518,718)	1,140,000	-	(811,115)	(71,359)	(290,051)	-	-	(1,551,243)
Total Enterprise Funds	**13,001,980**	**41,067,379**	**-**	**(34,925,763)**	**(71,359)**	**(6,061,755)**	**-**	**-**	**13,010,482**
Total	**$ 85,579,562**	**$ 190,700,778**	**$ 1,783,355**	**$ (190,936,678)**	**$ (1,783,355)**	**$ (7,577,678)**	**$ -**	**$ -**	**$ 77,765,984**

2026-2027 Adjusted Departmental Expenditures

Fund Department - Division	Personnel Services	Services & Supplies	Capital Outlay	Total Budget	Cost Applied	Net Budget
General Fund						
City Council	$ 163,197	$ 190,000	$ -	$ 353,197	$ 19,535	$ 372,732
City Manager	2,016,628	306,735	46,500	2,369,863	(2,369,863)	-
City Clerk	570,474	119,000	-	689,474	(689,474)	-
City Attorney	-	425,000	-	425,000	(425,000)	-
Marketing And Communications	140,639	187,575	-	328,214	(328,214)	-
General Govt Buildings	526,788	1,566,744	-	2,093,532	(2,093,532)	0
Finance	3,378,771	416,007	4,000	3,798,778	(3,798,778)	-
General Services/It	-	988,028	215,498	1,203,526	(1,203,526)	-
Human Resources	894,667	564,500	-	1,459,167	(1,459,167)	-
Police	35,702,976	3,500,754	5,000	39,208,730	6,789,739	45,998,469
Police - PSAF	671,072	-	-	671,072	67,708	738,780
Parking Enforcement	404,771	1,414,064	-	1,818,835	243,878	2,062,713
Fire - Management & Support	1,266,726	732,343	15,000	2,014,070	246,219	2,260,289
Fire - Suppression/Paramedic	21,087,875	1,631,888	55,000	22,774,763	3,140,801	25,915,564
Fire - Prevention	563,015	46,700	-	609,715	105,550	715,265
Fire - PSAF	261,855	67,000	-	328,855	33,180	362,035
Fire - Training Facility	-	38,000	-	38,000	3,834	41,834
Fire - Training	-	21,310	-	21,310	2,150	23,460
Fire - Cadet Program	60,580	47,500	-	108,080	10,905	118,985
Disaster Preparedness	-	53,700	-	53,700	5,418	59,118
Communications - Fire	289,503	70,700	-	360,203	(360,203)	-
Community Development	1,941,830	3,848,932	-	5,790,762	648,456	6,439,218
Code Enforcement	648,897	178,625	-	827,522	121,094	948,616
Animal Control	-	360,000	-	360,000	36,322	396,322
P/W - Admin & Engineering	914,639	503,778	-	1,418,417	163,022	1,581,440
P/W - Street Maintenance	369,863	-	-	369,863	37,317	407,181
Stormwater Envrnmntl Compliance	-	265,550	-	265,550	52,247	317,797
Library	3,269,677	425,475	372,500	4,067,652	418,639	4,486,292
PR - Administration	860,616	39,540	33,000	933,156	269,009	1,202,165
PR - Community Programs	656,956	648,300	-	1,305,256	131,694	1,436,950
PR - Community Promotion	-	213,000	-	213,000	(213,000)	-
PR - Aquatics	728,590	81,520	16,000	826,110	83,351	909,461
PR - Recreation Services	1,278,799	121,100	1,500	1,401,399	141,394	1,542,794
PR - Senior Services	262,188	24,300	-	286,488	28,905	315,394
PR - Senior Support	497,072	21,520	-	518,592	(58,648)	459,944
PR - Park Operations	1,942,171	1,445,050	47,800	3,435,021	532,981	3,968,002
PR - Lunch Program	89,613	104,000	-	193,613	19,535	213,148
PR - Maint Granada Swim	-	-	35,000	35,000	-	35,000
Non-departmental	(380,000)	382,750	-	2,750	2,114,835	2,117,585
Total General Fund	**81,080,450**	**21,050,988**	**846,798**	**102,978,235**	**2,468,315**	**105,446,550**

2026-2027 Adjusted Departmental Expenditures (continued)

Fund Department - Division	Personnel Services	Services & Supplies	Capital Outlay	Total Budget	Cost Applied	Net Budget
Special Revenue Funds						
Total Law Enf. Services Fund	**15,000**	**165,729**	**95,000**	**275,729**	**-**	**275,729**
Gas Tax/Streets & Signals Fund						
Street Maintenance	290,704	269,700	35,000	595,404	240,514	835,918
Traffic Maintenance	470,776	612,900	401,221	1,484,897	313,089	1,797,986
Total Gas Tax/Streets & Signals Fd	**761,480**	**882,600**	**436,221**	**2,080,301**	**553,603**	**2,633,904**
Total Measure M Fund	**11,550**	**2,000,000**	**-**	**2,011,550**	**-**	**2,011,550**
Total 710 Mobility Fund	**46,199**	**-**	**3,384,842**	**3,431,041**	**-**	**3,431,041**
Prop A Transportation Fund						
Senior Ride	153,121	1,042,500	-	1,195,621	120,632	1,316,253
Field Trips	-	100,000	-	100,000	10,090	110,090
Transportation Mgmt	77,362	36,200	-	113,562	11,458	125,020
Bus Subsidy Program	-	5,470	-	5,470	552	6,022
Alhambra Community Transit	-	473,000	2,000,000	2,473,000	249,514	2,722,514
Total Prop A Transp. Fund	**230,483**	**1,657,170**	**2,000,000**	**3,887,653**	**392,245**	**4,279,898**
Prop C Transportation Fund						
Senior Ride	-	1,042,500	-	1,042,500	105,183	1,147,683
Traffic Maintenance	152,842	-	-	152,842	15,421	168,263
Transportation Demand Management	100,819	-	-	100,819	10,172	110,991
Alhambra Community Transit	-	1,421,200	10,000	1,431,200	144,401	1,575,601
Rail Station Operations	-	69,750	-	69,750	7,037	76,787
Various Trans. Projects	-	-	575,000	575,000	-	575,000
Total Prop C Transp. Fund	**253,661**	**2,533,450**	**585,000**	**3,372,111**	**282,215**	**3,654,326**
Total TDA-Bike/Sidewalks Fund	**-**	**-**	**71,451**	**71,451**	**-**	**71,451**
Total Measure R Fund	**11,550**	**1,000,000**	**-**	**1,011,550**	**-**	**1,011,550**
Total Road MTNCE & Rehab Fund	**-**	**-**	**2,000,000**	**2,000,000**	**-**	**2,000,000**
Total Safe Clean Water	**-**	**150,000**	**2,278,193**	**2,428,193**	**-**	**2,428,193**
Ab 2766 Air Quality Fund	-	13,800	207,000	220,800	22,278	243,078
Total Air Quality Activities	**-**	**13,800**	**207,000**	**220,800**	**22,278**	**243,078**
Lighting & Landscape Maintenance Fund						
Lighting Maint	1,512,652	1,417,200	80,000	3,009,852	419,654	3,429,506
Landscaping Maint	-	1,369,700	1,000,000	2,369,700	299,728	2,669,428
Median Maintenance	-	190,500	-	190,500	19,221	209,721
Auto Row	-	53,500	-	53,500	5,398	58,898
Total L&L Maintenance Fund	**1,512,652**	**3,030,900**	**1,080,000**	**5,623,552**	**744,000**	**6,367,552**
CDGB Fund						
Administration	53,283	108,513	-	161,796	100,370	262,166
Property Rehabilitation	12,429	353,649	-	366,078	-	366,078
Code Enforcement	185,509	10,000	-	195,509	-	195,509
Total CDBG Fund	**251,221**	**472,162**	**-**	**723,383**	**100,370**	**823,753**

2026-2027 Adjusted Departmental Expenditures (continued)

Fund Department - Division	Personnel Services	Services & Supplies	Capital Outlay	Total Budget	Cost Applied	Net Budget
HOME Fund	39,080	356,619	-	395,699	-	395,699
PLHA	250,065	-	251,935	502,000	-	502,000
Housing Asset Fund	66,557	40,000	-	106,557	10,751	117,308
Disability Access/Compliance Fund	-	40,000	-	40,000	-	40,000
Total Special Revenue Funds	**3,403,298**	**12,342,430**	**9,004,800**	**28,181,569**	**2,105,463**	**26,855,990**
Capital Projects Funds						
Capital Outlay Fund	-	-	1,624,433	1,624,433	(1,770,588)	(146,155)
Total Capital Projects Funds	**-**	**-**	**1,624,433**	**1,624,433**	**(1,770,588)**	**(146,155)**
Debt Service Funds:						
Parking Authority	-	415,606	-	415,606	(415,606)	-
Total Debt Service Funds	**-**	**415,606**	**-**	**415,606**	**(415,606)**	**-**
Total Governmental Funds	**84,483,747**	**33,809,024**	**11,476,031**	**133,199,843**	**2,387,583**	**132,156,385**
Internal Service Funds						
Equipment Fund						
Equipment Maintenance	766,448	1,710,150	28,000	2,504,598	165,701	2,670,299
Equipment Replacement	-	-	1,155,031	1,155,031	-	1,155,031
Total Equipment Fund	**766,448**	**1,710,150**	**1,183,031**	**3,659,629**	**165,701**	**3,825,330**
Health Insurance Fund	-	7,655,000	-	7,655,000	(1,100,000)	6,555,000
Self-Insurance Fund	200,415	6,000,300	-	6,200,715	-	6,200,715
Workers Comp Fund	197,471	3,462,000	-	3,659,471	-	3,659,471
Compensated Absences Fund	500,000	-	-	500,000	-	500,000
Total Internal Service Funds	**1,664,334**	**18,827,450**	**1,183,031**	**21,674,815**	**(934,299)**	**20,740,516**
Enterprise Funds						
Water Fund	7,407,747	11,163,805	4,100,000	22,671,552	3,538,996	26,210,548
Sewer Fund	1,652,694	1,953,512	6,275,000	9,881,206	1,377,569	11,258,775
Sanitation Fund						
Rubbish/Street Sweeping	872,657	242,309	45,000	1,159,966	814,588	1,974,554
Recycling	196,424	94,500	111,000	401,924	40,552	442,476
Total Sanitation Fund	**1,069,081**	**336,809**	**156,000**	**1,561,890**	**855,140**	**2,417,030**
Golf Course/Clubhouse Fund	-	361,115	450,000	811,115	361,410	1,172,525
Total Enterprise Funds	**10,129,522**	**13,815,241**	**10,981,000**	**34,925,763**	**6,133,114**	**41,058,877**
Grand Total All Funds	**$ 96,277,603**	**$ 66,451,715**	**$ 23,640,062**	**$ 189,800,421**	**$ 7,586,399**	**$ 193,955,778**

Summary of Salaries and Personnel Complement

Fund	Salaries 2026-2027			Personnel 2026-2027		
Department - Division	**Full-Time**	**Part-Time**	**Total**	**Perm**	**Temp**	**Total**
General Fund						
City Council	$ 64,146	$ -	$ 64,146	5.00	0.00	5.00
City Manager	1,317,479	-	1,317,479	7.71	0.00	7.71
City Clerk	342,766	20,590	363,356	3.00	0.50	3.50
Marketing and Communications	90,885	-	90,885	1.00	0.00	1.00
General Govt Buildings	303,837	26,638	330,475	3.50	0.50	4.00
Finance	2,154,450	-	2,154,450	20.85	0.00	20.85
Human Resources	577,520	-	577,520	4.60	0.00	4.60
Police	16,965,050	308,002	17,273,052	126.04	4.50	130.54
Police - PSAF	346,576	-	346,576	4.00	0.00	4.00
Parking Enforcement	222,837	17,900	240,737	3.00	0.50	3.50
Fire - Management & Support	707,729	-	707,729	5.00	0.00	5.00
Fire - Suppression/Medic	9,226,227	-	9,226,227	60.00	0.00	60.00
Fire - Prevention	314,437	-	314,437	3.00	0.00	3.00
Fire - PSAF	117,669	39,000	156,669	1.00	0.50	1.50
Auxilliary (Cadet) Program	-	52,000	52,000	0.00	2.00	2.00
Communications - Fire	174,806	-	174,806	1.50	0.00	1.50
Community Development	1,213,123	55,800	1,268,923	9.90	1.50	11.40
Code Enforcement	371,694	-	371,694	3.88	0.00	3.88
P/W - Admin & Engineering	576,749	-	576,749	4.85	0.00	4.85
P/W - Street Maintenance	216,944	-	216,944	3.00	0.00	3.00
Library	1,659,903	545,081	2,204,984	17.00	14.00	31.00
PR - Administration	531,989	-	531,989	4.52	0.00	4.52
PR - Community Programs	250,762	192,000	442,762	4.00	5.73	9.73
PR - Aquatics	77,023	514,300	591,323	1.00	14.30	15.30
PR - Recreation Services	371,861	550,500	922,361	5.00	14.24	19.24
PR - Senior Services	95,106	92,800	187,906	1.33	2.50	3.83
PR - Senior Support	218,144	107,400	325,544	2.45	2.50	4.95
PR - Park Operations	1,002,312	166,800	1,169,112	12.00	4.00	16.00
PR - Lunch Program	-	55,300	55,300	0.00	2.98	2.98
Total General Fund	**39,512,022**	**2,744,111**	**42,256,133**	**318.13**	**70.25**	**388.38**
Special Revenue Funds						
Gas Tax Fund						
Street Maintenance	172,845	-	172,845	1.90	0.00	1.90
Traffic Maintenance	293,725	-	293,725	3.00	0.00	3.00
Total Gas Tax Fund	**466,569**	**-**	**466,569**	**4.90**	**0.00**	**4.90**
Measure M	7,761	-	7,761	0.05	0.00	0.05
Total Measure M Fund	**7,761**	**-**	**7,761**	**0.05**	**0.00**	**0.05**
Prop A Transportation Fund						
Senior Ride	79,701	25,200	104,901	0.70	0.50	1.20
Transportation Mgmt	50,751	-	50,751	0.30	0.00	0.30

Summary of Salaries and Personnel Complement (continued)

Fund	Salaries 2026-2027			Personnel 2026-2027		
Department - Division	**Full-Time**	**Part-Time**	**Total**	**Perm**	**Temp**	**Total**
Total Prop A Transp. Fund	**130,452**	**25,200**	**155,652**	**1.00**	**0.50**	**1.50**
Prop C Transportation Fund						
Transportation Demand Mgmt	66,273	-	66,273	0.40	0.00	0.40
Traffic Maintenance	101,435	-	101,435	0.80	0.00	0.80
Total Prop C Transp. Fund	**167,708**	**-**	**167,708**	**1.20**	**-**	**1.20**
Measure R Fund	7,761	-	7,761	0.05	0.00	0.05
Total Measure R Fund	**7,761**	**-**	**7,761**	**0.05**	**0.00**	**0.05**
710 Mobility Fund	31,045	-	31,045	0.20	0.00	0.20
Total 710 Mobility Fund	**31,045**	**-**	**31,045**	**0.20**	**0.00**	**0.20**
CDBG Fund						
Administration	32,508	-	32,508	0.34	0.00	0.34
Property Rehabilitation	7,464	-	7,464	0.08	0.00	0.08
Code Enforcement	106,530	-	106,530	1.12	0.00	1.12
Total CDBG Fund	**146,502**	**-**	**146,502**	**1.54**	**0.00**	**1.54**
Total HOME Fund	**32,657**	**-**	**32,657**	**0.35**	**0.00**	**0.35**
Total HOUSING ASSET Fund	**42,376**	**-**	**42,376**	**0.29**	**0.00**	**0.29**
HOME ARP						
HOME ARP	39,850	-	39,850	0.27	0.00	0.27
Total HOME Fund	**39,850**	**-**	**39,850**	**0.27**	**0.00**	**0.27**
PHLA Program Fund						
PLHA	127,153	-	127,153	0.82	0.00	0.82
Total PLHA Program Fund	**127,153**	**-**	**127,153**	**0.82**	**0.00**	**0.82**
Public Works Maintenance & Improv. District Fund						
Lighting Maint (631)	883,100	28,879	911,979	9.50	0.50	10.00
Landscaping Maint (632)	621,243	28,879	650,122	7.60	0.50	8.10
Total L&L Maintenance Fund	**1,504,343**	**57,758**	**1,562,101**	**17.10**	**1.00**	**18.10**
Total Special Revenue Funds	**2,704,177**	**82,958**	**2,787,135**	**27.77**	**1.50**	**29.27**
Total Governmental Funds	**42,216,199**	**2,827,069**	**45,043,268**	**345.90**	**71.75**	**417.65**
Internal Service Funds						
Equipment Fund						
Equipment Maintenance	429,913	31,521	461,434	4.45	0.50	4.95
Total Equipment Fund	**-**	**-**	**461,434**	**4.45**	**0.50**	**4.95**
Self-Insurance Fund	131,992	-	131,992	0.80	0.00	0.80
Insurance - Worker's Comp	128,887	-	128,887	0.80	0.00	0.80
Total Internal Service Funds	**260,879**	**-**	**260,879**	**1.60**	**0.00**	**1.60**
Enterprise Funds						
Water Fund	4,396,325	-	4,396,325	44.75	0.00	44.75
Sewer & Storm Drain Fund	980,831	-	980,831	11.05	0.00	11.05
Sanitation Fund						
Rubbish/Street Sweeping	464,333	47,528	511,861	6.00	1.44	7.44

Summary of Salaries and Personnel Complement (continued)

Fund	Salaries 2026-2027			Personnel 2026-2027		
Department - Division	Full-Time	Part-Time	Total	Perm	Temp	Total
Recycling	119,101	-	119,101	1.25	0.00	1.25
Total Sanitation Fund	**583,434**	**47,528**	**630,962**	**7.25**	**1.44**	**8.69**
Total Enterprise Funds	**5,960,591**	**47,528**	**6,008,119**	**63.05**	**1.44**	**64.49**
Grand Total All Funds	**$ 48,437,669**	**$ 2,874,597**	**$ 51,773,699**	**415.00**	**73.69**	**488.69**

2026-2027 Cost Allocation Summary

	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Debt Service Transfers In	Debt Service Transfers Out	Reserve Transfers In	Reserve Transfers Out	Total Costs Applied
General Fund											
City Council	$ -	$ -	$ 19,535	$ 19,535	$ -	$ -	$ -	$ -	$ -	$ -	19,535
City Manager	(2,395,317)	25,454	-	(2,369,863)	-	-	-	-	-	-	(2,369,863)
City Attorney	(425,000)	-	-	(425,000)	-	-	-	-	-	-	(425,000)
City Clerk	(689,474)	-	-	(689,474)	-	-	-	-	-	-	(689,474)
Marketing and Communications	(328,214)	-	-	(328,214)	-	-	-	-	-	-	(328,214)
Finance	(3,819,555)	20,777	-	(3,798,778)	-	-	-	-	-	-	(3,798,778)
General Services	(1,203,526)	-	-	(1,203,526)	-	-	-	-	-	-	(1,203,526)
Human Resources	(1,467,888)	-	-	(1,467,888)	(8,721)	-	-	-	-	-	(1,459,167)
General Govt Buildings	(2,093,532)	-	-	(2,093,532)	-	-	-	-	-	-	(2,093,532)
Community Promotion	(213,000)	-	-	(213,000)	-	-	-	-	-	-	(213,000)
Police Department	3,955,971	1,177,928	1,655,840	6,789,739	-	-	-	-	-	-	6,789,739
Police - PSAF	67,708	-	-	67,708	-	-	-	-	-	-	67,708
Parking Enforcement	183,512	49,884	10,482	243,878	-	-	-	-	-	-	243,878
Fire - Management & Support	203,210	43,009	-	246,219	-	-	-	-	-	-	246,219
Fire - Suppression/Paramedic	2,297,863	700,000	142,938	3,140,801	-	-	-	-	-	-	3,140,801
Fire - Prevention	61,517	44,033	-	105,550	-	-	-	-	-	-	105,550
Fire - Training	2,150	-	-	2,150	-	-	-	-	-	-	2,150
Fire - Training Facility	3,834	-	-	3,834	-	-	-	-	-	-	3,834
Fire - PSAF	33,180	-	-	33,180	-	-	-	-	-	-	33,180
Fire - Cadet Program	10,905	-	-	10,905	-	-	-	-	-	-	10,905
Disaster Preparedeness	5,418	-	-	5,418	-	-	-	-	-	-	5,418
Communications	(366,054)	5,851	-	(360,203)	-	-	-	-	-	-	(360,203)
Community Development	584,260	12,727	51,469	648,456	-	-	-	-	-	-	648,456
Code Enforcement	83,493	37,601	-	121,094	-	-	-	-	-	-	121,094
Animal Control	36,322	-	-	36,322	-	-	-	-	-	-	36,322
P/W - Admin & Engineering	143,111	19,911	-	163,022	-	-	-	-	-	-	163,022
P/W - Street Maintenance	37,317	-	-	37,317	-	-	-	-	-	-	37,317
Stormwater Environmental Compliance	26,793	25,454	-	52,247	-	-	-	-	-	-	52,247

2026-2027 Cost Allocation Summary (continued)

	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Debt Service Transfers In	Debt Service Transfers Out	Reserve Transfers In	Reserve Transfers Out	Total Costs Applied
Library	410,406	5,851	2,382	418,639	-	-	-	-	-	-	418,639
PR - Administration	94,151	18,579	156,279	269,009	-	-	-	-	-	-	269,009
PR - Community Programs	131,694	-	-	131,694	-	-	-	-	-	-	131,694
PR - Aquatics	83,351	-	-	83,351	-	-	-	-	-	-	83,351
PR - Recreation Services	141,394	-	-	141,394	-	-	-	-	-	-	141,394
PR - Senior Services	28,905	-	-	28,905	-	-	-	-	-	-	28,905
PR - Lunch Program	19,535	-	-	19,535	-	-	-	-	-	-	19,535
PR - Senior Support	41,722	-	-	41,722	100,370	-	-	-	-	-	(58,648)
PR - Park Operations	346,577	186,404	-	532,981	-	-	-	-	-	-	532,981
Non-Departmental	-	-	-	-	48,604	-	-	415,606	-	1,747,833	2,114,835
Total General Fund	**(3,967,259)**	**2,373,463**	**2,038,925**	**445,129**	**140,253**	**-**	**-**	**415,606**	**-**	**1,747,833**	**2,468,315**
Special Revenue Funds											
Gas Tax/Streets & Signals Fund											
2107 Projects	-	-	-	-	-	-	-	-	-	-	-
Street Maintenance	60,073	180,441	-	240,514	-	-	-	-	-	-	240,514
Traffic Maintenance	149,819	85,130	78,140	313,089	-	-	-	-	-	-	313,089
Total Gas Tax/Streets & Signals Fd	**209,892**	**265,571**	**78,140**	**553,603**	**-**	**-**	**-**	**-**	**-**	**-**	**553,603**
Prop A Transportation Fund											
Senior Ride	120,632	-	-	120,632	-	-	-	-	-	-	120,632
Field Trips	10,090	-	-	10,090	-	-	-	-	-	-	10,090
Transportation Management	11,458	-	-	11,458	-	-	-	-	-	-	11,458
Bus Subsidy	552	-	-	552	-	-	-	-	-	-	552
Alhambra Community Transit	249,514	-	-	249,514	-	-	-	-	-	-	249,514
Total Prop A Transp. Fund	**392,245**	**-**	**-**	**392,245**	**-**	**-**	**-**	**-**	**-**	**-**	**392,245**
Prop C Transportation Fund											
Senior Ride	105,183	-	-	105,183	-	-	-	-	-	-	105,183
Transportation Demand Mgmt	10,172	-	-	10,172	-	-	-	-	-	-	10,172
Alhambra Community Transit	144,401	-	-	144,401	-	-	-	-	-	-	144,401
Rail Station Operations	7,037	-	-	7,037	-	-	-	-	-	-	7,037

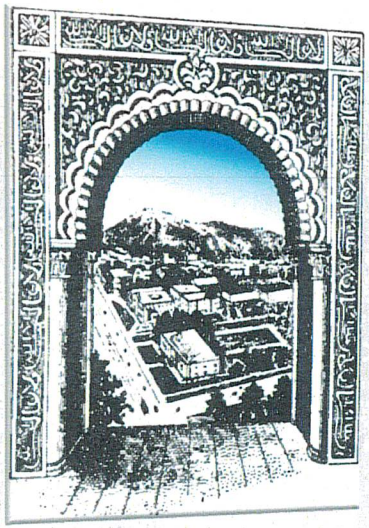
2026-2027 Cost Allocation Summary (continued)

							Debt Service		Reserve Transfers		
	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Transfers In	Transfers Out	Transfers In	Transfers Out	Total Costs Applied
Various Trans. Projects	-	-	-	-	-	-	-	-	-	-	-
Traffic Maintenance	15,421	-	-	15,421	-	-	-	-	-	-	15,421
Total Prop C Transp. Fund	**282,215**	**-**	**-**	**282,215**	**-**	**-**	**-**	**-**	**-**	**-**	**282,215**
AB 2766 Air Quality Fund	22,278	-	-	22,278	-	-	-	-	-	-	**22,278**
Public Works Maintenance & Improv. District Fund											
Lighting Maint (631)	303,680	64,040	51,934	419,654	-	-	-	-	-	-	419,654
Landscape Maint (632)	247,794	-	51,934	299,728	-	-	-	-	-	-	299,728
Median Maintenance (693)	19,221	-	-	19,221	-	-	-	-	-	-	19,221
Auto Row (694)	5,398	-	-	5,398	-	-	-	-	-	-	5,398
Total PW Maint & Improv. Fund	**576,092**	**64,040**	**103,868**	**744,000**	**-**	**-**	**-**	**-**	**-**	**-**	**744,000**
Police Facility Assmnt. Dist.Fund	-	-	-	-	-	-	-	-	-	-	-
CDBG Fund											
Administration	-	-	-	-	-	100,370	-	-	-	-	100,370
Property Rehabilitation	-	-	-	-	-	-	-	-	-	-	-
Code Enforcement	-	-	-	-	-	-	-	-	-	-	-
Total HUD Fund	**-**	**-**	**-**	**-**	**-**	**100,370**	**-**	**-**	**-**	**-**	**100,370**
HOME Fund	-		-	-	-	-	-	-	-	-	-
Housing Fund	10,751	-	-	10,751	-	-	-	-	-	-	10,751
Capital Projects Funds	2,242,719										
Trans Capital Improv Fund	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay Fund			-	-	22,755	-	-	-	1,747,833	-	(1,770,588)
Debt Service Funds											
Police Facility Fund	-	-	-	-	-	-	-	-	-	-	-
Parking Authority Fund	-	-	-	-	-	-	415,606	-	-	-	(415,606)
Internal Service Funds											
Equipment Fund	-	61,356	104,345	165,701	-	-	-	-	-	-	165,701
Health Insurance Fund	(1,100,000)	-	-	(1,100,000)	-	-	-	-	-	-	(1,100,000)
Self-Insurance Fund	-	-	-	-	-	-	-	-	-	-	-
Compensated Absences Fund	-	-	-	-	-	-	-	-	-	-	-

2026-2027 Cost Allocation Summary (continued)

	Cost Allocation	Equipment Pool	Liability Insurance	Total Cost Applied	Transfers In	Transfers Out	Debt Service Transfers In	Debt Service Transfers Out	Reserve Transfers In	Reserve Transfers Out	Total Costs Applied
Enterprise Funds											
Water Fund	2,242,719	25,029	1,271,248	3,538,996	-	-	-	-	-	-	3,538,996
Sewer Fund	996,966	100,445	280,158	1,377,569	-	-	-	-	-	-	1,377,569
Sanitation Fund											
Rubbish / Street Sweeping	117,035	345,926	351,627	814,588	-	-	-	-	-	-	814,588
Commercial	-	-	-	-	-	-	-	-	-	-	-
Recycling	40,552	-	-	40,552	-	-	-	-	-	-	40,552
Total Sanitation Fund	**157,587**	**345,926**	**351,627**	**855,140**	**-**	**-**	**-**	**-**	**-**	**-**	**855,140**
Golf Course/Clubhouse Fund	81,838	-	208,213	290,051		71,359	-	-	-	-	361,410
	$ 2,148,044	$ 3,235,830	$ 4,436,524	$ 7,577,678	$ 163,008	$ 171,729	$ 415,606	$ 415,606	$ 1,747,833	$ 1,747,833	$ 7,586,399

Attachment 3



AMENDED FISCAL YEAR 2026/27 BUDGET AND FIVE-YEAR CIP PLAN

May 11, 2026

ADJUSTED FISCAL YEAR 2026/27
ALL FUNDS SPENDING PLAN

All Funds Budget	FY 2026/27
Adjusted Revenues	**$ 190,700,778**
Adjusted Net Expenditures*	**198,514,356**
Adjusted Increase/Reduction **	**$ (7,813,578)**

** Includes Net Transfers, Cost Allocations, & Debt Transfers*

*** Includes Current Year and Prior Year deferred CIP Projects with Special Revenue Funds, Water, & Sewer Funds & utilize other funds' prior year fund balances.*

ADJUSTED FISCAL YEAR 2026/27
GENERAL FUND BUDGET OVERVIEW

General Fund Budget	FY 2026/27
Adjusted GF Revenues	**$ 101,537,526**
Adjusted Net GF Expenditures*	**103,019,735**
Adjusted Unassigned GF Deficit	**(1,482,209)**
Adjusted Unassigned GF at 7/1/2026	**2,007,354**
Adjusted Unassigned GF Surplus	**$ 525,145**

** Includes Net Transfers, Cost Allocations, & Debt Transfers*

ADJUSTED FY 2026/27 GENERAL FUND REVENUES

Description	Budget Requests
Property Taxes/VLF	$1,000,000
Interest Earnings	1,000,000
Sales Tax	(1,000,000)
Measure AL	100,000
Utility Users Tax	400,000
Charges for Services	512,263
Revenue From Other Agencies	(30,000)
Other Revenues	5,000
Total GF Revenue Adjustments	**$1,987,263**

ADJUSTED FY 2026/27 GENERAL FUND EXPENDITURES

Department	Description	Budget Request
Community Dev	Animal control services increase (mid-year adjustment)	$ 90,000
Community Dev	Increase in special project costs (offset by revenues)	75,000
Community Dev	Shopping cart contract increase	37,000
Community Dev	Membership & software increase	2,945
Community Dev	New fees for environmental documents (offset by revenues)	1,500
Community Dev	Removal of budget no longer needed	(25,000)
Community Dev	CalAPP Program grant cancelled	(30,000)
Finance	Expanded IT subscriptions & cloud services (mid-year adjustment)	27,463
Finance	OPEB Actuarial Valuation (2-Year Cycle) & bond filing cost increase	19,000
Finance	Fee Study (Every 3 Years)	15,000
Finance	Additional IT vehicle maintenance expenses (mid-year adjustment)	10,000
Finance	Infrastructure report for audit compliance	3,000
Finance	Removal of budget no longer needed	(75,300)
Management Svcs	Budget overtime hours	2,730
Management Svcs	2026 City Clerks News Law and Elections Seminar	2,000

ADJUSTED FY 2026/27 GENERAL FUND EXPENDITURES

Department	Description	Budget Request
Parks & Rec	Increase in leisure classes costs (offset by revenues)	30,000
Parks & Rec	Increase in community garden and miscellaneous program costs	11,000
Fire	Increase in apparatus repair costs (mid-year adjustment)	159,196
Fire	Increase in medical supply costs (mid-year adjustment)	40,000
Fire	Increase in HVAC maintenance and plumbing costs	6,619
Fire	Increase in Fire software costs	2,300
Police	Virtual Parking equipment (offset with parking revenues)	74,597
Police	Increase in Officer Wellness program (mid-year adjustment)	35,600
Police	Credit card fee increases (mid-year adjustment)	13,712
Police	Increase for Aircards	11,286
Police	Dispatcher headset replacement	5,000
Police	Increase due to Livescan that State used to pay	2,940
Police	Crime Analyst Program & membership cost Increases	1,005
Police	Sick payout adjustment determined by employee election	(20,000)

ADJUSTED FY 2026/27 GENERAL FUND EXPENDITURES

Department	Description	Budget Request	
Library	eBooks & subscription increases to align with mid-year adjustments	6,000	
PW/Utilities	Parking structure cleaning service level increase (Strategic Plan Item)	42,000	
PW/Utilities	Contract increases for HVAC, elevator maintenance, & security services	8,543	
PW/Utilities	Transportation and Planning Conference	1,878	
PW/Utilities	Memberships	500	
Community Dev	Professional & consulting services (Economic Development)	295,700	
Community Dev	Transfer Chamber of Commerce Contract & ED Budget to ED account	(194,000)	$0
Police	Transfer ACDBA budget to ED account	(101,700)	
Police	Transfer Parking Facilities Utilities to Public Works	(136,750)	$0
PW/Utilities	Transfer Parking Facilities Utilities from Police	136,750	
Various	Lower liability insurance contribution	(270,000)	
Various	Increase in utility costs (mid-year adjustment)	149,950	
Various	CIP funded through grant, transfers removed	(123,400)	
	Total General Fund Expenditures Adjustments	**$344,063**	

ADJUSTED FY 2026/27 NON-GENERAL FUND REVENUES

Funds	Description	Budget Requests
Safe Clean Water Program	Regional Grant & Interest Earnings	$2,016,200
Water Fund	Operations, Services, Fees	1,190,000
Internal Service Funds	Equipment, Health Insurance, Comp Absences	547,600
Transportation Funds	Gas Tax, Measure R/M, Prop A/C, RMRA, AB2766, MTA Funds	538,286
Sewer Fund	Operations Charge & Interest	393,400
Windstorm Fund	FEMA Reimbursement	315,992
Federal & Housing	CDBG Drawdowns, Housing Asset Interest	138,196
Public Safety & Grants	COPS, Law Enforcement Grants, Asset Forfeiture	32,000
Sanitation Fund	Interest Earnings	29,600
Total GF Revenue Adj.		**$5,201,274**

ADJUSTED FY 2026/27 OTHER FUNDS EXPENDITURES

Department	Description	Budget Request
Capital Outlay Fund	Phase II digitization (increased processing costs)	$35,000
Capital Outlay Fund	Drone contract cost adjustment	(10,000)
Capital Outlay Fund	Funds reallocated to finance two new KME fire engines	(148,400)
CDBG Fund	Budget realigned to updated CDBG allocation	7,501
HOME Fund	Budget realigned to updated HOME allocation	(7,821)
Disability Access & Compliance Fund	Restricted funds for building inspection & ADA education programs	15,000
Equipment Fund	Increase in vehicle accident and damage to city property	30,000
Equipment Fund	Adjustment to Interest Expense – Fire Lease	3,313
Equipment Fund	Increase in goods, materials, uniforms, phone charges, memberships, training	3,200
Gas Tax Fund	Increase to engineering contract services	125,000
Gas Tax Fund	Increase in damages to City property	61,000
Gas Tax Fund	Infrastructure management contract	45,000

ADJUSTED FY 2026/27 OTHER FUNDS EXPENDITURES

Department	Description	Budget Request
Gas Tax Fund	Increase cost in goods and materials	41,300
Gas Tax Fund	New asphalt grinder attachment is required for paving	35,000
Gas Tax Fund	Increase in cost of equipment	5,000
Gas Tax Fund	Traffic calming measures across Districts 1–5	326,221
Golf Course Fund	Water cost fully offset by management company payment agreement	(31,000)
HOME ARP Fund	Homeless outreach contract	213,567
Inclusionary Housing Trust Fund	Professional/consulting	50,000
Prop A Fund	2 Transit buses	2,000,000
Prop C Fund	Membership renewals increase	6,651
PW Maint & Improv Fund	Increase for alley reconstruction	500,000
PW Maint & Improv Fund	Miscellaneous increase for repairs, damages, and materials costs	65,500
PW Maint & Improv Fund	Membership renewals increase	800
Safe Clean Water Fund	Alhambra Wash Diversion Project canceled	(250,000)

ADJUSTED FY 2026/27 OTHER FUNDS EXPENDITURES

Department	Description	Budget Request
Sanitation Fund	Increase in water cost & usage	1,450
Sanitation Fund	Budget overtime hours	1,365
Sanitation Fund	Increase in uniform contract cost	200
Sanitation Fund	Grant not extended; program ends November 2, 2026	(110,000)
Sewer Fund	Design cost increase for Sewer Lift Station #5	1,500,000
Sewer Fund	Aging pump replacement	11,000
Sewer Fund	Transportation and planning conference	7,000
Sewer Fund	Contract cost increases	4,000
Supplemental Law Enforcement Fund	LASD helicopter service cost increase	5,000
Supplemental Law Enforcement Fund	Fleet vehicle retrofit to meet safety standards	30,000
TDA Fund	Increase cost in goods and materials	5,451

ADJUSTED FY 2026/27 OTHER FUNDS EXPENDITURES

Department	Description	Budget Request
Water Fund	Reservoirs, wells, aging infrastructure, hydrants, fire service lines, HVAC maintenance	195,000
Water Fund	Service demand growth (new service line installations)	180,000
Water Fund	Tree services, materials, pumps, electrical costs, and day-to-day operations	93,500
Water Fund	Sampling requirements, CCR distribution, backflow database, and training compliance	26,000
Water Fund	Office improvements: carpet, paint, lighting upgrades	5,000
Water Fund	Safety equipment and operational tools/hardware	3,500
Water Fund	Adjustment to compensated absences budget	(95,988)
Water Fund	Bond principal & interest paid off	(1,002,750)
Various	CIP funded through grant, transfers removed	123,400
	Grand Total	**$ 4,104,960**

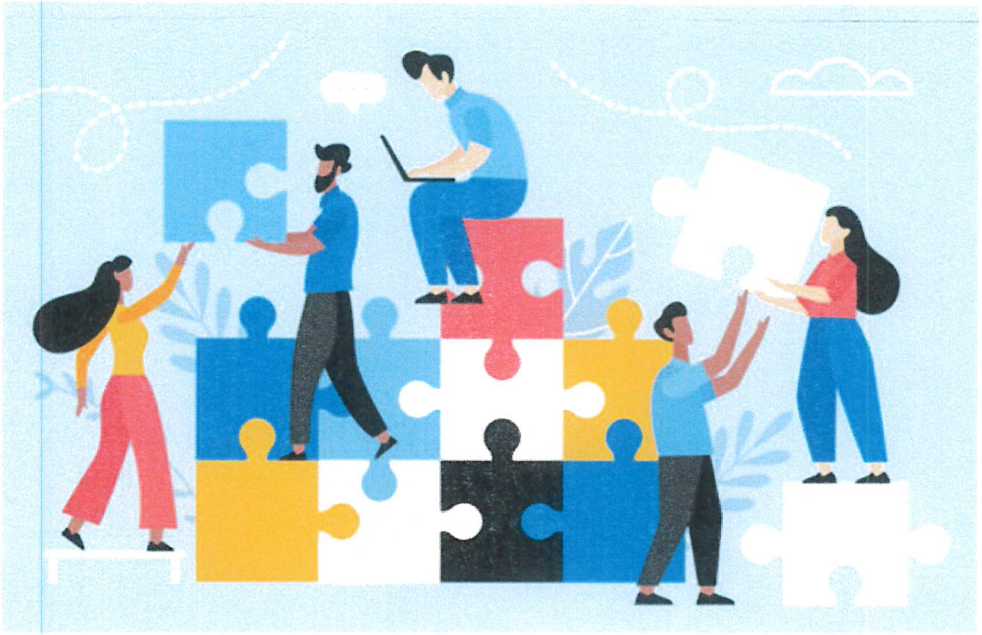
UNFUNDED LIABILITIES

Unfunded Liabilities	Amount
Pension Liabilities	$175,945,228
OPEB Liabilities	24,047,239
Bonds	8,307,062
Capital Lease Obligations	1,809,715
Capital Deferred Facilities Maintenance	29,000,000
Total Unfunded Liabilities	**$238,109,244**

FINANCIAL OUTLOOKS

- Increased neighborhood short term rentals = higher demand for City services overall and in neighborhoods.
- Goal: Visitor-related impacts funded by visitors, not residents
- Resident priorities: safety, cleanliness, infrastructure, traffic, emergency response

2026 STRATEGIC PLAN FUNDING RECOMMENDATION WORKSHEET



NEXT STEPS...

- Adopt Resolution No. R2M26-12 approving Fiscal Year 2026/27 Budget Adjustments for the
  - City of Alhambra
  - Golf Course Clubhouse Corporation
  - Alhambra Capital Improvements Corporation
  - Alhambra Parking Authority
  - Alhambra Facilities Financing Authority
  - Alhambra Public Finance Authority
- Direct the Finance Director to incorporate Council-approved Strategic Plan funding items into the FY 2026/27 Budget

2026 Strategic Plan Funding Recommendation Worksheet

Objective	Description	Funding	Council Allocation
1.1	Expand CERT Program (FD): 2 annually (currently budgeted 1)	Implementation cost: $5,000	
2.3	Expand Greenspace throughout the community Explore acquisition of Charles Company -appraisal -acquisition	Study cost: $50,000 Implementation cost: Unknown	
2.5	Continue to support Open Streets events -Add small open street event	Implementation cost: $45,000	
2.9	Development of City Branding, including new wayfinding signage and painting of the overpasses	Study cost: $50,000 Implementation cost: Unknown until study is complete	
2.10	Seismic vulnerability assessment of City facilities	Study cost: $160,00 Implementation cost: Unknown	
3.4	Strategize to reduce the City's pension liability -Make an additional payment	Implementation cost: up to $525,145	
3.5	Increase City reserves to 30% -Transfer funds into reserves	Implementation cost: up to $525,145	
3.7	Expedite Business License Permits, business signage and possibly provide "concierge service" for new businesses to streamline the process. -New Economic Dev Manager FT: $192,243 -New Management Assistant FT: $150,495	Ongoing implementation cost: $342,738 (per year)	
5.3	Upgrade Gateway Plaza with more trees -Landscape concept plan	Study cost: $10,000 Implementation cost: Unknown	
6.8	Purchase Apartment Building(s) for low-income housing -Hire a property manager	Initial cost: $2.4 - $6 million Implementation cost: $125,000 annually	
	Other: -Sidewalk Repairs (Budget: $500,000) -Alley Reconstruction (Budget: $500,000)		
	TOTAL NOT TO EXCEED (In order to keep a balanced budget)		**$525,145.00**

Additional SP Objectives (Unfunded)

Objective	Description	Funding	Council Allocation
2.8	Secure funds to improve 9 City Bridges over the Union Pacific Rail Road locations for seismic reinforcement	Implementation cost: Unknown	
3.3	"Micro Grant"program for businesses	Implementation cost: Unknown	
3.3	"Business Recognition" program	Implementation cost: Unknown	
3.3	Incentives for brick-and-mortar businesses	Implementation cost: Unknown	
3.3	"Shop Local" program	Implementation cost: Unknown	
3.6	2028 Olympics opportunities	Implementation cost: Unknown	
5.1	Incorporate Sustainability in upcoming projects and continue community sustainability engagement and education.	Partially funded / Grant funded	

Item No. 6

City of Alhambra

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dennis Ahlen, Director of Public Works & Utilities
Geo Herrera, Deputy Director of Utilities

SUBJECT: **AWARD OF CONTRACT CALGON CARBON CORPORATION FOR THE PURCHASE OF CARBON FILTER MEDIA FOR THE GROUND WATER TREATMENT PLANT**

RECOMMENDATION:

It is recommended the City Council award a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and the Calgon Carbon Corporation for the purchase and installation of carbon filter media at the Ground Water Treatment Plant in an amount not to exceed $350,000.00 for one year, with two additional two-year renewal options, for a total amount not to exceed $1,050,000.00 over a three-year period, authorize the City Manager to execute the extensions if the services are satisfactory; and direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:

The Ground Water Treatment Plant is a vital source of drinking water for the City. The facility has fourteen carbon filters, each containing 20,000 pounds of granular activated carbon. As part of the treatment process, the filter media must be exchanged once it has reached its adsorption capacity.

On March 23, 2026, the City Council approved distribution of a Request for Proposals RFP2M26-3 for the purchase of carbon filter media for the Ground Water Treatment Plant.

On April 23, 2026, two proposals were received. Staff conducted a review and evaluation of the responding proposals and Calgon Carbon Corporation was selected based on their qualifications, standards of quality, capability to deliver product throughout the contract term, third party hauling company's reputation, flexibility, references and cost of the product.

Additionally, Calgon Carbon Corporation provides carbon that is approved by the State of California State Water Resources Control Board – Division of Drinking Water to be used at the City's Ground Water Treatment Plant.

FINANCIAL ANALYSIS:

Funds have been budgeted in the proposed Fiscal Year 2026-27 budget in account number 401.80.88880.00000.612020.

ENVIRONMENTAL REVIEW:

Staff has reviewed the proposed project and has determined it to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301: (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

ATTACHMENTS:

None

Item No. 7

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: _____

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dennis Ahlen, Director of Public Works & Utilities

SUBJECT: **AWARD OF CONTRACT FOR PRIORITY PEDESTRIAN IMPROVEMENTS PROJECT**

RECOMMENDATION:

It is recommended the City Council award a contract to AYCE Consulting Engineers, Inc., subject to final language approval by the City Manager and City Attorney, in the amount of $878,325.22 for professional engineering design services for the City's Priority Pedestrian Improvements under the Alhambra Bicycle and Pedestrian Improvement Plan, and direct staff to undertake the steps necessary to finalize the Council's action.

BACKGROUND:

On March 11, 2024, the City Council adopted the City's Bicycle and Pedestrian Improvement Plan ("Walk, Bike, Move Alhambra!"), which established a vision for biking and pedestrian infrastructure and facilitates further planning and funding support for the implementation of the City's multi-modal transportation goals.

The City received a Funding Agreement in the amount of $14,387,027.50 in Measure R funds for the Citywide Priority Pedestrian Improvement Project on October 6, 2025. The funding covers the design, engineering, and construction associated with improving the eight priority pedestrian locations identified in the City's Bicycle and Pedestrian Improvement Plan.

On October 27, 2025, the City Council accepted the Measure R grant funds and directed staff to proceed with grant implementation. Staff obtained authorization to distribute the Request for Proposals for design engineering services on December 8, 2025 and distributed the Request for Proposals on February 19, 2026. The design engineering service will cover the Project's Phase 1 PS&E and Phase 2 Preliminary Engineering.

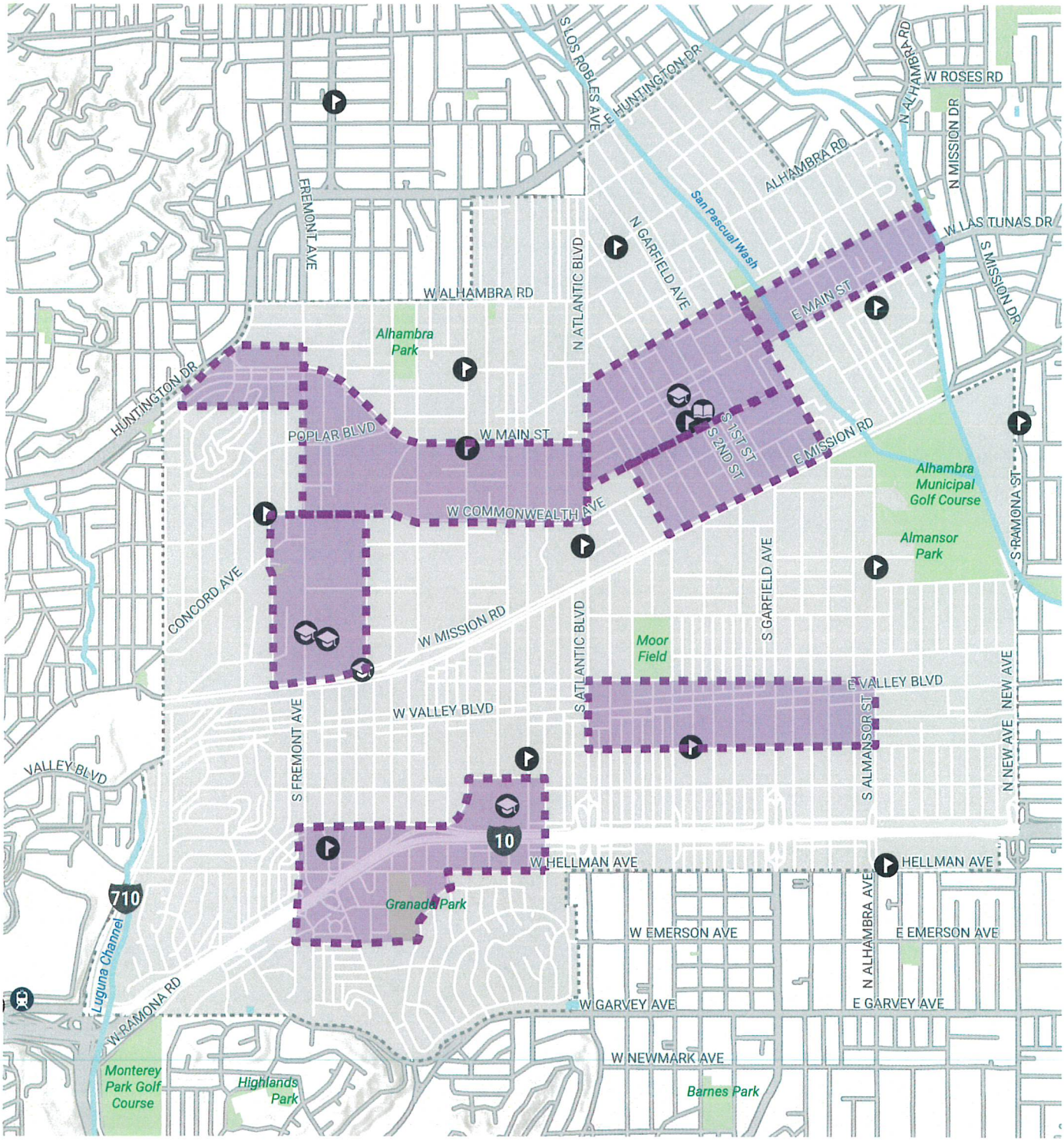
Staff received and reviewed four (4) proposals. AYCE Consulting Engineers, Inc. was selected based on their technical approach, project team qualifications, relevant experience, references, and completeness and quality of the proposal.

FINANCIAL ANALYSIS:

Funding is available on a reimbursement basis through LACMTA under Measure R 710 project funds, in accordance with the terms and conditions of the project Funding Agreement. Staff requests that the City Council direct the Finance Director to appropriate funds in the amount of $878,325.22 under Account # 235.70.73330.00000.621100 and adjust the revenue budget under Account # 235.00.00000.00000.425610 to reflect the anticipated reimbursement revenue.

ATTACHMENTS:
Pedestrian Priority Zones Map in the "Walk, Bike, Move Alhambra!" Plan

Figure 19. Pedestrian Priority Zones



PEDESTRIAN RECOMMENDATIONS BY PRIORITY ZONE

CITY OF ALHAMBRA
ACTIVE TRANSPORTATION PLAN

PEDESTRIAN ZONES

- Pedestrian Zones

DESTINATIONS + BOUNDARIES

- Metrolink Station
- Libraries
- Schools
- Colleges and Universities
- Railroad
- Water
- Park
- City Boundary

alta

0 0.25 0.5 MILES

N

Item No. 8

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Mariam Lee Ko, Director of Human Resources & Risk Management MLK

SUBJECT: **LETTER OF SUPPORT FOR THE COALITION TO PROTECT COMMUNITY SERVICES**

RECOMMENDATION:
Staff recommends the City Council approve the attached letter of support for the Coalition to Protect Community Services and direct staff to undertake the steps necessary to finalize the City Council's action.

BACKGROUND:
On May 4, 2026, the California Joint Power Insurance Authority (CJPIA), reached out to the City requesting support for a new legislative advocacy effort, led by the CJPIA – the Coalition to Protect Community Services.

Since 2018, the City has been a member of CJPIA, one of the largest municipal self-insurance pools in the state of California, with more than 125 member cities and public agencies. The CJPIA provides insurance programs and services including liability, workers compensation, pollution, property and earthquake coverage as well as extensive management training, loss control and risk management services.

In recent years, the liability environment for local agencies has become increasingly challenging, with costs rising sharply due to higher claim severity, a more complex litigation landscape, and broader systematic factors affecting CJPIA member agencies and public agencies throughout the state. Rising liability costs are directly impacting local budgets and essential community services, which is why CJPIA is seeking support for this new legislative advocacy effort.

The Coalition brings cities, counties, schools, special districts and other local agencies together to advocate for a more balanced and sustainable liability environment though targeted reforms to state law. Per CJPIA, the effort is focused on protecting public resources while ensuring fair compensation for people injured by local government negligence.

FINANCIAL IMPACT:
There is no financial impact associated with providing the letter of support.

ATTACHMENT:
Letter of Support

City of Alhambra
Office of the Mayor and City Council

May 11, 2026

California Joint Powers Insurance Authority
8081 Moody Street
La Palma, CA 90623

RE: Coalition to Protect Community Services – Statement of Support

Dear California Joint Powers Insurance Authority Board of Directors:

On behalf of the City of Alhambra, we express our strong support for the Coalition to Protect Community Services and the principles it is advancing to ensure that local taxpayer dollars remain available for the essential services our residents rely on.

We encourage our representatives in the Legislature to work with the Coalition to advance policy solutions that address the growing local government liability crisis in a fair, balanced, and fiscally responsible way.

Like local governments across California, we are facing a growing liability exposure in the everyday context of our operations, claims arising from public roadways, public property, and routine government services. The connection between liability costs and service delivery is direct and consequential, as liability expenses consume a growing share of local agency budgets, funding available for parks, libraries, senior centers, youth programs, education, public safety, health and social services, and infrastructure maintenance is reduced. These are not abstract budget line items: they are services that define the quality of life in the communities we serve.

Statewide, large liability claims against local agencies in these contexts have increased sharply, and insurance premiums paid by local governments have more than tripled in less than a decade, threatening the limited taxpayer dollars available to fund community services.

According to an analysis of claims data from 1,979 local government agencies conducted by the California Association of Joint Powers Authorities, large liability claims exceeding $1 million increased by 67% between 2015 and 2022. Insurance premiums paid by local government agencies have also increased from $115 million in 2016 to $541 million in 2025—an increase of 370%. These rising costs are squeezing budgets that should be funding police and fire protection, road maintenance, parks, public health, libraries, and services for youth and seniors.

Individuals who sustain legitimate injuries resulting from local government negligence deserve fair compensation for medical expenses, lost wages, pain and suffering, and other actual damages. We are fully committed to meeting that obligation. However,

Gateway to the San Gabriel Valley

111 South First Street Alhambra California 91801

626 570-5010

FAX 281-2248

PRINTED ON RECYCLED PAPER

commonsense reforms are needed to ensure that compensation reflects true harm and proportionate responsibility—which serves the interests of both injured parties and the communities that depend on public agencies for essential services.

As you and your colleagues work to address this issue, we respectfully encourage you to consider the following principles, which the Coalition to Protect Community Services views as fundamental to any sustainable solution:

Fairness
All parties responsible for harm should bear their fair share of the cost. Local agencies should pay for their actual share of fault, not for the conduct of drunk drivers, uninsured motorists, careless contractors, or criminal actors who bear primary responsibility. A fair system ensures that responsibility follows conduct and that no single party is forced to subsidize the harm caused by others simply because of its ability to pay.

Accountability
Local governments must remain fully responsible for their own negligence. Sound policy solutions should preserve that accountability, not cap damages, not create blanket immunity, and not prevent injured parties from recovering the proportionate share attributable to a local agency. Public agencies should be answerable for the services they provide and the decisions they make.

Stewardship of Taxpayer Dollars
Public funds are a public trust. Every dollar spent subsidizing the conduct of others is a dollar taken from the services our residents depend on. Policy solutions should protect taxpayer dollars for their intended public purposes and should prevent local agencies from being used as a backstop for the liabilities of others.

Proportionality
Plaintiffs should recover from the parties actually responsible, in proportion to each party's share of fault, not based on which defendant happens to have the deepest pocket. A proportionate system produces fair outcomes for injured parties and for the communities that share the cost of every judgment against a public agency.

Long-Term Solutions
California needs durable, forward-looking solutions to protect the long-term sustainability of local government services. The current trajectory of claim costs and insurance premiums for routine government operations is not sustainable, and piecemeal responses will not be enough. We need thoughtful, balanced reforms that address the structural problems driving this crisis and that can stand the test of time.

We stand ready to support the Coalition and build the kind of sustainable local government liability system our residents deserve.

Thank you for your consideration. Please do not hesitate to contact Mariam Ko, Director of Human Resources & Risk Management at (626) 570-5095 or mko@alhambraca.gov if we can provide additional information.

Sincerely,

Jeffrey K. Maloney, Mayor

Adele Andrade-Stadler, Vice Mayor

Katherine Lee, Councilmember

Ross J. Maza, Councilmember

Noya Wang, Councilmember

Item No. 9

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Andrew Ho, Director of Community Development
Alison MacCarley, Economic Development Specialist

SUBJECT: **APPROVAL OF CONTRACT WITH THE ALHAMBRA CENTRAL BUSINESS DISTRICT ASSOCIATION FOR FISCAL YEAR 2026-2027**

RECOMMENDATION:

It is recommended the City Council award a contract to the Alhambra Central Business District Association (ACBDA), subject to final language approval by the City Manager and City Attorney, for the promotion of the Central Business District for the 2026-2027 Fiscal Year; and, direct staff to undertake the steps necessary to finalize the Council's action.

BACKGROUND:

Since 1974, the City has maintained an agreement with the ACBDA to provide promotional support to the merchants in the Alhambra Central Business District of Association.

These merchants are assessed in accordance with the Alhambra Municipal Code, Section 5.04.201. The City collects the assessment and allocates it for marketing and promotion activities specific to the Business District area.

According to the City's agreement with the ACBDA, a maximum of ninety percent (90%) of the total funds collected each year by the City may be allocated to the ACBDA. The Fiscal Year 2026-2027 minimum allocation total is estimated to be $85,500. In previous years, the estimated minimum has been exceeded

This year, ACBDA has requested a $80,000 advance on the agreement. The proposed work plan for 2026-2027 is attached with a focus on branding, events//programing, business support and engagement.

FINANCIAL ANALYSIS:

An appropriation for this agreement is included in the fiscal year 2026-2027 budget within account number 101.40.40100.00000.621130.

ATTACHMENTS:

ACBDA Request Letter
Scope of Work

DOWNTOWN ALHAMBRA BUSINESS ASSOCIATION

May 1, 2026

Andrew Ho
Director of Community Development
City of Alhambra
111 S. First St.
Alhambra, CA 91801

Dear Mr. Ho,

On behalf of the Alhambra Central Business District Association (ACBDA), I am respectfully requesting the renewal of our contract with the City of Alhambra for the fiscal year 2026–2027. We are seeking an amount of $85,500, or 90% of the total funds collected by the City under Parking and Improvement Area No. 1, whichever is greater. As you are aware, these funds are exclusively derived from Downtown Alhambra businesses within the assessment district and are designated for the promotion, engagement, and revitalization of the Downtown Alhambra District.

Based on historic funding and the proposed work plan (attached) for this coming fiscal year, we request an advance of $80,000 an effort to ensure a predictable and stable effort for the fiscal year's activities and reimbursements.

Thank you for your time and consideration. We look forward to your support and continued collaboration.

Sincerely,

John Bwarie
Executive Director,
Alhambra Central Business District Association

DOWNTOWN ALHAMBRA BUSINESS ASSOCIATION

2026-2027 Work Plan

The Alhambra Central Business District Association will execute the following work plan under the public moniker of Downtown Alhambra Businesses Association or DABA for the 2026-27 fiscal year. This Work Plan is structured around three core strategic pillars designed to enhance the vitality of Downtown Alhambra: **Marketing & Promotions** focuses on increasing public engagement through unified branding, diverse events, and consistent outreach; **Physical Improvements** aims to enhance the district's aesthetic appeal and navigability through visual enhancements; and **Economic Development** works to foster a robust business environment through attraction, engagement, and direct support for local businesses.

1. **Marketing & Promotions**
    a. **Branding**
        i. **Update and Refresh the DowntownAlhambra.com Website**
        This involves redesigning and updating the Downtown Alhambra website to improve user experience and information accessibility. A modern, easy-to-navigate website will increase traffic and provide a central hub for business information and activities.
            1. **Directory**: This will be a comprehensive list of Downtown businesses, searchable by category, type, and location, making it easier for visitors to find specific businesses, directly driving foot traffic and sales.
            2. **Event listing:** This is a dynamic calendar feature to display all upcoming Downtown events, promotions, and activities. Residents and visitors will have an easily accessible schedule, leading to higher event attendance and engagement.
            3. **Itineraries and guides for shopping, dining, services, and more**: These curated, themed guides will suggest ways for visitors to spend time and money in the Downtown area. These guides will encourage longer visits and higher spending across multiple business categories.
        ii. **Reinforce a visual and branded identity for Downtown Alhambra**
        This effort will standardize the use of logos, color palettes, and messaging across all communications and physical materials to create a unified image for Downtown Alhambra to increase public recognition and elevate the perception of Downtown Alhambra.
        iii. **Pilot a street banner program to support Downtown Alhambra**
        This pilot will seek to install decorative and informational banners on street poles throughout the district to enhance the aesthetic appeal of the streets, promote local events, and visually reinforce the district's brand.

    b. **Events & Programs**
        i. **Best of Downtown Program & Awards Celebration**

Targeting all businesses in the Downtown, this program recognizes outstanding Downtown businesses, which will boost engagement with customers and promote businesses to the broader public.

ii. **Octoberfest**
This new Fall event focuses on local bars and breweries to draw large crowds, resulting in increased revenue for participating establishments.

iii. **Small Business Saturday**
This national campaign supports local retail businesses right after Thanksgiving, leading to a significant increase in holiday sales and foot traffic – and awareness that a gift for everyone on your list can be found in Downtown Alhambra.

iv. **Holiday Open House and Tree Lighting**
This annual December event provides a festive environment for shoppers and includes the ceremonial tree lighting, encouraging early holiday retail purchases and streets through a "sip & stroll" model along Main Street.

v. **Business Support for Lunar New Year**
Capitalizing on the large crowds coming to Downtown for this annual event, this effort will create direct promotion for Downtown businesses both along the festival and those around it.

vi. **St. Patrick's Day Pub Crawl**
This annual themed event focuses on bar establishments, this crawl will increase traffic and sales for participating businesses during the holiday.

vii. **Cinco de Mayo Fest**
This festive celebration will target local bar traffic and generate increased sales and community engagement.

viii. **Art Walk Pilot along East Main Street**
This pilot project will explore a curated route for viewing local art and artist exhibits, which will drive pedestrian traffic to businesses along Main Street between Garfield and Chapel.

ix. **Guided Food Tours**
These tours showcase a variety of Downtown restaurants to visitors, which will generate direct revenue for participating venues and encourage return visits.

c. **Marketing**

i. **The following occasions will be marketed to support local businesses**

1. **Valentines' Day**
Dedicated marketing for this holiday will encourage residents to spend locally on gifts, dining, and experiences, leading to increased revenue for participating businesses.
2. **Mother's Day**

Focused promotion for this occasion will drive traffic to local retail and dining establishments for brunches and meals, boosting sales during a key family holiday.

3. **Father's Day**
   Marketing campaigns for this holiday will support businesses by promoting gifts and dining options, encouraging local spending.

ii. **Monthly promo "Downtown Deals" to broader public (via Social Media and email newsletter)**
This e-newsletter will be sent monthly to share special offers and discounts to the public, which will immediately encourage new visits and increase sales volume.

iii. **Special Promotions for Downtown special events**
Developing targeted campaigns for major Downtown activities will ensure high visibility and attendance, maximizing event-related economic impact.

iv. **Social Media: Instagram & Facebook**
Maintaining an active and engaging presence on these platforms will increase overall awareness of Downtown offerings, resulting in greater business visibility and public engagement.

v. **Video Promos for members and district activities**
Creating short, professional video content will highlight member businesses and activities, which will attract new customers and drive interest in the Downtown area. This also supports the broader Social Media activities.

vi. **Produce an annual report of outcomes, successes, and learnings**
Compiling and sharing this comprehensive report will demonstrate accountability and success to members and stakeholders, ensuring continued support for the district's efforts.

2. **Physical Improvements**
   a. **Pilot a street banner program** to reinforce a visual identity for Downtown Alhambra, as a way to define the Downtown more visually.
   b. **Develop a visual wayfinding plan for Downtown Alhambra**
   This involves creating clear, branded signage and maps for pedestrians and visitors to help them navigate the district, which will reduce confusion and make it easier for visitors to find specific businesses and discover new ones.
   c. **Create Utility Box "Make-over" Plan**
   Create an assessment and develop a district-wide plan to paint utility boxes to achieve defined goals around place-making, identity, and visitor experience.

3. **Economic Development**
   a. **Business Attraction**
      i. **Collaborate with property owners, brokers, the City, and the Chamber of Commerce to identify tenants for vacant spaces in the Downtown.** This collaborative effort will work to proactively fill empty

storefronts with desirable businesses, thereby increasing the district's vibrancy, foot-traffic, and tax revenue.

b. **Business Engagement**
   i. **Host every-other month member business meetings to share updates and resources.** Regular meetings will provide a forum for sharing critical information, fostering stronger community bonds, and increasing member business participation.
   ii. **Provide monthly updates to members and quarterly in-person visits** Consistent communication and personal check-ins will ensure that all members are informed and supported, leading to higher satisfaction and retention.
   iii. **Maintain an updated contact list of business members** to ensure all communications and outreach efforts are effective, improving overall operational efficiency.

c. **Business Support**
   i. **Welcome new Downtown businesses** through social media promotion, email marketing, and educational outreach about city resources and business needs to ensure new businesses feel supported and quickly integrate into the community, improving their long-term success rates.
   ii. **Troubleshoot issues related to permitting, marketing, and business operations for businesses in the Downtown.**
   Providing direct assistance for operational problems will remove barriers to success, allowing businesses to focus on growth and service delivery.
   iii. **Connect businesses to resources in the community from partners including government, nonprofit, and other business service-providers.**
   Facilitating these connections will equip businesses with the necessary tools and guidance for growth, strengthening the overall business ecosystem.

Item No. 10

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dennis Ahlen, Director of Public Works and Utilities
Geo Herrera, Deputy Director of Utilities

SUBJECT: **AGREEMENT TO LEASE A PORTION OF THE CITY OF ALHAMBRA'S RAYMOND BASIN WATER RIGHTS TO THE HUNTINGTON LIBRARY**

RECOMMENDATION:

It is recommended the City Council authorize staff to enter into a lease agreement with The Huntington Library, subject to final language approval by the City Manager and City Attorney, for 100 acre-feet of water rights in the Raymond Basin for a total of $55,000.00; authorize the City Manager or designee to sign the lease agreement and related documents; direct the Finance Director to deposit the revenue from said lease into account 401.00.00000.00000.449250; and direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:

The City owns 1031 acre-feet of water rights in the Raymond Basin for Fiscal Year 2025-26. Respectively, the City pays $36,304.00 in assessment fees (annually) for water rights in the Raymond Basin. While the City does not have an operable production well located in the Raymond Basin, and while the City will not use its Raymond Basin water rights this year (unused water rights are lost each year), the City has the option to lease its water rights to interested parties for a fee. The Huntington Library has offered to lease 100-acre feet of the City's Raymond Basin rights at $550.00 per acre foot for a total of $55,000.00 for the year.

FINANCIAL ANALYSIS:

This agreement with the Huntington Library to lease 100 acre-feet of the City's Raymond Basin water rights increases the Water Fund revenues by $55,000.00 in Fiscal Year 2025-26. Staff is requesting the City Council approve a budget adjustment to increase revenues by $55,000.00 in account 401.00.00000.00000.449250 to account for the additional revenue this lease will provide.

ATTACHMENTS:

Lease Agreement with The Huntington Library

TEMPORARY ASSIGNMENT OR LEASE OF WATER RIGHT

For valuable consideration, receipt of which is hereby acknowledged, **CITY OF ALHAMBRA** ("Assignor") does hereby assign and transfer to **HUNTINGTON LIBRARY** ("Assignee") commencing on July 1, 2025 and terminating on June 30, 2026, the following water right(s):

(Check the following appropriate category)

[X] Production Right 100 AF

[ ] Prescriptive Pumping Right _____AF

[ ] Integrated Production Right (consisting of _____ acre-feet of "Prescriptive Pumping Component" and _____ acre-feet of "Diversion Component"

DATED: 04/30/2026

ASSIGNEE

Huntington Library

(Signature) Nicole Cavender

Name of Designee (of Assignee) to receive service of Processes & Notice:

Nicole Cavender

1151 Oxford Road

San Marino, CA 91108
Address
Telephone No. of Designee: (626) 405-3582

ASSIGNOR

City of Alhambra

(Signature) **Dennis Ahlen**

Name of Designee (of Assignor) to receive service of Processes & Notices:

Dennis Ahlen

111. South First Street

Alhambra, CA 91801
Address
Telephone No. of Designee: 626-570-3278

To be executed by both Assignee and Assignor.

Item No. 11

City of Alhambra

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: JB

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Dennis Ahlen, Director of Public Works & Utilities DA
Thomas Amare, Engineering Project Specialist

SUBJECT: **AWARD OF CONTRACT FOR THE SEWER MAIN REPLACEMENT PROJECT ON GLENAVEN AVENUE, ORANGE GROVE AVENUE, MIDWICK DRIVE, LA GOLONDRINA AVENUE, AND ROSS AVENUE**

RECOMMENDATION:

It is recommended the City Council approve a contract, subject to final language approval by the City Manager and City Attorney, by and between the City of Alhambra and GRBCON, Inc. for the Sewer Replacement Project on Glenaven Avenue, Orange Grove Avenue, Midwick Drive, La Golondrina Avenue, and Ross Avenue (Project) in an amount not to exceed $2,624,055.52; direct the Finance Director to appropriate funds in the amount of $1,524,055.22 from the Sewer Fund Balance; direct staff to undertake the steps necessary to finalize the Council's action.

FACTS:

- On March 9, 2026, the City Council approved the distribution of Notice Inviting Bids N2M26-29 for the Project.
- On April 23, 2026, bids were opened by the City Clerk. Seven bids were received, which ranged from $2,624,055.52 to $4,718,298.00. GRBCON, Inc. submitted the lowest qualified bid at $2,624,055.52.
- Staff reviewed the bid submitted by GRBCON, Inc, and found it to be in full compliance and conformance with the project specifications.
- The project consists of the construction of approximately 2,220 linear feet of 15-inch-diameter Extra Strength Vitrified Clay Pipe (VCP) sewer mains installed by open trench, and approximately 305 linear feet of 15-inch-diameter sewer mains installed by pipe bursting, along with related appurtenances. The project also includes street rehabilitation.

FINANCIAL ANALYSIS:

Funding for the project is available in the 2025-26 Fiscal Year Budget under account number 404.80.86810.00000.923240 In the amount of $1,100,000.00 Sewer Main Replacement – Glenaven. Funding for street, sidewalk, and curb and gutter rehabilitation will be provided under account number 223.70.71300.00000.622100. Staff is requesting an appropriation in the amount of $1,524,055.52 from Sewer Fund Balance for the award of contract.

ENVIRONMENTAL REVIEW:

Staff reviewed the proposed project and determined it is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301: (b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

ATTACHMENTS:

None

Item No. 12

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Michael Macias, Director of Parks and Recreation
Vincent Hon, Parks Superintendent

SUBJECT: **APPROVE AN APPROPRIATION OF FUNDS FOR THE STORY PARK IMPROVEMENT PROJECT (C2M25-74)**

RECOMMENDATION:

It is recommended the City Council appropriate funds to the Story Park Improvement project, subject to the final language approved by the City Manager and City Attorney, in an amount not to exceed $147,490 from Cal Recycle & Beverage Grant and Measure A fund and direct staff to undertake the steps necessary to finalize the Council's action.

FACTS:

- On August 25, 2025, the City Council approved the distribution of Notice Inviting Bids for the Story Park Improvement Project (N2M25-111). The project aims to convert the vacant pool space adjacent to the Joslyn Center into green space. Planned improvements include the full demolition of the old vacant pool, new landscaping featuring California native and drought-tolerant plants throughout, new picnic tables with shade umbrellas, a small walking trail, water-filling station, a 2–5-year-old all-inclusive playground and a new bus stop shelter.

- On December 8, 2025, the City Council awarded a construction contract to Ankor Associates, Inc., in an amount not to exceed $776,930. At the time, the City anticipated receiving $161,793 in Measure A entitlement funds; however, appropriation of those funds was deferred pending final allocation approval from Los Angeles County.

- On February 10, 2026, Los Angeles County approved the Measure A allocation in the amount of $138,100. In addition, staff intends to utilize CalRecycle Beverage Container Recycling Grant funds to support the installation of a bottle-filling water station at Story Park. Staff is requesting the City Council direct the Finance Director to appropriate the necessary Measure A and CalRecycle & Beverage Grant funds to fully support project completion.

FINANCIAL ANALYSIS:

Staff is requesting the City Council appropriate funds to adjust the revenue and expenditure under the following accounts: 415.00.00000.00000.426020 and 415.60.61300.00000.920610 in the amount of $9,390 and 310.60.00000.00000.422470 and 310.60.61300.00000.920610 in the amount of $138,100.

ATTACHMENTS: None

Item No. 13

City of Alhambra

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: _____

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Mariam Lee Ko, Director of Human Resources & Risk Management MLK

SUBJECT: **RESOLUTION APPROVING A REVISED COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE OFFICERS' ASSOCIATION**

RECOMMENDATION:
It is recommended that the City Council:

1. Adopt Resolution No. R2M26-14 approving a Revised Comprehensive Memorandum of Understanding (MOU) between the City of Alhambra and the Alhambra Police Officers' Association (APOA) that includes clarifying language for existing benefits, revision of existing language for CalPERS compliance purposes and the addition of one new special assignment pay benefit; and

2. Direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:
Previously, the City Council approved a revised MOU between the City and APOA on April 28, 2025.

Periodically, the need will arise to update and/or revise existing MOU language in order to clarify benefits or revise MOU language for compliance purposes. Changes proposed include:

- **Revision to Language to Death Benefits for APOA Members:** Following the loss of Officer Alec Sanders in November 2025, City staff found it necessary to revise existing MOU language pertaining to Death Benefits for APOA members. New language proposed provides the benefit in the event of death and for funeral expenses to a beneficiary designated under the City of Alhambra's Death Benefit Designation Form as opposed to prior language stating the benefit would be paid to a beneficiary designated under CalPERS. City staff found that not all employees file the necessary beneficiary designation under CalPERS, as its not required by CalPERS.

- **Revision to Language Pertaining to Uniform Allowance and Cleaning**: CalPERS staff reached out to City staff regarding a need to revise existing language pertaining to Uniform Allowance and Uniform Cleaning. These are listed as two separate benefit items that are reported on a regular basis to CalPERS each pay period. CalPERS informed the City the

benefit can only be reported once under one category, hence to comply with CalPERS, the City has combined both Uniform Allowance and Uniform Cleaning benefit amounts and moving forward will be reporting the benefit under one combined category titled "Uniform Cleaning and Allowance." There are no changes to the benefit amounts.

- **Addition of Senior Detective Premium Pay:** Currently, sworn Association members who are assigned the role of Detective are provided $200 per month in Special Assignment Pay. Many of the Department's Detectives have served in the role for more than two years and their skillset has been invaluable in the solving of crimes within the community. A new Special Assignment Premium Pay is proposed for Detectives who have served a minimum of two years as Detective and are selected by the Chief of Police as Senior Detective. Senior Detectives are provided $500 per month in Special Assignment Pay. The number of authorized positions is limited to no more than two (2) Senior Detectives.

These changes have been reviewed and approved by the APOA.

FINANCIAL IMPACT:
There is no financial impact to the budget for the updates and revisions to the language pertaining to Death Benefits and Uniform Allowance and Cleaning.

Funding for the Special Assignment Pay benefit is provided for through a savings in personnel costs from reorganizations that took place in the Police Department during Fiscal Year 2025-2026. The benefit is included in the proposed Fiscal Year 2026-2027 Budget. Upon City Council approval, the benefit will be effective July 1, 2026.

ATTACHMENT:
Resolution No. R2M26-14 Approving a Revised Comprehensive Memorandum of Understanding Between the City of Alhambra and the Alhambra Police Officers' Association

Exhibit A – Revised Comprehensive Memorandum of Understanding Between City of Alhambra and APOA

RESOLUTION NO. R2M26-14

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL APPROVING A REVISED COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE OFFICERS' ASSOCIATION

WHEREAS, the City Council previously approved a Revised Comprehensive Memorandum of Understanding (MOU) between the City and Alhambra Police Officers' Association (APOA) on April 28, 2025; and

WHEREAS, occasionally, the need will arise to update and revise existing MOU language in order to clarify benefits, revise the existing MOU language for compliance purposes and/or to add a new benefit; and

WHEREAS, California Public Employees' Retirement System (CalPERS) staff reached out to City staff regarding a need to revise certain language in the City and APOA's existing MOU for compliance purposes and City staff complied by combining existing Uniform Allowance and Uniform Cleaning benefit to one category for CalPERS reporting purposes; and

WHEREAS, as a result of the loss of Officer Alec Sanders in November 2025, City staff found it necessary to revise existing MOU language pertaining to Death Benefits for APOA members to allow for the benefit to be provided to a beneficiary designated under the City of Alhambra's Benefit Designation Form as opposed to prior language stating the benefit would be paid to a beneficiary designated under CalPERS; and

WHEREAS, the Chief of Police has identified a need for Detectives within his department that possess a highly specialized skillset and years of experience in solving of crimes within the Community; as such a new role as Senior Detective was created as a Special Assignment within the Police Department; and

WHERAS, these changes were reviewed and approved by the APOA; and

WHEREAS, the attached Revised Comprehensive Memorandum of Understanding (Attachment A) incorporates the language required by CalPERS for compliance reasons and memorializes the agreement reached between APOA and the City.

NOW, THEREFORE, BE IT RESOLVED by the City of Alhambra City Council that it does hereby approve the Revised Comprehensive Memorandum of Understanding with APOA (attached hereto as Attachment "A"), and duly approves the changes be incorporated into the City of Alhambra Compensation Plan.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Alhambra at a regular meeting held on the 11th day of May, 2026.

JEFFREY K. MALONEY, Mayor

ATTEST:

LAUREN MYLES, City Clerk

APPROVED AS TO FORM:

JOSEPH M. MONTES, City Attorney

I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council on the 11th day of May, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:

LAUREN MYLES, City Clerk

EXHIBIT "A"

COMPREHENSIVE MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE OFFICERS' ASSOCIATION FOR FISCAL YEARS 2021 THROUGH 2027

(Approved and Adopted July 22, 2024)

(Revised and Adopted August 26, 2024)

(Revised and Adopted February 10, 2025)

(Revised and Adopted April 14, 2025)

(Revised and Adopted April 28, 2025)

(Revised and Adopted May 11, 2026)

MEMORANDUM OF UNDERSTANDING
ALHAMBRA POLICE OFFICERS' ASSOCIATION
FISCAL YEARS 2021 – 2027

TABLE OF CONTENTS

ARTICLE I PREAMBLE 1

ARTICLE II GENERAL PROVISIONS 1
Section 1 – Term of agreement 1
Section 2 – Recognition 1
Section 3 – City Council Determination 1
Section 4 – Management Rights 1
Section 5 – Concerted Activity 1

ARTICLE III COMPENSATION 2
Section 1 – Salary 2
Section 3 – Overtime 3
Section 4 – Donning and Doffing 3
Section 5 – Shift Differential Pay 6
Section 6 – Court Appearance Pay 6
Section 7 – Minimum Call-Back Time 6
Section 8 – Acting Assignment Pay 6

ARTICLE IV SPECIAL ASSIGNMENTS 8
Section 1 – Special Assignment Pay-Procedures 8
Section 2 – Motorcycle Officer Premium 8
Section 3 – Canine Officer Premium 9
Section 4 – Training Officer Assigned to Administration Premium 9
Section 5 – Field Training Officers Premium 9
Section 6 – Detective Division Premium 10
Section 7 – Senior Detective Premium 10
Section 8 – Traffic Investigator Premium 11
Section 9 – Police Liaison Premium-C.O.P.P.S. 11
Section 10 – Police Administrative Officer-Professional Standards Unit 11
Section 11 – Police Liaison Officer-School Resources Officer 12
Section 12 – Drone Officer as First Responder – Drone Operations Unit 12

ARTICLE V PREMIUM PAY 12
Section 1 – Bilingual Pay 12
Section 2 – Longevity Pay 13
Section 3 – Educational Incentive Pay 13
Section 4 – Master Officer Pay 14
Section 5 – Management Incentive Pay for Sergeants 14

ARTICLE VI UNIFORMS AND EQUIPMENT 15
Section 1 – Initial Uniform Use 15
Section 2 – Uniform and Cleaning Allowance 16
Section 3 – Uniform Replacement 16

ARTICLE VII HOURS OF WORK 16
Section 1 – Work Schedules 16
Section 2 – Meals and Rest Periods 17
Section 3 – Shift Assignment Notification 17
Section 4 – Training for a Day Worked 17

ARTICLE VIII HOLIDAYS 18
Section 1 – Observed Holidays 18
Section 2 – Holiday Premium Pay 19
Section 3 – Floating Holidays 19

ARTICLE IX LEAVES OF ABSENCE 20
Section 1 – Vacation 20
Section 2 – Sick Leave 21
Section 3 – Annual Sick Leave Payout 22
Section 4 – Personal Leave 22
Section 5 – Compensatory Time Off (CTO) 22
Section 6 – Bereavement Leave 23
Section 7 – Extension of Probationary Period 23

ARTICLE X HEALTH AND ANCILLARY BENEFITS 23
Section 1 – Medical Insurance 23
Section 2 – Dental Insurance 25
Section 3 – Vision Insurance 25
Section 4 – Life Insurance 25
Section 5 – Long Term Disability 25
Section 6 – Employee Assistance Program 25
Section 5 – Deferred Compensation 25
Section 5 – Death Benefit 25

ARTICLE XI PENSION BENEFITS 26
Section 1 – CalPERS and Member Contributions 26
Section 2 – CalPERS Contract Benefits 27

ARTICLE XII SICK LEAVE PAYOUT UPON SEPARATION FROM EMPLOYMENT 27

ARTICLE XIII RETIREE BENEFITS 27
Section 1 – Sick Leave Payout 27
Section 2 – Retiree Medical Insurance 28
Section 3 – Retiree Medical Trust 28
Section 4 – Flat Badge Upon Honorable Retirement 29

ARTICLE XIV WELLNESS 29
Section 1 – Physical Examinations 29
Section 2 – Physical Fitness Program 30

ARTICLE XV MISCELLANEOUS 30
Section 1 – Tuition Reimbursement 30
Section 2 – Vehicle Take Home Privilege 30
Section 3 – Extra Duty Assignment 30
Section 4 – Staffing Levels 30

ARTICLE XVI COMPLETION OF NEGOTIATIONS AND SEVERABILITY 31
Section 1 – Complete Understanding 31
Section 2 – Maintenance of Existing Benefits 31
Section 3 – Waiver and Modification 31
Section 4 – Reopeners 31
Section 5 – Severability 32

SIGNATURES 32

APPENDIX A APOA Compensation Plan & Salary Schedule 33

APPENDIX B Uniform Items and Cleaning 36

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE OFFICERS' ASSOCIATION FOR FISCAL YEARS 2021 THROUGH 2027

ARTICLE I. PREAMBLE

This Memorandum of Understanding ("MOU") is made and entered into between the Alhambra Police Officers' Association, hereinafter referred to as "Association," and management representatives of the Alhambra City Council, hereinafter referred to as the "City," pursuant to California Government Code, sections 3500 et seq.

ARTICLE II. GENERAL PROVISIONS

Section 1. Term of Agreement

The provisions of this MOU, unless specifically stated otherwise, shall become effective the first pay period of July 2021 and shall remain in effect through the last pay period of June 2027.

Section 2. Recognition

The City hereby confirms its recognition of the Association as the recognized employee organization pursuant to the City's Employer-Employee Relations Resolution No. R80-32 for the following positions:

Police Sergeant;
Police Corporal; and
Police Officer.

Effective June 27, 2019, the classification of Police Recruit shall be removed from the Police Officers' Association bargaining unit.

Section 3. City Council Determination

This MOU shall be presented to the Alhambra City Council for its determination and shall not be effective until or unless the City Council renders its approval.

Appropriate actions including the adoption of ordinances, resolutions, and rules shall be taken to implement the provisions of this MOU.

Section 4. Management Rights

Except as abridged, modified or restricted by the terms of this memorandum, City retains all rights, powers and authority set forth in the Alhambra City Charter, the Alhambra Municipal Code, and all applicable state and federal laws. Subject to City's obligation to comply with the Meyers-Milias-Brown Act as to those matters within the scope of representation of the Association, it is agreed that said rights, powers and authority include, but are not limited to, determinations as to the merits, organization and necessity or levels of service, the necessity for overtime, number and location of work stations, nature of work to be performed, contracting for any work or operation, reasonable employee performance standards, including, but not limited to, quality and quantity standards and reasonable work and safety rules and regulations in order to maintain the efficiency and economy desirable in the performance of City services.

Section 5. Concerted Activities

During the term of this Agreement, the Association and affected employees agree that they will not call or engage in a strike or any other form of job action.

ARTICLE III. COMPENSATION

Section 1. Salary

A. Salary Adjustments.

Effective the first pay period of FY 2021-2022 that includes July 1, 2021, all Association members received a two percent (2%) increase to base salary.

Effective the first pay period of FY 2022-2023 that includes July 1, 2022, all Association members received a two percent (2%) increase to base salary.

Effective February 2, 2023, all Association members shall receive a four percent (4%) increase to base salary.

Effective the first pay period of FY 2023-24 that includes July 1, 2023, all Association members shall receive a four percent (4%) increase to base salary.

Effective the first pay period of FY 2024-25 that includes July 1, 2024, all Association members shall receive a four percent (4%) increase to base salary.

Effective August 15, 2024, all Association members shall receive a three percent (3%) increase to base salary.

Effective the first pay period of FY 2025-26 that includes July 1, 2025, all Association members shall receive a six percent (6%) increase to base salary.

Effective the first pay period of FY 2026-2027 that includes July 1, 2026, all Association members shall receive a six percent (6%) increase to base salary.

Salary Schedules. Base rate of pay for Association members shall be the amounts reflected in Appendix "A."

B. Base Pay. Base pay shall mean only the assigned salary to any unit classification exclusive of any other type or form of compensation.

C. Addition of Step 6 for Police Officer. Effective June 27, 2019, a sixth step will be added to the salary range for the classification of Police Officer. Step 6 shall be five percent (5%) above the salary for Step 5.

D. Salary Step Advancement. If an Association member is hired at Step One of the salary range for Police Officer, the Association member shall be eligible for a merit salary adjustment to Step Two after six months of active service at Step One provided they attain an overall rating of "average" or higher on the Association member's 5-month Probationary Employee Performance Evaluation. An Association member must serve a minimum of twelve months at each remaining salary step and attain an overall rating of "average" or higher on the Association member's Employee Performance Evaluation in order to be eligible for a merit salary adjustment to the next higher step within the salary range for Police Officer.

Section 2. Overtime

A. Definition of Overtime: Work performed in excess of the regularly scheduled work period as defined in Article VII shall be classified as overtime and is subject to the approval of the Police Chief or designee.

B. Accrual of Overtime: Overtime shall accrue in thirty (30) minute increments rounded to the nearest thirty (30) minutes.

C. Compensation for Overtime: Association members shall be compensated for overtime worked by monetary compensation or compensatory time off (CTO) paid at the rate of one and one-half times the amount of time worked by an Association member which is in excess of such employee's standard work period. Monetary compensation shall be calculated at the respective Association member's regular rate of pay as defined in the Fair Labor Standards Act. CTO is addressed in Article IX, Section 5.

Section 3. Donning and Doffing

A. Eligibility

1. Association members who hold the following Police Department non-exempt sworn positions, who are required to wear an authorized uniform and equipment while on duty, are entitled to the benefits set forth in this MOU:
   - Field Services Division Patrol Officers
   - Community Oriented Police Services Officers ("COPS")
   - Detectives that work a Field Service Division Patrol Shift

2. Association members who hold the positions set forth in I.A. above, who are not required to wear an authorized uniform and equipment while on duty, including, but not limited to, an employee who attends court, reports for range qualification, training, or other duties that do not require use of authorized uniforms or equipment are not entitled to the benefits set forth in this MOU.

3. Association members who hold the following Police Department non-exempt sworn positions are not entitled to the benefits set forth in this MOU:
   - Administrative Officers
   - Detectives, except as provided in I.A.3
   - K-9 Officers
   - Motorcycle Officers ("Motors")

B. Definitions

1. Authorized Uniform: Uniformed Association members of the Police Department are required to wear, but not limited to, the following uniform types while on duty, as described in detail in the Alhambra Police Department Policy and Procedures Manual:
   - Class A Uniform
   - Class B Uniform
   - Class C Uniform
   - Ceremonial Uniform
   - Specialty Uniform
   - Maternity Uniform

2. Uniform Clothing: The articles of clothing that Association members of the Police Department are required to wear while on duty and which make up the authorized

uniforms as defined in Article III, Section 4B1 above, and as described in detail in the Alhambra Police Department Policy and Procedures Manual, which include, but are not limited to:

- Police Department Badge
- Name Plate/Badge
- Shirt
- Undershirt
- Necktie
- Tie Clasp
- Jacket
- Trousers
- Trouser Belt
- Socks
- Shoes
- Gloves

3. Equipment: The equipment Association members of the Police Department are required to wear, as described in the Alhambra Police Department Policy and Procedures Manual, and which include, but are not limited to: equipment belt and equipment positioned on equipment belt, including but not limited to magazine pouch, keeper strap, key strap, baton holder, portable radio holder with radio, oresin spray and case, handcuff case, keeper straps, and holster, vests/body armor, leather gear, firearms and ammunition, baton, handcuffs and key. Field equipment, including, but not limited to capsicum, notebook, pen/pencil watch, flashlight, traffic citation book, audio tape recorder and rain apparel.

4. Non-Exempt Association member: An Association member who holds a position that, by nature of the job requirements and method of payment, is entitled to earn overtime. Non-exempt status is based on applicable state and federal law, including, but not limited to, Fair Labor Standards Act guidelines.

5. Special Assignment: When an Association member performs contract services as is described in detail in the Alhambra Police Department Policy and Procedures Manual.

6. Regular Scheduled Shift: Scheduled shift for non-exempt Association members, of the Police Department, who are scheduled to report to work at 6:00 a.m. and end their shift at 6:30 p.m. or who are scheduled to report to work at 6:00 p.m. and end their shift at 6:30 a.m.

7. Unscheduled Shift: A shift, other than a regular scheduled shift, when an Association member is asked by a Supervisor to report to work.

C. Compensation

1. The time spent donning and doffing authorized uniforms and equipment at the Alhambra Police Department shall be compensated at the Association member's straight time rate or at an overtime rate, when such time constitutes overtime under current City overtime practices.

2. An Association member shall have up to fifteen (15) minutes at the beginning of each shift, including special assignments, to don an authorized uniform and equipment. If

an Association member takes less than fifteen (15) minutes to don the authorized uniform and equipment, the Association member shall be required to report to roll-call or report to their immediate Supervisor prior to the expiration of the fifteen (15) minutes.

3. An Association member shall have up to the last fifteen (15) minutes at the end of each shift, including special assignments, to doff an authorized uniform and equipment. If an Association member takes less than fifteen (15) minutes to doff the authorized uniform and equipment, after having worked a regular scheduled shift the Association member shall be required to remain in the workplace available for assignment until the expiration of the regular scheduled shift. If an Association member takes less than fifteen (15) minutes to doff the authorized uniform and equipment, after having worked an unscheduled shift, the Association member's shift will end at that time and they shall record the ending time.

D. Timekeeping

1. All Association members shall record accurately all exact time worked on the day time worked actually occurs.

2. Association members will be required to record the following information:
   - Actual hours worked for each regular scheduled shift.
   - All actual time taken as paid leave
   - Any additional time during which work is performed, including work performed outside the regular scheduled shift.

3. To ensure the accuracy of time records, each Association member to the best of their knowledge will sign a statement attesting that the time and hours recorded are accurate and fully identify all time worked during the pay period, including all time for donning and doffing of authorized uniforms and equipment.

4. Association members must ensure that their time records are submitted to their Supervisors on the day designated by City policy. Supervisors shall review and address potential issues in time records before submitting such records to Payroll. Supervisors shall sign each time record, attesting to the completion of such review and that the time recorded reflects all work performed by the Association member of which the Supervisor was reasonably aware.

5. All time records represent legal documents used to accurately record working time and to compensate employees properly. Under no circumstances shall an Association member complete or sign a time record on behalf of another Association member. Under no circumstances shall a Supervisor sign a time record on behalf of another Association member without the Police Chief's express authorization.

E. Association Business and Meetings During Work Hours

POA Executive Board Members may utilize work time to communicate and conduct time-sensitive and urgent Association business while on duty. Time allotted shall be up to fifteen (15) minutes in each instance and shall not exceed two times a month. The time provided for Association business shall be subject to prior approval of the Watch Commander on duty, be held immediately following briefing and must not interfere with business and operations of the day. No overtime or compensatory time will be paid for these meetings.

Section 4. Shift Differential Pay

A. Eligibility. Association members and new employees who have successfully completed the Field Training Program in the initial phase of employment with the City and assigned to patrol who are routinely and consistently scheduled to work other than standard "daytime" shifts are eligible to receive Shift Differential Pay. For purposes of this section, "daytime" shift means 6:00 a.m. to 6:30 p.m.

For new employees who have successfully completed the Field Training Program, written notification by way of a Personnel Action Form indicating completion of training and confirming eligibility to receive the benefit pay shall be provided to the Human Resources Department.
The start of the benefit pay shall coincide with the beginning of the next applicable pay period.

B. Amount. An eligible Association member shall be paid $100.00 per month, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Shift Differential Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Shift Differential Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Shift Differential Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 5. Court Appearance Pay

A. Court Time. Association members required to appear in court in connection with the performance or their duties during the member's off-duty time, shall receive a minimum of three (3) hours of pay at time and one-half of his/her base hourly rate or the actual time in court at the time and one-half rate, whichever is greater. If an Association member is required to be in court during the morning and afternoon sessions, the Association member shall receive additional pay at the time and one-half rate for the lunch recess.

B. Court Stand-By Time "On Call." Whenever an Association member is placed "on-call" pursuant to a court subpoena while otherwise off-duty, the member shall receive compensation for being "on-call" at the rate of two (2) hours of straight time pay for each day spent in that status. "On call" pay shall not be provided on any day the member is called to appear in court.

Section 6. Minimum Call-Back Time

Call-Back Pay: Any permanent Association member required to work overtime other than immediately before the beginning, during or immediately following the end of their regular work period shall be paid for the actual time worked, but in no event shall such employee be paid less than a minimum of two hours of overtime, irrespective of the period of overtime actually worked.

Section 7. Acting Assignment Pay

A. Eligibility.
   1. An Association member holding the position of Police Sergeant who is required to work in an upgraded position or classification, as a Watch Commander in Patrol, for a limited duration, not to exceed six (6) months, is eligible for temporary upgrade pay.

2. An Association member holding the positions of Police Corporal or Police Officer who is required to work in an upgraded position or classification, as an Officer in Charge (in Patrol), for a limited duration, not to exceed six (6) months is eligible for temporary upgrade pay.

B. Terms.
   1. Acting assignments must be made in writing by the Chief of Police, with approval by the City Manager. A Personnel Action Form will be prepared by the Police Department documenting the assignment change and effective dates upon approval by the City Manager.

   2. The work assigned must be that of a budgeted position and performed in the absence of the regular incumbent.

   3. The work assumed by the Association member on the acting assignment must be substantially the same as performed by the regular incumbent.

   4. At least 100 percent (100%) of the Association member's time must be spent in the performance of duties appropriate to the upgraded position or classification. Credit shall not be given for any temporary acting capacity work which is referenced in a class specification as being appropriate to the Association member's regular position.

   5. Unless otherwise permitted by the City's Municipal Code and/or Personnel Rules, an acting assignment shall not be made for less than thirty (30) consecutive calendar days nor exceed a period of six (6) months.

   6. Association members who request temporary placement in a higher position for training purposes or who are participating in a training program involving work in an acting capacity shall not be eligible for acting pay.

C. Amount.
   1. A Police Sergeant serving in an acting assignment as Watch Commander (in Patrol) shall receive Lead Worker/Supervisor Premium Pay in the amount of $1.50 per hour in addition to their regular base rate of pay, for time actually worked in the acting assignment.

   2. A Police Officer or Police Corporal serving in an acting assignment as an Officer in Charge (in Patrol) shall receive Lead Worker/Supervisor Premium Pay in the amount of $1.25 per hour in addition to their regular base rate of pay, for time actually worked in the acting assignment.

D. CalPERS Reporting.
   The parties agree that to the extent permitted by law, the value of the compensation for Lead Worker/Supervisor Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(b) for classic members and 571.1(a) for PEPRA members. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Special Assignment Pay – Lead Worker/Supervisor Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

ARTICLE IV. SPECIAL ASSIGNMENTS

Section 1. Special Assignment Pay - Procedures

A. Selection and Assignment. The Chief of Police has the sole discretion to determine and select who shall receive a special assignment. Eligible Association members who are selected and assigned to the following special assignments (or successor titles) shall be paid $200.00 per month, in addition to their base rate of pay, in special assignment premium pay. However, Association members may not receive more than one (1) special assignment premium pay at a time.
   1. Motor Officer
   2. Canine Officer
   3. Training Officer
   4. Field Training Officer
   5. Detective
   6. Traffic Investigator
   7. C.O.P.P.S.
   8. Professional Standards Unit
   9. Police Liaison Premium for Officers assigned as a School Resource Officer
   10. Drone Officer as a First Responder

B. Eligibility. Association members must meet the following eligibility requirements to be considered for testing and selection to serve in any special assignment position:
   1. Must have successfully completed the probationary period and not be on a formal Performance Improvement Plan (PIP);
   2. Must have three (3) years of experience as a police officer; and
   3. Must have received a rating of "competent" or better on the two (2) most recent performance evaluations.

C. Conditions. The assignment of all special assignment positions, including, but not limited to the necessary qualifications, the testing and selection process, the duties and responsibilities, and the selection, transfer and removal from the assignment, shall be at the sole discretion of the Chief of Police and is subject to the terms and conditions of Department procedures, as determined by the Chief of Police. All special assignment positions shall not be considered permanent, are not a vested property right or interest, and may be revoked as a result of disciplinary action, for administrative purposes, or based on the needs of the Department.

Section 2. Motorcycle Officer Premium

A. Eligibility. Full-time, sworn, Association members, including Police Corporals who are selected by the Chief of Police to serve as a Motorcycle Officer and who are routinely and consistently assigned to operate and/or patrol on motorcycle are eligible to receive Motorcycle Patrol Premium pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for Motorcycle Officer, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Motorcycle Patrol Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Motorcycle Patrol Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no

representations or guarantees whatsoever with respect to whether CalPERS shall include said Motorcycle Patrol Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 3. Canine Officer Premium

A. Eligibility. Full-time, sworn, Association members who are selected by the Chief of Police to serve as a Police Canine Handler and who are assigned to the Canine Team and routinely and consistently handle, train and board a canine are eligible to receive Canine Officer Premium pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for Canine Officer, in addition to their base rate of pay. Canine Officer Premium Pay received under this section does not include veterinarian fees, feed or other reimbursable expenses for the upkeep of the animal. Those expenses are reimbursed directly by the Police Department.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Canine Officer Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Canine Officer Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Canine Officer Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 4. Training Officers Assigned to Administration Premium

A. Eligibility. Full-time, sworn, Association members who are selected by the Chief of Police to serve as a Personnel and Training Officer and who are routinely and consistently assigned to train employees within the Support Services Division of the Police Department are eligible to receive Training Premium pay.

B. Amount. An eligible Association member shall be paid two hundred dollars ($200.00) per month for Personnel and Training Officer, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Personnel and Training Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4)E - Special Assignment Pay. Personnel and Training Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Personnel and Training Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 5. Field Training Officer Premium

A. Eligibility. Full-time, sworn, Association members who are selected by the Chief of Police to serve as a Field Training Officer and who are routinely and consistently assigned to train employees and members of the Field Training Division within the Field Services Section of the Police Department are eligible to receive Field Training Premium pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for Field Training Officer, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Field Training Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Field Training Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Field Training Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 6. Detective Division Premium

A. Eligibility. Full-time, sworn, Association members who are selected by the Chief of Police to serve as a Detective and are routinely and consistently assigned to the Detective Division of the Police Department are eligible to receive Detective Division Premium Pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for Detective, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Detective Division Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Detective Division Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Detective Division Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 7. Senior Detective Premium

A. Eligibility. Full-time, sworn, Association members who have served in the role of Detective for a minimum of two (2) years, are selected by the Chief of Police to serve as a Senior Detective and are routinely and consistently assigned to the Detective Division of the Police Department are eligible to receive Senior Detective Division Premium Pay.

B. Amount. An eligible Association member shall be paid $500.00 per month as Senior Detective, in addition to their base rate of pay.

The number of full-time Association members authorized to fill the role of Senior Detective shall be limited to up to two (2) full-time sworn Association members at any given time.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Detective Division Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Detective Division Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Senior Detective Division Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

D. The parties agree that the decision as to the number of Senior Detectives (no more than two authorized) to serve a Senior Detective and receive this premium pay is the sole discretion of the Chief of Police and is not subject to appeal or grievance.

Section 8. Traffic Investigator Premium

A. Eligibility: Rank and file bargaining unit members who are routinely and consistently assigned to the Traffic Division of the Police Department to serve as a Traffic Investigator to investigate accidents, hit and run and Driving Under the Influence accidents, vehicular homicides and traffic related crimes are eligible to receive Traffic Investigator Premium Pay.

B. Amount. An eligible bargaining unit member shall be paid $200.00 per month for the Traffic Investigator assignment, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Traffic Investigator Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) [Classic] or Title 2 CCR, Section 571.1(b)(3) [PEPRA]. Traffic Investigator Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Traffic Investigator Premium Pay as compensation earnable for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion in compensation earnable.

Section 9. Police Liaison Premium - Community Oriented Problem Policing Section

A. Eligibility. Full-time, sworn, Association members who are selected by the Chief of Police to serve as a member of the Community Oriented Problem Policing Section of the Police Department ("C.O.P.P.S.") and who routinely and consistently function as a liaison between special persons, groups or courts and the Police Department are eligible to receive Police Liaison Premium Pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for C.O.P.P.S. Officer, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Police Liaison Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Police Liaison Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Police Liaison Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 10. Police Administrative Officer - Professional Standards Unit

A. Eligibility. Full-time, sworn, Association members who are selected by the Chief of Police to serve as a member of the Professional Standards Unit of the Police Department and are routinely and consistently assigned to police administration to provide support for the Chief of Police and command staff in the operation of the Police Department are eligible to receive Police Administrative Officer Premium Pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for Police Administrative Officer, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Police Administrative Officer Premium Pay is special compensation

and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Police Administrative Officer Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Police Administrative Officer Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 11. Police Liaison Premium for Officers assigned as a School Resource Officer

A. Eligibility. Full-time, sworn, Association members who are selected by the Chief of Police to serve as a School Resource Officer (SRO) and who routinely and consistently function as a liaison to the Alhambra School District are eligible to receive Police Liaison Premium Pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for School Resource Officer, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law the value of the compensation for Police Liaison Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) – Special Assignment Pay. Police Liaison Premium Pay for Officers assigned as a School Resource Officer shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Police Liaison Premium Pay for Officers assigned as a School Resource Officer as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 12. Drone Officer as a First Responder – Drone Operations Unit

A. Eligibility. Full-time, sworn, Association members assigned to the Drone Operations Unit who are routinely and consistently responsible for specialized drone operations, including training, maintenance, and deployment are eligible to receive Heavy/Special Equipment Operator Premium Pay.

B. Amount. An eligible Association member shall be paid $200.00 per month for Drone Officer as First Responder, in addition to their base rate of pay.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Heavy/Special Equipment Operator Premium Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(b) for classic members and Section 571.1(a) for PEPRA members - Special Assignment Pay. Heavy/Special Equipment Operator Premium Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Special Equipment Operator Premium Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

ARTICLE V. PREMIUM PAY

Section 1. Bilingual Pay

A. The City's Administrative Policy describes the eligibility and certification process for Bilingual Pay.

B. Amount. An eligible Association member certified as bilingual by the City and who provides bilingual services during the course of work as needed, shall be paid one hundred dollars ($100.00) per month for bilingual support, in addition to their base rate of pay, beginning on the first pay period after certification. Eligible Association members certified by the City as bilingual in two (2) or more languages shall receive one hundred fifty dollars ($150.00) per month, in addition to their base rate of pay, beginning on the first pay period after certification.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Bilingual Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 57l(a)(4) - Special Assignment Pay. Bilingual Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Bilingual Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 2. Longevity Pay

A. Eligibility and Amount. Association members with years of continuous City of Alhambra paid service shall receive longevity pay, in addition to their base rate of pay, as follows:
   1. Upon completing one hundred twenty (120) months - 10 Years - $100 per month
   2. Upon completing one hundred eighty (180) months - 15 Years - $200 per month

B. Time while on unauthorized unpaid leave of absence shall not count towards years of service, unless otherwise required by law. Time while on authorized unpaid leave of absence which totals less than 15 calendar days shall count towards years of service. Time while on an authorized unpaid leave of 15 calendar days or more shall not count towards years of service, unless otherwise required by law.

C. Longevity Pay amounts set forth here are not cumulative.

D. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for longevity pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(1) - Incentive Pay. Longevity Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Longevity Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 3. Educational Incentive Pay

A. Eligibility. An Association member who has completed the requisite amount of educational courses which enhance the ability for the Association member to do their job as discussed below is eligible to receive Educational Incentive Pay, upon evaluation and approval of acceptable courses and degrees by the Chief of Police, in consultation with the Director of Human Resources and Risk Management.

B. Amount.
   1. An eligible Association member hired on or after July 1, 1994, shall receive Educational Incentive Pay, upon approval, according to the following terms:

      a. An Association member who possesses an Associate's Degree or sixty (60)

semester units or ninety (90) quarter units, from an accredited college or university, in Police Science or related field approved by the Chief of Police, in consultation with the Human Resources Director, shall be paid four hundred dollars ($400.00) per month, in addition to their base rate of pay.

b. An Association member, who possesses a Bachelor's Degree or one hundred twenty (120) semester units or one hundred-eighty (180) quarter units from an accredited college or university, in Police Science or related field, approved by the Chief of Police, in consultation with the Director of Human Resources and Risk Management, shall be paid five hundred fifty dollars ($550.00) per month, in addition to their base rate of pay.

C. Payment. The City shall begin making approved Educational Incentive Payments beginning the first full pay period following approval by the Chief of Police, in consultation with the Director of Human Resources and Risk Management. Educational Incentive Pay amounts set forth in Article V, Section 3 are not cumulative.

D. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for educational incentive pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(2) - Educational Pay. Educational Incentive Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Educational Incentive Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 4. Master Officer Pay

A. Eligibility. Association members with a minimum of ten (10) full- time sworn law enforcement years of service, and a minimum of three (3) years in a special assignment as identified in Article IV, SPECIAL ASSIGNMENTS and who possess a POST Advanced Certificate will be eligible to receive Master Officer Certification Pay.

B. Amount. Association members who meet the eligibility requirements described above shall receive two hundred dollars ($200) per month for Master Officer in addition to their base salary rate.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Master Officer Certification Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(1) – Incentive Pay. Master Officer Certification Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Master Officer Certification Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 5. Management Incentive Pay for Sergeants

A. Eligibility. An Association member holding the position of Sergeant is eligible to accrue up to forty (40) hours per year of management incentive leave in recognition of the unique nature of the Sergeant position and duties performed during normal work hours.

B. Accrual. Eligible Association members shall be provided with forty (40) hours of

management incentive leave on July 1 of each fiscal year. Eligible Association members who have been employed for less than one full year as of January 1st of any given year shall receive management incentive leave on a prorated basis based on the applicable length of full-time employment. Management Incentive Pay must be used by the end of each fiscal year.

C. Use. Eligible Association members shall be permitted to use accrued management incentive leave within a reasonable period after making the request, subject to the needs of the City and Police Department and with the approval of the Chief of Police.

D. Maximum Accrual: The maximum amount of Management Incentive Pay that shall be accrued is forty (40) hours.

E. Pay Out. Upon separation from employment, change of position, or promotion, accrued and unused management incentive leave shall be paid out at the Association member's then-current rate of pay.

F. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Management Incentive Pay for Sergeants is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) – Incentive Pay. Management Incentive Pay for Sergeants shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said Management Incentive Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion. Management Incentive Pay is not reportable for "new members" of CalPERS as defined by Government Code Section 7522,04(f).

ARTICLE VI – UNIFORMS AND EQUIPMENT

Section 1. Initial Uniform Issue

A. Initial Issue: The following uniform items shall be provided to the Association member upon appointment.

- Three (3) pants
- Two (2) short sleeve shirts
- One (1) long sleeve shirt
- One (1) pair of boots

Lateral Police Officers shall only receive a new pair of boots if they can show that their current boots are unserviceable.

B. CalPERS Reporting. The uniform issue shall be reported to CalPERS periodically when provided. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said uniform issue as compensation for the purposes of benefit determination and CalPERS shall make the sole determination as to inclusion. The uniform issue is not reportable for "new members" of CalPERS as defined by Government Code Section 7522.04(f) and as pursuant to Title 2, CCR Sections 571 and 571.1.

Section 2. Uniform and Cleaning Allowance

A. Eligibility. Full-time, sworn, Association members required to wear a uniform shall receive an annual uniform allowance in the amount of $825 and shall receive an annual allowance for cleaning and maintenance in the amount of $540. The total annual allowance for both combined shall not exceed $1,365 per a year. The City's cost for providing the uniform and cleaning is detailed in Appendix "B".

B. Amount. The total annual uniform and cleaning allowance in the amount of $1,365 shall be divided and provided on a per pay period basis.

C. CalPERS Reporting. The uniform and cleaning allowance shall be reported to CalPERS on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said uniform allowance as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion. The uniform allowance is not reportable for "new members" of CalPERS as defined by Government Code Section 7522.04(f) and as pursuant to Title 2, CCR Sections 571 and 571.1.

Section 3. Uniform Replacement

Compensation for uniforms and other items damaged on duty.

A. In the event any portion of the uniform, equipment or personal belongings of any Association member is damaged while the employee is actually engaged in the performance of their duties with the City, and as a result of the performance of their duties, the City shall pay for a replacement of the damaged item of uniform, equipment or personal belongings.

B. If any such Association member receives compensation or reimbursement from any insurance program, private or otherwise, for any such damaged item, then, to the extent of any such other reimbursement or compensation, they shall not also receive any payment from the City under the provisions of this section: and if they have theretofore received any such payment from the City, they shall reimburse the City therefor.

C. If, in the opinion of both the Chief of Police and the City Manager, any portion of the uniform of any Association member is so damaged or deteriorated as to requirement replacement, the City shall pay for a replacement for the damaged or deteriorated item of uniform; provided, however, the total cost to the city of replacement uniform items do not exceed three hundred dollars ($300) in any one fiscal year, commencing July 1, 1982. This section is not applicable to newly hired Association members until the Association member has completed one (1) year of service with the City.

ARTICLE VII. HOURS OF WORK

Section 1. Work Schedules

The City of Alhambra shall comply fully with the 7k exemption under the Federal "Fair Labor Standards Act" (FLSA), as well as other provisions of the FLSA as it may be amended from time to time. In accordance with the FLSA the standard period, of work for Association members shall be as follows:

A. The standard work period for uniformed police officers shall be 28 consecutive days during which the Association member's tours of duty do not exceed in the aggregate 171 hours. The weekly tour of duty for each such designated uniformed officer shall be 12 hours and 30 minutes per day, including the meal period and briefing time, for three days in each week, a total of 37 ½ hours. The tour of duty for the 28-day work period shall be 150 hours. If the uniformed officer works in excess of the work period, but not more than 160 hours, the officer shall be paid at a straight time rate for those hours worked. Time worked over 160 hours in the work period shall be calculated at the overtime rate. In the event an officer does not work or is not assigned any additional hours beyond the 150-hour tour of duty for the work period the officer shall have ten hours of leave time deducted from their leave time account. Any leave time which has been accrued to the Association member, with the exception of sick leave, shall be available for such use by the Association member.

B. The weekly tour of duty for each such plainclothes police officer shall be ten (10) hours per day, including the meal period and briefing time, four (4) days per week, a total of forty (40) hours.

It is understood and agreed that nothing shall abridge the City's right as specified in Resolution No. R80-32, Section Five (C) regarding City rights to wit: "... the City retains the sole and exclusive rights and functions of management including, but not by this enumeration intended to be limited to (the right) to establish, modify and change working hours schedules and shifts, job content, methods, techniques, processes and standards and allot and assign work... " Additionally, except as required under the provisions of California Government Code Sections 3500 to 3510, and/or the FLSA, the City reserves the right to regulate and/or change the designation of the specific hours or days to be worked by any Association member, and no such change in the scheduling of days or hours worked shall be deemed to constitute overtime, provided the total number of hours and days does not exceed those specified as constituting the standard work year, work period, work week and workday hereunder.

Section 2. Meals and Rest Periods

The standard meal period for all Association members shall be forty-five (45) minutes for each full shift worked which shall be counted as hours worked.

The standard rest periods for all Association members shall be two fifteen (15) minute periods for each full shift worked.

Section 3. Shift Assignment Notification

Notification of shift assignment shall be made ninety-six (96) hours in advance of the assigned shift for both officers assigned to patrol and those assigned to detectives. It is understood and agreed that such notification need not take place in the event of an emergency as defined by the Chief of Police or his designee.

Section 4. Training for a Day Worked

Any training that is eight (8) hours or more in length shall constitute a day for a day. Training that occurs on an Association member's regularly scheduled work day that is less than eight (8) hours shall be paid at the Association member's regular rate of pay. The Association member shall either work the remainder of the work day or use accrued leave time to make up hours needed to complete the work day. Training that occurs on the Association member's regular day off that is less than eight (8) hours shall be paid at the appropriate overtime rate based on total hours worked

in the Association member's work period.

ARTICLE VIII. HOLIDAYS

Section 1. Observed Holidays

A. Designated Holidays: The City recognizes the following as eight (8) hour holidays for Association members. Official City holidays shall be adopted by action of the City Council.

Fourth of July	July 4
Labor Day	1st Monday in September
Veteran's Day	November 11
Thanksgiving Day	4th Thursday in November
Day after Thanksgiving Day	4th Friday in November
Christmas Day	December 25
New Year's Day	January 1
Martin Luther King Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May

B. Christmas Eve and New Year's Eve

1. The City agrees to allow Association members eight (8) hours off with pay for Christmas Eve and four (4) hours off with pay for New Year's Eve only when Christmas Eve or New Year's Eve falls on a weekday/workday (Monday through Thursday).

2. If Christmas Eve or New Year's Eve fall on a Friday, Association members will not be paid an additional eight (8) hours or four (4) hours, respectively, for Friday. Instead, Association members will be paid the approved City Holiday.

3. If an Association member's normal scheduled workday falls on Christmas Eve the Association member will be paid eight (8) hours. If an Association member's normal scheduled workday falls on New Year's Eve, the Association member will be paid four (4) hours.

4. Any Association member who is called into work during the four (4) hour holiday period for New Year's Eve will be allowed to bank four (4) hours Holiday pay for the time worked. Any Association member who is called into work during the eight (8) hour holiday period for Christmas Eve will be allowed to bank eight (8) hours Holiday pay for the time worked.

Section 2. Holiday Premium Pay

A. Holiday Premium Pay

1. Affected Association members who are required to work on a day designated by the City as an official holiday will accrue holiday hours equal to the actual holiday hours worked and, at the Association member's option, either time and one-half pay for the holiday hours worked or an equal amount of compensatory time.

2. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for Holiday Pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 57l(a)(5) - Holiday Premium Pay. Holiday Pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever

with respect to whether CalPERS shall include said Holiday Pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

B. Use of Holiday Hours: Holiday time shall be available for use in fifteen (15) minute increments. The scheduling of this time shall remain a management right. Any Association member requesting to use any type of benefit time shall provide the Police Department with a minimum of fifteen (15) calendar days' notice in advance of such use. When an Association member provides such prior notice, and the Department has approved the time off request, the Department will be responsible for ensuring that any staffing vacancy created by the requesting Association member's absence is filled.

   If the Association member does not provide the Department with a minimum of fifteen (15) days advance notice, the Association member shall be responsible for ensuring that the staffing vacancy created is filled, if required. If no replacement is obtained by the requesting Association member, the request for leave will be denied.

C. Holidays during Leave of Absence: An employee on a leave of absence with pay shall accrue and use holiday hours for any holiday that occurs during the leave of absence based on the percentage of compensable leave hours paid for that particular pay period. An employee on unpaid status during any full pay period in which a holiday occurs shall not accrue holiday hours for said holiday.

D. Maximum Accrual: Holiday hours accrue with no maximum accrual cap.

E. Pay Out of Accrued Hours: Upon promotion out of the APOA or separation from employment, all accrued and unused Holiday hours shall be paid out at the Association member's then current base pay rate.

Section 3. Floating Holidays

A. Accrual: The first pay period of each fiscal year, Association members shall be credited with thirty-two (32) hours of floating holiday. Association members initially employed after July 1 of any given fiscal year shall receive floating holiday hours on a prorated basis based on the applicable length of full-time employment.

B. Use of Floating Holiday Hours: With the exception of sick leave, any Association member requesting to use any type of benefit time shall provide the Department with a minimum of fifteen (15) calendar days' notice in advance of such use. When an Association member provides such prior notice, and the Department has approved the time off request, the Department will be responsible for ensuring the staffing vacancy created by the requesting Association member's absence is filled.

   If the Association member does not provide the Department with a minimum of fifteen (15) days advance notice, the Association member shall be responsible for ensuring the staffing vacancy created is filled, if required. If no replacement is obtained by the requesting employee, the request for leave will be denied.

C. Maximum Accrual: Association members may accrue a maximum of thirty-two (32) hours of floating holiday per year. Floating holiday hours must be used within each fiscal year. Unused floating holiday hours shall be forfeited at the end of each fiscal year.

D. Pay Out Upon Separation: Upon separation of employment, an Association member shall be paid out on a prorated basis at their base rate of pay for all accrued and unused Floating Holiday hours based on the date of separation.

ARTICLE IX. LEAVES OF ABSENCE

Section 1. Vacation

A. Initial Appointment: Upon appointment to a position with the City, an Association member must complete three (3) months of active service before they can use any accrued vacation hours.

B. Accrual: Each Association member accrues eight (8) hours of vacation for each month of active service with the City. Active service status requires the Association member receive compensation from the City. An Association member must be on active status for a minimum of ten (10) working days in any thirty (30) day period to receive vacation credit for that month.

C. Annual Accrual and Maximum Accrual: The annual vacation accrual and maximum vacation accrual are indicated below:

Years of Service	***Calculation of Annual Accrual***	***Calculation of Maximum Accrual***
0 – 4.99	96 hours	96 + 96 + 40 = 232 hours
5.0 – 5.99	96 + 8 = 104 hours	96 + 104 + 40 = 240 hours
6.0 – 6.99	96 + 16 = 112 hours	104 + 112 + 40 = 256 hours
7.0 – 7.99	96 + 24 = 120 hours	112 + 120 + 40 = 272 hours
8.0 – 8.99	96 + 32 = 128 hours	120 + 128 + 40 = 288 hours
9.0 – 9.99	96 + 40 = 136 hours	128 + 136 +40 = 304 hours
10.0 – 10.99	96 + 48 = 144 hours	136 + 144 +40 = 320 hours
11.0 – 11.99	96 + 56 = 152 hours	144 + 152 +40 = 336 hours
12.0 – 12.99	96 + 64 = 160 hours	152 + 160 + 40 = 352 hours
13.0 – 13.99	96 + 72 = 168 hours	160 + 168 +40 = 368 hours
14.0 + years	96 + 72 = 168 hours	168 + 168 + 40 = 376 hours

Once an employee reaches the maximum vacation accrual, they will no longer accrue vacation hours until their vacation accrual is below the maximum accrual level.

D. Vacation Bonus & Credit: A POA member who has been employed with the City continuously for a period of not less than five (5) years and for each year of service in excess of five (5) years shall be entitled to vacation credit, in accordance with the schedule shown in Section 1C of this Article. Such vacation credit shall be credited to the Association member's account on the employee's anniversary date.

E. Holidays Falling Within Vacation Periods: Any holiday falling within a vacation period shall not be considered as part of the vacation. Time off on a City recognized holiday, shall be charged to holiday hours.

F. Scheduling Vacation: With the exception of sick leave, any Association member requesting to use any type of benefit time shall provide the Department with a minimum of fifteen (15) calendar days' notice in advance of such use. When an Association member

provides such prior notice, and the Department has approved the time off request, the Department will be responsible for ensuring that any staffing vacancy created by the requesting Association member's absence is filled.

If the Association member does not provide the Department with a minimum of fifteen (15) days advance notice, the Association member shall be responsible for ensuring that the staffing vacancy created is filled, if required. If no replacement is obtained by the requesting Association member, the request for leave will be denied.

G. Use of Vacation Accrual: Vacation leave may be used in fifteen (15) minute increments.

H. Separation from Employment: Upon separation from employment with the City, an employee shall be paid for all unused accrued vacation hours.

I. Vacation Cash Out: Each Association member shall be allowed to cash out up to forty (40) hours of accrued vacation leave based on an employee's base rate pay at the time of the special payroll run date in December. To be eligible for vacation cash out pursuant to this paragraph, in December of each year, Association members must make an irrevocable election as to the number of hours they elect to cash out in the following December. The City shall make a form available to Association members to make the irrevocable election. Disbursement of the vacation cash out shall take place on a special payroll run date in December (one year after making the irrevocable election).

Section 2. Sick Leave

A. Initial Appointment: Upon appointment to a position with the City, an Association member must complete three (3) months of active service before they can use any accrued sick leave hours.

B. Accrual: Each Association member accrues 3.693 hours of sick leave for each pay period of active service with the City. Active service status requires that the Association member receive compensation from the City for service rendered. An Association member must be on active status for a minimum of five (5) working days in any pay period to receive sick leave credit for that pay period.

C. Use of Accrued Sick Leave: Association members may use accrued sick leave credit when they must be absent from work due to personal illness. After three days absence due to personal illness, if requested by the Police Chief or designee, an Association member shall submit a doctor's written certification of illness or injury.

Association members may use accrued sick leave in minimum increments of fifteen (15) minutes. For example, an Association member who is away from work for two (2) hours and ten (10) minutes shall be charged 2 hours and 15 minutes of sick leave accrual.

If an Association member has no accrued sick leave, they cannot use other accrued leave for such absence unless approved by the respective department head or for a legally protected leave such as FMLA/CFRA, or ADA reasonable accommodation to deter sick leave abuse. Specific language regarding the terms and conditions of this policy change is included in the City's Personnel Rules and Regulations and/or Administrative Policy.

E. Notice of Sick Leave: An Association member absent from work due to sick leave shall advise their supervisor or other appropriate person as designated by their department

head, of their need to take sick leave as soon as they are aware they will not be able to report to work and no less than one (1) hour before the start of their scheduled shift. If, due to an emergency, an Association member is unable to contact the supervisor, every effort should be made to have a representative for the Association member contact the supervisor.

F. Holidays Falling Within Sick Leave Periods: Any holiday falling within a sick leave period shall not be considered as part of the sick leave. Any absence due to sick leave on a City recognized holiday, will be charged to holiday hours.

G. Maximum Accrual: Sick leave may be accumulated in an unlimited amount.

H. Notice of Available Sick Leave: An Association member's pay stub will display the amount of sick leave used and available each pay period.

I. Maximum Accrual: Sick leave accrual is unlimited. No maximum accrual cap exists.

Section 3. Annual Sick Leave Payout

In the last payroll period of the calendar year an Association member who has, on such date, accumulated an amount greater than eight hundred (800) hours of sick leave credit may elect, at their option, to take monetary compensation in lieu of sick leave credit in an amount not to exceed a maximum of ninety-six (96) hours, minus sick leave used in the calendar year. An Association member may not cash out sick leave credit in an amount that will reduce their sick leave credit balance to less than eight hundred (800) hours.

A. For purposes of computing monetary compensation hereunder, all sick leave used in any calendar year shall be charged against sick leave credit accrued for that calendar year.

B. There shall be deducted from the Association member's accumulated sick leave credit the number of days of sick leave for which compensation is paid.

C. The City shall provide a separate check in addition to the regular pay check for each employee who elects to sell back accumulated sick leave.

Section 4. Personal Leave

A. Accrual: Affected Association members with no sick leave usage in any calendar year shall be credited with one (1) personal leave day for that year. Said credit shall be made on the second pay period in February of the following calendar year. Personal leave days may be accrued to a maximum of forty (40) hours. Their leave scheduling shall be subject to the approval of the Police Chief. No monetary compensation shall be paid for unused Personal Leave days at termination or retirement.

B. Pay Out Upon Separation: Upon separation of employment, an Association member shall be paid out on a prorated basis for all accrued and unused Personal Leave hours based on the date of separation.

Section 5. Compensatory Time Off (CTO)

A. Compensation for Overtime: At the discretion of the Association member, the Association member may elect to receive compensatory time off at the rate of one and one-half times the length of the overtime period worked rather than overtime pay. However, if the overtime detail is grant funded, only monetary compensation can be provided.

B. Accrual and Use of CTO: Computation of overtime shall be in increments of one- half (1/2 hour rounded to the nearest half-hour. The Police Chief shall afford each Association member the prompt use of their accrued CTO unless it will be unduly disruptive. Association members shall be permitted to use CTO as requested unless doing so will unduly disrupt the operations of the Department.

C. CTO Maximum Accrual: Compensatory time off may be accrued to a maximum of two hundred forty (240) hours. Association members who have reached the maximum accrual of CTO shall be paid overtime compensation for any additional overtime hours worked.

D. Pay Out of Accrued Hours: Upon promotion out of the APOA or separation from employment, all accrued and unused CTO hours shall be paid out at the Association member's then current base pay rate.

Section 6. Bereavement Leave

Association members who are assigned to work Patrol and regularly work a schedule of thirty-seven and a half (37.5) hours per a week may utilize up to thirty-seven and a half (37.5) hours of Bereavement Leave related to the death of family members. Association members who are assigned to work in special assignment areas and regularly work a schedule of forty (40) hours per a week may utilize up to forty (40) hours of Bereavement Leave related to the death of a family members. Family members are defined as: spouse, domestic partner, child, parent, grandparent, brother or sister, stepbrother or stepsister, stepparent, stepchild, father-in-law or mother-in-law, brother-in-law or sister-in-law, daughter-in-law or son-in-law, also the following, if related by blood: uncle or aunt, nephew or niece.

Section 7. Extension of Probationary Period

If an Association member is off work (whether paid or unpaid) or working in an assignment that is outside the normal assigned working duties for their classification for a period of more than two consecutive weeks, the probationary period shall be extended by the length of such leave or reassigned time. However, the language above regarding extension of the probationary period is implemented as of June 27, 2019.

ARTICLE X. HEALTH AND ANCILLARY BENEFITS

Section 1. Medical Insurance

A. Public Employees' Medical and Hospital Care Act. The City provides health benefits through CalPERS pursuant to the Public Employees' Medical and Hospital Care Act (PEMHCA). The City may amend or rescind its participation in the PEMHCA program at any time in the future.

B. Flex Plan Contribution. The City provides a flex plan contribution, including the PEMHCA minimum, for Association members to be used toward the payment of insurance premiums for medical, dental, vision, and standard supplemental life insurance plans.

For insurance purposes, the flex contribution amount offered by the City for Association members shall be as follows:

Employee Only	$847.06 per month
Employee plus 1 dependent	$1,144.61 per month
Employee plus 2 or more dependents	$1,559.14 per month

Beginning September 2024, the flex contribution amount offered by the City for Association members shall be as follows:

Employee Only	$947.06 per month
Employee plus 1 dependent	$1,344.61 per month
Employee plus 2 or more dependents	$1,959.14 per month

Beginning July 2026, the flex contribution amount offered by the City for Association members shall be as follows:

Employee Only	$1,047.06 per month
Employee plus 1 dependent	$1,544.61 per month
Employee plus 2 or more dependents	$2,359.14 per month

Rates set above are based off of the CalPERS 2024 PEMHCA minimum employer contribution rate. Flex plan contribution amounts may increase based on CalPERS 2026 PEHMCA minimum employer contribution rate.

C. PEMHCA Contribution Amount. Each calendar year, CalPERS establishes the PEMHCA minimum employer contribution rate for Association members enrolled in the City's PEHMCA medical plans as set forth in Government Code 22892(b). The flex plan contributions listed above includes the calendar year PEMHCA employer minimum contribution. Each subsequent calendar year, the City's flex plan contribution will change to include any increase in the PEMHCA employer minimum contribution rate.

D. Unused Contributions. Association members hired before July 1, 2017, shall be paid out any unused portion of their flex plan contribution as taxable income. Association members hired after July 1, 2017, will not be paid for any unused portion of the City flex plan contribution.

E. Excess Premiums. Association members shall be required to pay the cost of flex plan premiums for their selected plans which exceed the amount of the City's monthly contribution

F. Opt Out. Association members hired before July 1, 2017, electing to opt out of medical coverage offered by the City because they have provided proof of eligible alternate coverage will receive a monthly opt allowance equal to ½ of the monthly City contribution as indicated in D above, including the PEMHCA minimum, based on the coverage level tier for the opt out medical plan selected by the Association member. Association members hired on or after July 1, 2017, electing to opt out of medical coverage offered by the City, will not receive an opt out allowance in any amount, including the PEMHCA minimum.

Section 2. Dental Insurance

The City provides dental insurance for all Association members. The City contribution for the monthly premium cost is included as part of the Flex Plan Contribution listed in Article X, Section 1B above.

In the event that an Association member has spent all of their flexible benefit amount on other insurances, the charge for dental insurance, as well as for other insurances, is made directly to the employee. Enrollment in the City dental insurance plan is not mandatory.

Section 3. Vision Insurance
The City provides vision insurance for all Association members. The City contribution for monthly premium cost is included as part of the Flex Plan Contribution listed in Article X, Section 1B above.

In the event that an Association member has spent all of their flexible benefit amount on other insurances, the charge for vision, as well as for other insurances, shall be made directly to the employee. Enrollment in the City vision insurance plan is not mandatory.

Section 4. Life Insurance
The City provides a City-paid ten-thousand-dollar ($10,000) life insurance policy for all Association members. The Association member may purchase additional life insurance as part of the Flex Plan Contribution listed in Article X, Section 1B above. In the event that an Association member has spent all of their flexible benefit amount on other insurances, the charge for life insurance, as well as for other insurances, are made directly to the employee.

Section 5. Long Term Disability Insurance
Association Members participate in Long-Term Disability Insurance through PORAC. The City does not contribute to this plan.

Section 6. Employee Assistance Program
The City provides an Employee Assistance Program at no cost to Association members.

Section 7. Deferred Compensation
The City provides a deferred compensation program including provisions for employee contributions. No City contributions are made on behalf of the employees.

Section 8. Death Benefit
In the event that an Association member covered by this agreement is killed, not by a disease but by an injury occurring in the line of duty, that is, which injury is job connected, then the City shall pay a death benefit in the amount of forty-five thousand ($45,000.00). No benefit will be payable to an Association member who, at the time of death, was engaged in willful and wanton misconduct, as defined by the City.

The payment shall be made to the beneficiary designated under the City of Alhambra Death Benefit Designation Form. If there is no beneficiary designated on file, the payment will be made to the estate of the deceased. This benefit shall not be reduced by other benefits received in this event.

In the event that an Association member covered by this Agreement is killed under the conditions specified above, and the City awards the death benefit as specified above, then the City shall also pay the sum of five thousand dollars ($5,000.00) towards funeral and related expenses. This benefit shall be made to the beneficiary designated under the City of Alhambra Death Benefit Designation Form, or to the estate of the deceased if there is no such beneficiary designated on file. In the event that no death benefit is paid, neither shall this benefit be paid. This benefit shall not be reduced by other benefits received in this event.

In the event of a dispute regarding the dispensation of these benefits between City and Association upon an actual death of this nature, the City agrees to meet and confer with the Association. However, the City retains the right to make a final decision regarding these benefits.

ARTICLE XI. PENSION BENEFITS

Section 1. CalPERS and Member Contributions

A. Classic Members

1. Application. This section shall apply to all Association members who are or become members of CalPERS and who are not "new members" as defined by Government Code Section 7522.04 and related CalPERS membership requirements.

2. 3% at 50 Pension Plan. The CalPERS 3% at 50 pension formula shall be available to all Association members covered by this section.

3. Required Member Contribution. Effective July 1, 2016, Association members shall pay, through payroll deduction, the entire nine percent (9%) member contribution amount established by CalPERS for the 3% at 50 retirement benefit formula. Member contributions shall be made on a pre-tax basis to the extent permitted by the Internal Revenue Code, 26 USC Section 414(h)(2).

B. New Members

1. Application. In accordance with the definition of "new member" set forth by Government Code Section 7522.04(f) and related CalPERS membership requirements, this section shall apply to any of the following:

2. An Association member who becomes a member of CalPERS for the first time on or after January 1, 2013 and who was not a member of any other public retirement system prior to that date.

3. An Association member who becomes a member of CalPERS for the first time on or after January 1, 2013, and who was a member of another public retirement system prior to that date, but who was not subject to reciprocity under Government Code Section 7522.02(c) and related CalPERS reciprocity requirements.

4. An Association member, who was an active member in CalPERS with another employer and who, after a break in service of more than six months, returns to active membership in CalPERS with the City.

5. The 2.7% at 57 pension formula shall be available to all Association members covered by this section.

6. Required Member Contribution. Association members covered by this section will contribute the employee contribution rate of fifty percent (50%) of normal costs as required by CalPERS for the 2.7% at 57 pension formula.

Section 2. CalPERS Contract Benefits

The City has contracted with CalPERS to provide the following benefits for Association members as described in the applicable Government Code Sections:

One Year Final Compensation for Pre-PEPRA members – Section 20042
Three Year Final Compensation for PEPRA members – Section 20037
Unused Sick Leave Credit – Section 20965
Pre-Retirement Option 2W Death Benefit – Section 2154
Post-Retirement Survivor Allowance – Section 21624/26/28
Post-Retirement Survivor Allowance to Continue After Remarriage – Section 2163
Pre-Retirement Death Benefits to Continue After Remarriage of Survivor – Section 21551
Military Service Credit as Public Service – Section 21024
1959 Survivor Benefit Level 3 – Section 21573
$500 Retired Death Benefit – Section 21620

ARTICLE XII. SICK LEAVE PAYOUT UPON SEPARATION FROM EMPLOYMENT

Upon separation of employment from the City of Alhambra (City), the City shall grant twenty-four (24) hours of additional paid sick leave for those Association members who have reached the 800 hours maximum sick leave accrual. Upon separation from employment with the City, an employee shall not be paid for any unused accrued sick leave hours except as provided for in this Article.

ARTICLE XIII. RETIREE BENEFITS

Section 1. Sick Leave Payout

A. Association members hired prior to July 1, 1994 shall be entitled to full sick leave payout if industrially retired.

B. Association members hired after July 1, 1994 shall only be entitled to sick leave payout for service and industrial disability retirements as follows:

C. Any Association member who has been in the employ of the City for 15 years of continuous permanent service or more shall upon service or disability retirement, be entitled to monetary compensation for a portion of their accumulated unused sick leave credit, computed as follows:

1. One percent of the Association member's accumulated unused sick leave credit (up to a maximum of 100 days) shall be multiplied by the number of their completed years of service to a maximum of 25 years), and the resulting amount shall be multiplied by their then current daily compensation rate. Such compensation shall in no event exceed 200 hours of pay.

2. Accumulated sick leave credit shall be lost permanently when the employment of any Association member is terminated for any reason other than service or disability retirement.
3. Such monetary compensation for sick leave shall be payable only once to any Association member even if they should later be reemployed by the City.

4. For purposes of computation, only complete unused days of sick leave (valued at eight (8) hours each) shall be considered, but monetary compensation payable therefore

shall include payment for fractions of days. For example, if an Association member has 5 ½ days of unused sick leave in a calendar year, only five (5) days shall be considered and the employee shall be entitled to monetary compensation for 2 ½ days.

Section 2. Retiree Medical Insurance

Effective, August 20, 2001, the City shall contribute a set monthly amount towards medical insurance premiums for all Association members who meet the following criteria:

Association members hired prior to August 20, 2001, shall be eligible for the benefit, provided they have the requisite full-time years of service with the City of Alhambra. The requisite years of service can be achieved by combining all previous years of service, in other public agencies, such as State, County or municipal government. Association members hired after August 20, 2001, shall be eligible for this benefit, provided they have the requisite continuous years of service with the City of Alhambra. Requisite years of service shall only include actual years of full-time service. Service credit purchased with CalPERS shall not count as part of the requisite years of service.

1. This benefit shall include those Association members who retire from City of Alhambra with either a service or disability retirement.

2. The Medical Insurance Upon Retirement benefit shall be granted as follows:

   a. Effective July 1, 2009, the City shall contribute $350 per month to Association members with twenty (20) years of service, upon retirement toward their retiree medical insurance premium. Once the retired Association member qualifies for Medicare (currently age 65), whether or not the retiree qualifies for Medicare benefits, the City shall reduce its contribution to $255.00 per month towards their medical insurance premium.

   b. Effective July 1, 2009, the City shall contribute $400 per month to Association members with twenty-five (25) years of service, upon retirement toward their retiree medical insurance premium. Once the retired Association member qualifies for Medicare (currently age 65), whether or not the retiree qualifies for Medicare benefits, the City shall reduce its contribution to $355.00 per month towards their medical insurance premium.

   c. In addition to the above City contributions, if the retired Association member participates in the City-provided PEMHCA Medical Program, the City will contribute the PEMHCA employer minimum contribution, in accordance with Government Code Section 22892(b), directly to CalPERS towards the retired Association member's monthly PEMHCA premium.

   d. This benefit will cease upon the death of the employee.

   e. The City will pay no more than the PEMHCA minimum contribution for any Association member retiring on or after July 1, 2017.

Section 3. Retiree Medical Trust

Alhambra Medical Expense Reimbursement Trust Provisions

Effective July 1, 2005, the Association agrees to fund a Retiree Medical Trust (the "Trust") for

retiree health care expenses. The City agrees to pay to the investment manager for the Trust $35,260 per month. The Association uses all of these funds to finance the Trust for all classification employees covered by this unit and for all employees who promote to a classification outside of the POA bargaining unit after July 1, 2005 (hereafter "Promotees"). These monthly employer contributions shall be allocated to Promotees for Active Service in the Trust retroactive no earlier than April 1, 2013 (when the Promotee payroll contributions to the Trust ceased), according to rules set by the Trustees of the Trust.

The City, Association and its individual members agree that the City shall not be liable for any debts or obligation of any sort arising from the Trust. The City, however, must receive evidence from the Association that the City's funds are going to the Trust. This evidence is necessary to ensure the City will not be liable for any tax obligations resulting from its contributions to the Trust.

The Association, its representatives, successors, and assigns, shall indemnify the City, its past and present employees, agents, officers, representatives, insurers, attorneys, predecessors, successors, and assigns, and all persons acting by, through, under, or in concert with any of them, and each of them, from any and all claims, charges, complaints, liabilities, obligations, promises, benefits, agreements, controversies, costs, losses, debts, expenses, damages, actions, causes of action, suits, rights, and demands of any nature arising from the Trust, known or unknown, suspected or unsuspected, which occurs now or may occur in the future, which relate to or arise out of any act, omission, occurrence, condition, event, transaction, or thing which was done, omitted to be done, occurred, or was in effect at any time from the beginning of the Trust up to the end of time, including but not limited to 1) tax liabilities; 2) beneficiary claims; 3) third party claims; 4) and causes of action related to such claims, including but not limited to attorneys' fees and medical expenses.

Section 4. Flat Badge Upon Honorable Retirement
Except as otherwise provided under Penal Code section 26305, upon retirement and issuance of a carry concealed weapons (CCW) endorsed identification card, Association members shall be given a flat badge at the City's expense.

ARTICLE XIV - WELLNESS

Section 1. Physical Examinations
The City will provide that Association members be given comprehensive physical examinations in accordance with the following schedule:

GROUP	AGE	FREQUENCY
1	21 – 30	Triennial
2	31 – 40	Biannual
3	41 and over	Biannual

Association members in Group 3 will receive a stress-EKG. in addition to the comprehensive physical examination. Officers in Group 3 may voluntarily take annual physicals, but in all cases, such shall be required annually if recommended by the physician. Officers found to be below acceptable minimum standards of the City will be required to demonstrate a continuing effort to achieve ·such standards as a condition of employment and will be evaluated accordingly in conjunction with periodic performance evaluations.

Section 2. Physical Fitness Program
The City will provide $5,000.00 for athletic expenses to the Association upon request. These funds will continue to be used for athletic purposes as determined by the Association. The Chief of Police may continue to provide input on such expenses. The Association will make the final decision on what athletic expenses to utilize these funds for.

ARTICLE XV. MISCELLANEOUS

Section 1. Tuition Reimbursement
Effective September 10, 2001, tuition reimbursement shall be capped at $1,000.00 per year for all sworn employees. The City's Administrative Policy describes the eligibility and reimbursement process for tuition reimbursement.

Section 2. Vehicle Take Home Privilege

A. An Association member who is assigned to the motor squad may be allowed by Police Management to take home their assigned City motorcycle, provided the Association member resides within a fifty (50) mile radius of the Alhambra City limits.

B. An Association member who is assigned to the special assignment of Detective may be allowed by Police Management to take home their assigned City vehicle, provided the Association member resides within a fifty (50) mile radius of the Alhambra City limits.

C. This privilege may be revoked by Police Management if any condition is not complied with or as a result of disciplinary action, for administrative purposes, or based on the needs of the Department.

Section 3. Extra Duty Assignment
Association members assigned to an extra duty assignment such as a Movie Detail shall be paid at an hourly rate in accordance with the currently budgeted City Fee Schedule for a minimum of four (4) hours per assignment. The current rate for Fiscal Year 2020/2021 is $100.00 per hour.

Section 4. Staffing Levels
Police Corporals: The number of approved positions in the Police Corporal classifications shall be twenty (20). The Police Corporal classifications and other sworn police positions are to be filled through the City's standard recruitment and selection process or existing eligibility list.

Temporary Increase: Effective Fiscal Year 2025-2026, the City will temporarily overstaff the classification of Police Officer by up to a maximum of four (4) positions.

Beginning July 1, 2026, and for the remainder of the term of this MOU, which expires on June 30, 2027, the City's number of authorized temporary overstaff of the classification of Police Officer shall return to two (2) positions.

The temporary overstaffing of positions is due to expected retirements and lateral transfers in various ranks within the Police Department over the next two (2) years. This overstaffing will ensure the Department's staffing remains stable during the transition period.

The parties agree that this overstaffing level and the timeframe for such is solely at the discretion of the City Manager and is not subject to appeal or grievance and is not guaranteed beyond the term of this MOU.

ARTICLE XVI. COMPLETION OF NEGOTIATIONS AND SEVERABILITY

Section 1. Complete Understanding

The terms and conditions set forth in this MOU represent the full and complete understanding between the parties. This MOU terminates and supersedes those past practices, procedures, understandings, traditions, agreements, or rules and regulations inconsistent with any matters covered in this MOU.

Any and all prior to existing Memorandums of Understanding, Letters of Agreement, Addendums, Side Letters, and other such documents between the parties are hereby superseded and terminated in their entirety, whether or not the specific subject matter of any such document is addressed herein.

Section 2. Maintenance of Existing Benefits

Except as provided herein, all wages, hours and other terms and conditions of employment presently enjoyed by the affected employees shall remain in full force and effect.

Section 3. Waiver and Modification

Except as provided herein, all wages, hours and other terms and conditions of employment presently enjoyed by the affected employees shall remain in full force and effect during the entire term of this MOU unless changed subsequent to the completion of the required meet and confer process. Certain matters would also require not only completion of the meet and confer process, but would also require mutual consent by both to effect change during the period of this agreement. This provision is not to be interpreted as relieving either the City or Association of its obligation to meet and confer on appropriate matters in accordance with the provisions of the Government Code.

Section 4. Reopeners

A. The parties agree to a limited reopener during the term of this MOU if final guidance issued by the U.S. Department of Treasury indicates that providing premium pay benefits to employees in this unit is not an eligible use of ARPA funds.
B. Separate and apart from the above negotiations terms, the parties agree to meet and confer to update the Employer-Employee Relations Resolution, Municipal Code, Administrative Policies, Personnel Rules & Regulations and Classification Plan.
C. The parties agree to reopen negotiations during the term of this MOU regarding the limited issues of any effects on the terms of conditions of employment related to both the results of the audit of 7K/28-day Work Schedule and the transition of the timekeeping software.
D. No changes, other than those already agreed to above, will be implemented without the parties' mutual agreement.
E. The parties agree to a limited reopener during the term of this MOU to meet and confer regarding updates to the Comprehensive Memorandum of Understanding.

C. The parties agree to reopen negotiations during the term of this MOU regarding the limited issues of any effects on the terms of conditions of employment related to both the results of the audit of 7K/28-day Work Schedule and the transition of the timekeeping software.
D. No changes, other than those already agreed to above, will be implemented without the parties' mutual agreement.
E. The parties agree to a limited reopener during the term of this MOU to meet and confer regarding updates to the Comprehensive Memorandum of Understanding.

Section 5. Severability

It is understood that this MOU is subject to all applicable present and future Federal and State laws and regulations and the provisions hereof shall be effective and implemented only to the extent permitted by such laws and regulations. If any part of this MOU is in conflict with such applicable provisions of Federal or State laws or regulations or otherwise held to be invalid or unenforceable by any tribunal or competent jurisdiction, such a part or provision shall be suspended and superseded by such applicable laws and regulations and the remainder of this MOU shall not be affected thereby and shall remain in full force and effect.

CITY OF ALHAMBRA

DATED: 5/6/2026

BY: _____

Mariam Lee Ko, Director of Human Resources & Risk Management

ALHAMBRA POLICE OFFICERS' ASSOCIATION

DATED: 5/6/2026

_____

David Tran, President

APPENDIX A

CITY OF ALHAMBRA
ALHAMBRA POLICE OFFICERS' ASSOCIATION (APOA)
COMPENSATION PLAN & SALARY SCHEDULE

FISCAL YEAR 2021-2022 (2% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Police Corporal	Monthly	$ 7,352.24	$ 7,719.85	$ 8,105.85	$ 8,511.14	$ 8,936.70	$ 9,383.53
	Bi-weekly	$ 3,393.34	$ 3,563.01	$ 3,741.16	$ 3,928.22	$ 4,124.63	$ 4,330.86
	Hourly	$ 42.42	$ 44.54	$ 46.77	$ 49.10	$ 51.56	$ 54.14
Police Officer	Monthly	$ 6,843.25	$ 7,185.41	$ 7,544.68	$ 7,921.92	$ 8,318.01	$ 8,733.91
	Bi-weekly	$ 3,158.42	$ 3,316.34	$ 3,482.16	$ 3,656.27	$ 3,839.08	$ 4,031.04
	Hourly	$ 39.48	$ 41.46	$ 43.53	$ 45.70	$ 47.99	$ 50.39
Police Sergeant	Monthly	$ 8,438.60	$ 8,860.53	$ 9,303.55	$ 9,768.73	$ 10,257.17	$ 10,770.03
	Bi-weekly	$ 3,894.74	$ 4,089.47	$ 4,293.95	$ 4,508.65	$ 4,734.08	$ 4,970.78
	Hourly	$ 48.69	$ 51.12	$ 53.68	$ 56.36	$ 59.18	$ 62.14

FISCAL YEAR 2022-2023 (2% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Police Corporal	Monthly	$ 7,499.29	$ 7,874.25	$ 8,267.96	$ 8,681.36	$ 9,115.43	$ 9,571.20
	Bi-weekly	$ 3,461.21	$ 3,634.27	$ 3,815.98	$ 4,006.78	$ 4,207.12	$ 4,417.48
	Hourly	$ 43.27	$ 45.43	$ 47.70	$ 50.09	$ 52.59	$ 55.22
Police Officer	Monthly	$ 6,980.11	$ 7,329.12	$ 7,695.57	$ 8,080.35	$ 8,484.37	$ 8,908.59
	Bi-weekly	$ 3,221.59	$ 3,382.67	$ 3,551.80	$ 3,729.39	$ 3,915.86	$ 4,111.66
	Hourly	$ 40.27	$ 42.28	$ 44.40	$ 46.62	$ 48.95	$ 51.40
Police Sergeant	Monthly	$ 8,607.37	$ 9,037.74	$ 9,489.63	$ 9,964.11	$ 10,462.31	$ 10,985.43
	Bi-weekly	$ 3,972.63	$ 4,171.27	$ 4,379.83	$ 4,598.82	$ 4,828.76	$ 5,070.20
	Hourly	$ 49.66	$ 52.14	$ 54.75	$ 57.49	$ 60.36	$ 63.38

EFFECTIVE FEBRUARY 2, 2023 – FIRST PAY PERIOD FOLLOWING ADOPTION BY CITY COUNCIL (4% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Police Corporal	Monthly	$ 7,799.26	$ 8,189.22	$ 8,598.68	$ 9,028.61	$ 9,480.05	$ 9,954.05	
	Bi-weekly	$ 3,599.66	$ 3,779.64	$ 3,968.62	$ 4,167.05	$ 4,375.41	$ 4,594.18	
	Hourly	$ 45.00	$ 47.25	$ 49.61	$ 52.09	$ 54.69	$ 57.43	
Police Officer	Monthly	$ 7,259.31	$ 7,622.28	$ 8,003.39	$ 8,403.56	$ 8,823.74	$ 9,264.93	
	Bi-weekly	$ 3,350.45	$ 3,517.98	$ 3,693.87	$ 3,878.57	$ 4,072.50	$ 4,276.12	
	Hourly	$ 41.88	$ 43.98	$ 46.17	$ 48.48	$ 50.91	$ 53.45	
Police Sergeant	Monthly	$ 8,951.66	$ 9,399.25	$ 9,869.22	$ 10,362.67	$ 10,880.80	$ 11,424.85	
	Bi-weekly	$ 4,131.54	$ 4,338.12	$ 4,555.02	$ 4,782.77	$ 5,021.91	$ 5,273.01	
	Hourly	$ 51.65	$ 54.23	$ 56.94	$ 59.79	$ 62.78	$ 65.91	

FISCAL YEAR 2023-24 (4% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Police Corporal	Monthly	$8,111.23	$8,516.79	$8,942.63	$9,389.76	$9,859.25	$10,352.21	
	Bi-weekly	$3,743.64	$3,930.83	$4,127.37	$4,333.74	$4,550.42	$4,777.94	
	Hourly	$46.80	$49.14	$51.59	$54.17	$56.88	$59.73	
Police Officer	Monthly	$7,549.69	$7,927.17	$8,323.53	$8,739.71	$9,176.69	$9,635.53	
	Bi-weekly	$3,484.47	$3,658.69	$3,841.63	$4,033.71	$4,235.40	$4,447.17	
	Hourly	$43.56	$45.73	$48.02	$50.42	$52.94	$55.59	
Police Sergeant	Monthly	$9,309.74	$9,775.22	$10,263.98	$10,777.18	$11,316.04	$11,881.84	
	Bi-weekly	$4,296.80	$4,511.64	$4,737.22	$4,974.08	$5,222.79	$5,483.93	
	Hourly	$53.71	$56.40	$59.22	$62.18	$65.29	$68.55	

FISCAL YEAR 2024-25 (4% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Police Corporal	Monthly	$8,435.68	$8,857.46	$9,300.33	$9,765.35	$10,253.62	$10,766.30	
	Bi-weekly	$3,893.39	$4,088.06	$4,292.46	$4,507.08	$4,732.44	$4,969.06	
	Hourly	$48.67	$51.10	$53.66	$56.34	$59.16	$62.11	
Police Officer	Monthly	$7,851.68	$8,244.26	$8,656.47	$9,089.30	$9,543.76	$10,020.95	
	Bi-weekly	$3,623.85	$3,805.04	$3,995.30	$4,195.06	$4,404.81	$4,625.05	
	Hourly	$45.30	$47.56	$49.94	$52.44	$55.06	$57.81	
Police Sergeant	Monthly	$9,682.12	$10,166.23	$10,674.54	$11,208.27	$11,768.68	$12,357.11	
	Bi-weekly	$4,468.67	$4,692.11	$4,926.71	$5,173.05	$5,431.70	$5,703.28	
	Hourly	$55.86	$58.65	$61.59	$64.66	$67.90	$71.29	

FISCAL YEAR 2024-2025 – AN ADDITIONAL 3% BASE SALARY INCREASE, EFFECTIVE AUGUST 15, 2024

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Police Corporal	Monthly	$ 8,688.75	$ 9,123.19	$ 9,579.34	$ 10,058.31	$ 10,561.23	$ 11,089.29	
	Bi-weekly	$ 4,010.19	$ 4,210.70	$ 4,421.24	$ 4,642.30	$ 4,874.41	$ 5,118.13	
	Hourly	$ 50.13	$ 52.63	$ 55.27	$ 58.03	$ 60.93	$ 63.98	
Police Officer	Monthly	$ 8,087.23	$ 8,491.59	$ 8,916.17	$ 9,361.98	$ 9,830.07	$ 10,321.58	
	Bi-weekly	$ 3,732.57	$ 3,919.19	$ 4,115.15	$ 4,320.91	$ 4,536.96	$ 4,763.81	
	Hourly	$ 46.66	$ 48.99	$ 51.44	$ 54.01	$ 56.71	$ 59.55	
Police Sergeant	Monthly	$ 9,972.58	$ 10,471.21	$ 10,994.77	$ 11,544.51	$ 12,121.74	$ 12,727.82	
	Bi-weekly	$ 4,602.73	$ 4,832.87	$ 5,074.51	$ 5,328.24	$ 5,594.65	$ 5,874.38	
	Hourly	$ 57.54	$ 60.41	$ 63.43	$ 66.60	$ 69.93	$ 73.43	

FISCAL YEAR 2025-26 (6% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Police Corporal	Monthly	$ 9,210.07	$ 9,670.58	$ 10,154.11	$ 10,661.81	$ 11,194.90	$ 11,754.65	
	Bi-weekly	$ 4,250.80	$ 4,463.34	$ 4,686.51	$ 4,920.84	$ 5,166.88	$ 5,425.22	
	Hourly	$ 53.14	$ 55.79	$ 58.58	$ 61.51	$ 64.59	$ 67.82	
Police Officer	Monthly	$ 8,572.46	$ 9,001.08	$ 9,451.14	$ 9,923.70	$ 10,419.88	$ 10,940.87	
	Bi-weekly	$ 3,956.52	$ 4,154.35	$ 4,362.06	$ 4,580.17	$ 4,809.18	$ 5,049.63	
	Hourly	$ 49.46	$ 51.93	$ 54.53	$ 57.25	$ 60.12	$ 63.12	
Police Sergeant	Monthly	$10,570.93	$ 11,099.48	$ 11,654.46	$ 12,237.18	$ 12,849.04	$ 13,491.49	
	Bi-weekly	$ 4,878.89	$ 5,122.84	$ 5,378.98	$ 5,647.93	$ 5,930.32	$ 6,226.84	
	Hourly	$ 60.99	$ 64.04	$ 67.24	$ 70.60	$ 74.13	$ 77.84	

FISCAL YEAR 2026-27 (6% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Police Corporal	Monthly	$ 9,762.68	$ 10,250.81	$ 10,763.36	$ 11,301.52	$ 11,866.60	$ 12,459.93	
	Bi-weekly	$ 4,505.85	$ 4,731.15	$ 4,967.70	$ 5,216.09	$ 5,476.89	$ 5,750.74	
	Hourly	$ 56.32	$ 59.14	$ 62.10	$ 65.20	$ 68.46	$ 71.89	
Police Officer	Monthly	$ 9,086.81	$ 9,541.15	$ 10,018.20	$ 10,519.11	$ 11,045.07	$ 11,597.32	
	Bi-weekly	$ 4,193.91	$ 4,403.61	$ 4,623.79	$ 4,854.98	$ 5,097.72	$ 5,352.61	
	Hourly	$ 52.42	$ 55.05	$ 57.80	$ 60.69	$ 63.72	$ 66.91	
Police Sergeant	Monthly	$11,205.19	$ 11,765.45	$ 12,353.72	$ 12,971.41	$ 13,619.98	$ 14,300.98	
	Bi-weekly	$ 5,171.63	$ 5,430.21	$ 5,701.72	$ 5,986.80	$ 6,286.14	$ 6,600.45	
	Hourly	$ 64.65	$ 67.88	$ 71.27	$ 74.84	$ 78.58	$ 82.51	

APPENDIX "B"
APOA Uniform Items and Cleaning
Cost Information Valid as of July 1, 2021

JOB CLASSIFICATION	UNIFORM ITEM	DESCRIPTION Health Safety/Nomex	PURCHASE ALLOWANCE	CLEANING ALLOWANCE
Police Officer Police Corporal Police Sergeant	Pant	Non-Safety Related	$85.00	$2.50
	Class A Shirt	Non-Safety Related	$72.50	$2.50
	Class B Shirt	Non-Safety Related	$59.50	$2.50
	Shoes/Boots	Non-Safety Related	$160.00	N/A
	Tie w/Tie Bar	Non-Safety Related	$11.00	N/A
	Uniform Jacket	Non-Safety Related	$250.00	N/A
	Utility Belt	Safety Related Non PERSable	$55.00	N/A
Motorcycle Officer	Motor Boots	Safety Related Non PERSable	$350.00	N/A

Item No. 14

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Mariam Lee Ko, Director of Human Resources & Risk Management MLK

SUBJECT: **RESOLUTION APPROVING A REVISED COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE MANAGEMENT ASSOCIATION**

RECOMMENDATION:
It is recommended that the City Council:

1. Adopt Resolution No. R2M26-15 approving a Revised Comprehensive Memorandum of Understanding (MOU) between the City of Alhambra and the Alhambra Police Management Association (APMA) that includes clarifying language for existing benefits, revision of existing language for CalPERS compliance purposes and the addition of one Assistant Police Chief; and

2. Direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:
Previously, the City Council approved a revised MOU between the City and APMA on August 26, 2024.

Periodically, the need will arise to update and/or revise existing MOU language in order to clarify benefits or revise MOU language for compliance purposes. Changes proposed include:

- **Revision to Language to Death Benefits for APMA Members:** Following the loss of Officer Alec Sanders in November 2025, City staff found it necessary to revise existing MOU language pertaining to Death Benefits for APMA members. New language proposed provides the benefit in the event of death and for funeral expenses to a beneficiary designated under the City of Alhambra's Death Benefit Designation Form as opposed to prior language stating the benefit would be paid to a beneficiary designated under CalPERS. City staff found that not all employees file the necessary beneficiary designation under CalPERS, as its not required by CalPERS.

- **Revision to Language Pertaining to Uniform Allowance and Cleaning**: CalPERS staff reached out to City staff regarding a need to revise existing language pertaining to Uniform Allowance and Uniform Cleaning. These are listed as two separate benefit items that are reported on a regular basis to CalPERS each pay period. CalPERS informed the City the

benefit can only be reported once under one category, hence to comply with CalPERS, the City has combined both Uniform Allowance and Uniform Cleaning benefit amounts and moving forward will be reporting the benefit under one combined category titled "Uniform Cleaning and Allowance." There are no changes to the benefit amounts.

- **Addition of one Assistant Police Chief and Decrease of one Police Lieutenant:** The City Council identified "Enhancing Public Safety" as a priority item within the Alhambra Strategic Plan. As such, occasionally, City staff will review existing staffing structures and propose changes in order to align resources, implement operational efficiencies and for future succession planning purposes. The proposed change to add one Assistant Police Chief and decrease by one Police Lieutenant is proposed for these reasons.

These changes have been reviewed and approved by the APMA.

FINANCIAL IMPACT:

There is no financial impact to the budget for the updates and revisions to the language pertaining to Death Benefits and Uniform Allowance and Cleaning.

The financial impact of proposed staffing change to increase by one Assistant Police Chief and decrease by one Police Lieutenant has been included in the proposed Fiscal Year 2026-2027 Budget. Upon City Council approval of the Fiscal Year 2026-2027 Budget, the position will be effective July 1, 2026. Funding is provided for this position through a savings in personnel costs from reorganizations that took place in the Police Department during Fiscal Year 2025-2026.

ATTACHMENT:

Resolution No. R2M26-15 Approving a Revised Comprehensive Memorandum of Understanding Between the City of Alhambra and the Alhambra Police Management Association

Exhibit A – Revised Comprehensive Memorandum of Understanding Between City of Alhambra and APMA

RESOLUTION NO. R2M26-15

A RESOLUTION OF THE ALHAMBRA CITY COUNCIL APPROVING A REVISED COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE MANAGEMENT ASSOCIATION

WHEREAS, the City Council previously approved a Revised Comprehensive Memorandum of Understanding (MOU) between the City and Alhambra Police Management Association (APOA) on August 26, 2024; and

WHEREAS, occasionally, the need will arise to update and revise existing MOU language in order to clarify benefits, revise the existing MOU language for compliance purposes and/or to add new positions to the budget; and

WHEREAS, California Public Employees' Retirement System (CalPERS) staff reached out to City staff regarding a need to revise certain language in the City and APOA's existing MOU for compliance purposes and City staff complied by combining existing Uniform Allowance and Uniform Cleaning benefit to one category for CalPERS reporting purposes; and

WHEREAS, as a result of the loss of Officer Alec Sanders in November 2025, City staff found it necessary to revise existing MOU language pertaining to Death Benefits for APOA members to allow for the benefit to be provided to a beneficiary designated under the City of Alhambra's Benefit Designation Form as opposed to prior language stating the benefit would be paid to a beneficiary designated under CalPERS; and

WHEREAS, The City Council identified "Enhancing Public Safety" as a priority item within the Alhambra Strategic Plan. As such, occasionally, City staff will review existing staffing structures and propose changes in order to align resources, implement operational efficiencies and for future succession planning purposes. The proposed change to add one Assistant Police Chief and decrease by one Police Lieutenant is proposed for these reasons; and

WHERAS, these changes were reviewed and approved by the APMA; and

WHEREAS, the attached Revised Comprehensive Memorandum of Understanding (Attachment A) incorporates the language required by CalPERS for compliance reasons and memorializes the agreement reached between APMA and the City.

NOW, THEREFORE, BE IT RESOLVED by the City of Alhambra City Council that it does hereby approve the Revised Comprehensive Memorandum of Understanding with APMA (attached hereto as Attachment "A"), and duly approves the changes be incorporated into the City of Alhambra Compensation Plan.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Alhambra at a regular meeting held on the 11th day of May, 2026.

JEFFREY K. MALONEY, Mayor

ATTEST:

LAUREN MYLES, City Clerk

APPROVED AS TO FORM:

JOSEPH M. MONTES, City Attorney

I HEREBY CERTIFY that the above and foregoing resolution was duly passed and adopted by the Alhambra City Council on the 11th day of May, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:

LAUREN MYLES, City Clerk

EXHIBIT "A"

COMPREHENSIVE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE MANAGEMENT ASSOCIATION FOR THE PERIOD OF APRIL 16, 2020 THROUGH JUNE 30, 2027

(Approved and Adopted July 22, 2024)

(Revised and Adopted August 26, 2024)

(Revised and Adopted May 11, 2026)

MEMORANDUM OF UNDERSTANDING
ALHAMBRA POLICE MANAGEMENT ASSOCIATION
FOR THE PERIOD OF APRIL 16, 2020 THROUGH JUNE 30, 2027

TABLE OF CONTENTS

ARTICLE I GENERAL PROVISIONS 4
Section 1 – Term of MOU 4
Section 2 – Recognition 4
Section 3 – Mutual Recommendation 4
Section 4 – Management Rights 4
Section 5 – City Council Approval 5
Section 6 – Non-Precedence 5

ARTICLE II COMPENSATION 5
Section 1 – Salaries 5
Section 2 – Workweek and Work Schedules 5
Section 3 – Education Incentive 6
Section 4 – Watch Commander Coverage Pay 7
Section 5 – Bilingual Pay 7
Section 6 – Longevity Pay 7
Section 7 – Reimbursable Emergencies 8

ARTICLE III LEAVES OF ABSENCES 8
Section 1 – Vacation Leave 8
Section 2 – Administrative Leave 9
Section 3 – Sick Leave 10
Section 4 – Compensatory Time Off 10
Section 5 – Bereavement Leave 10
Section 6 – Personal Leave 11
Section 7 – Probationary Period. 11

ARTICLE IV HOLIDAYS 11

ARTICLE V UNIFORMS 11
Section 1 – Uniform and Cleaning Allowance 11

ARTICLE VI CAFETERIA FLEX PLAN 12
Section 1 – Health Benefits 12
Section 2 – Retirement Health Benefits 13

ARTICLE VII RETIREMENT 14
Section 1 – Tier 1 – Classic Members of CalPERS 14
Section 2 – Tier 2 – New Members of CalPERS 15

ARTICLE VIII MISCELLANEOUS BENEFITS 16
Section 1 – Death Benefit 16
Section 2 – Tuition Reimbursement 16
Section 3 – Long Term Disability Plan 17
Section 4 – Training Day for a Day Worked 17
Section 5 – Flat Badge Upon Honorable Retirement 17
Section 6 – Employee Assistance Program 17

Section 7 – Vehicle Take Home Privilege 17

ARTICLE IX STAFFING LEVELS 17

ARTICLE X COMPLETION OF NEGOTIATIONS 18
Section 1 – Complete Understanding 18
Section 2 – Waiver 18
Section 3 – Limited Reopeners 18

ARTICLE XI SEVERABILITY AND SAVINGS 18
Section 1 – Savings 18
Section 2 – Statutory Changes 19

SIGNATURES 19

APPENDIX A APMA Compensation Plan and Salary Schedule 20

APPENDIX B Uniform Items and Cleaning 24

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ALHAMBRA AND THE ALHAMBRA POLICE MANAGEMENT ASSOCIATION FOR FISCAL YEARS 2020 THROUGH 2027

ARTICLE 1: GENERAL PROVISIONS

Section 1. Term of MOU

The term of this MOU shall commence on April 16, 2020, and shall remain in effect through the last pay period of Fiscal Year 2026-2027. The terms of this MOU shall be effective upon the adoption of this MOU by the Alhambra City Council, except as otherwise provided by specific sections of this MOU.

Section 2. Recognition

Through the last pay period of Fiscal Year 2026-2027, the City shall continue to recognize the Association as the recognized employee organization pursuant to the City's Employer-Employee Relations Resolution No. RB0-32 for the following positions:

Assistant Police Chief; and

Police Lieutenant.

Section 3. Mutual Recommendation

This Memorandum of Understanding constitutes a mutual recommendation by the parties to the City Council. It is expressly intended that the duties, responsibilities, and functions of the City in the operation of its Police Department shall in manner be impaired, subordinated, or negated by any provision of this agreement.

Section 4. Management Rights

A. Retention of Rights. The Association recognizes that the City has, and will continue to retain in all respects, whether exercised or not, the unilateral and exclusive right to operate, administer, and manage its public services and its work force performing those services.

B. Exclusive Rights. The exclusive rights of the City shall include, but not be limited to, the right to determine the organization of City government and the purpose and mission of its constituent agencies; to set standards and levels of service to be offered to the public, and through its management officials, to exercise control and discretion over its organization and operations; to establish and enforce administrative regulations and work rules in addition to and not inconsistent with the specific provisions of this MOU; to direct its employees; to take disciplinary action; to layoff its employees; to determine the procedures and standards of selection for employment and promotions; to determine whether goods or services shall be purchased or contracted for; to determine the methods, means and personnel by which the City's services are to be provided, purchased or contracted including the right to schedule and assign work and overtime; and to otherwise act in the interest of efficient service to the City and the public. The City retains its rights to assign and place volunteers in accordance with City policy.

   To the extent required by law, the City agrees to meet and confer on the impact of the exercise of any such rights upon represented employees prior *to* implementation.

C. Contracting-Out. The City agrees to meet and confer, upon request of the Association, over the impact to Association members of any decision by the City to contract-out significant

bargaining unit work to a non-City enterprise or agency. The decision to contract-out such work shall not be subject to meet and confer.

Section 5. City Council Approval

It is the mutual understanding of the parties that this Agreement will become effective upon approval by the City Council of the City of Alhambra.

Section 6. Non-Precedence

The waiver of any breach, term, or condition of this MOU by either party shall not constitute a precedent in the future enforcement of all its terms and provisions.

ARTICLE 2: COMPENSATION

Section 1. Salaries

A. Salary Schedules. Base rate of pay for Association members shall be the amounts reflected in Appendix "A." The salary schedules shall reflect the following changes:

1. Salary Increase.

a. Effective April 16, 2020, all Association members shall receive a two percent (2%) salary increase.
b. Effective July 1, 2020, to be implemented the first pay period of fiscal year 2020-21, all Association members shall receive a three percent (3%) salary increase.
c. Effective July 1, 2021, to be implemented the first pay period of fiscal year 2021-2022, all Association members shall receive a two percent (2%) salary increase.
d. Effective July 1, 2022, to be implemented the first pay period of fiscal year 2022-23, all Association members shall receive a two percent (2%) salary increase.
e. Effective February 16, 2023, all Association members shall receive a four percent (4%) increase to base salary.
f. Effective the first pay period of FY 2023-24 that includes July 1, 2023, all Association members shall receive a four percent (4%) increase to base salary.
g. Effective the first pay period of FY 2024-25 that includes July 1, 2024, all Association members shall receive a four percent (4%) increase to base salary.
h. Effective August 15, 2024, all Association members shall receive a three percent (3%) increase to base salary.
i. Effective the first pay period of FY 2025-26 that includes July 1, 2025, all Association members shall receive a six percent (6%) increase to base salary.
j. Effective the first pay period of FY 2026-2027 that includes July 1, 2026, all Association members shall receive a six percent (6%) increase to base salary.

Section 2. Workweek and Work Schedules

A. Overtime. All Association members are considered exempt employees for purposes of applicable state and federal wage and hour laws.

B. Overtime shall not be authorized without prior approval by the Chief of Police or his/her designees.

C. Workweek. The workweek for Association members shall be seven consecutive days, starting at 12:00 a.m. on Thursday and ending at 11:59 p.m. on the following Wednesday.

D. Work Schedules.

1. 3/12.5 Work Schedule. Association members assigned to a 3/12.5 work schedule work a 12.5-hour shift, on three consecutive calendar days within a workweek.

   The standard work period for uniformed police officers shall be 28 consecutive days during which the Association member's tours of duty do not exceed in the aggregate 171 hours. The weekly tour of duty for each such designated uniformed officer shall be 12 hours and 30 minutes per day, including the meal period and briefing time, for three days in each week, a total of 37 ½ hours. The tour of duty for the 28-day work period shall be 150 hours. If the uniformed officer works in excess of the work period (150 hours), but not more than 160 hours, the officer shall be paid at a straight time rate for those hours worked. For patrol Police Lieutenants, it is understood that the remaining 10 hours shall be included in the total of 160 hours based upon the duties and responsibilities as required.

2. 4/10 Work Schedule. Association members assigned to a 4/10 work schedule work a 10-hour shift, on four consecutive calendar days within a workweek, a total of forty (40) hours per a week.

3. Modifications to Work Schedules. At the direction of the Chief of Police, in consultation with the Human Resources Director, some Association members may be required to work a different schedule due to the requirements of their job classifications or department responsibilities. Any such variation to the work schedule must be memorialized in writing.

Section 3. Education Incentive

A. Eligibility. Association members are eligible to receive education incentive pay, upon approval by the Chief of Police, in consultation with the Human Resources Director.

B. Amount. Eligible Association members who obtain a bachelor's degree in Police Science, Police Administration, or Public Administration (or comparable title), approved by the Chief of Police, in consultation with the Human Resources Director, shall receive an additional ten (10%) percent of his or her base rate of pay.

C. Payment. The City shall begin making approved education incentive payments beginning the first full pay period following approval by the Chief of Police, in consultation with the Human Resources Director.

D. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for education incentive pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(2) - Educational Pay. Education incentive pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said education incentive pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 4. Watch Commander Coverage Pay

A Police Lieutenant who is called in to provide Watch Commander coverage, outside of his or her normal work schedule, shall be compensated at a straight -time hourly rate.

Section 5. Bilingual Pay

A. Eligibility. Full-time, permanent, Association members who are certified as bilingual by the City in accordance with these provisions, who are routinely and consistently assigned to provide bilingual services in positions requiring communication skills in languages other than English, are eligible to receive bilingual pay.

B. Certification.

1. The City will offer certification for bilingual pay for only the following languages: Spanish, Mandarin, Cantonese, Vietnamese, Korean, and Tagalog.

2. The certification process will be administered through a bilingual examination conducted by the Los Angeles Unified School District (LAUSD). Association members wishing to be certified as bilingual must make a request to the City's Human Resources Department. Upon such request, the Human Resources Department will consult with the Chief of Police to determine the need for bilingual services, and if the City determines that such services are needed, the Human Resources Department will schedule a telephone and/or in-person bilingual examination with a LAUSD representative and the Association member. The Human Resources Department will administer requested bilingual examinations as soon as practicable, but on no less than an annual basis.

3. The bilingual examination will be scored by LAUSD on a pass/fail basis. Examination scores are final and non-appealable. Association members who fail the examination, or who fail to appear for a scheduled examination, may not take another bilingual examination in the same language for a minimum of three (3) months following the failed or missed examination. Association members who pass the examination will be certified as bilingual by the City. Association members who are certified as bilingual by the City are not required to be re-tested. New employees will be notified of the bilingual pay program during orientation.

C. Amount. An eligible Association member certified as bilingual by the City and who provides bilingual services as required shall be paid $100.00 per month, in addition to his/her base rate of pay, beginning on the first pay period after certification. Association members certified by the City as bilingual shall continue to receive bilingual payment following a change in job classification to another full-time position at the City.

D. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for bilingual pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) - Special Assignment Pay. Bilingual pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said bilingual pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 6. Longevity Pay

A. Eligibility. Effective July 1, 2017, Association members with the following years of continuous City of Alhambra paid service shall receive a longevity bonus.

Time while on 11 unauthorized unpaid leave of absence shall not count towards years of

service, unless otherwise required by law. Time while on authorized unpaid leave of absence which totals less than 15 calendar days shall count towards years of service. Time while on an authorized unpaid leave of absence of 15 calendar days or more shall not count towards years of service, unless otherwise required by law.

B. Amount.

1. 15 or more years of service - $200 per month.

2. 20 or more years of service - $300 per month.

C. CalPERS Reporting. The parties agree that to the extent permitted by law, the value of the compensation for longevity pay is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 57i (a)(i) - incentive Pay. Longevity pay shall be reported to CalPERS periodically when earned, on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said longevity pay as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 7. Reimbursable Emergencies

Provided it is permissible under the Fair Labor Standards Act, the City agrees to compensate Association members that participate in emergencies declared by the City, State or Federal Government, that are reimbursable through the Office of Emergency Services or the federal Emergency Management Agency, at one and one half times their base hourly rate of pay for the duration of the declared disaster.

ARTICLE 3: LEAVES OF ABSENCE

Section 1. Vacation Leave

A. Vacation Leave Cash Out. Each Association member shall be allowed to cash out up to forty (40) hours of accrued vacation leave based on an employee's base rate pay at the time of the special payroll run date in December. To be eligible for vacation cash out pursuant to this paragraph, in December of each year, Association members must make an irrevocable election as to the number of hours they elect to cash out in the following December. The City shall make a form available to Association members to make the irrevocable election. Disbursement of the vacation cash out shall take place on a special payroll run date in December (December one year after making the irrevocable election).

B. Maximum Accrued Vacation Hours. Association members may accrue up to a maximum of 400 hours of vacation.

Section 2. Administrative Leave

Association members who are exempt from the Fair Labor Standards Act as designated in the Administrative Policy promulgated by the City Manager pursuant to Alhambra Municipal Code Section 2.50.010(B), and therefore, ineligible for overtime, shall be credited with 120 hours of Administrative Leave. Administrative Leave shall be accrued on January 1 of each year and must be used by December 31 of each year. Association members who currently receive 120 hours of Administrative Leave annually shall continue to receive this benefit. Upon separation of employment with the City of Alhambra, Association members shall be able to cash out all Administrative Leave time earned and available during that calendar year.

Section 3. Sick Leave

A. Accrual. Association members hired on or after July 1, 1994 shall not accrue sick leave in excess of i 80 days (i ,440 hours). Association members hired prior to July 1, 1994 are not subject to a cap on the accrual of sick leave.

B. Monetary Compensation In Lieu of Sick Leave. In the last payroll period of the calendar year, an Association member who has, on such date, accumulated an amount greater than 800 hours of sick leave credit may elect, at his or her option, to take monetary compensation in lieu of sick leave credit, in an amount not to exceed a maximum of 96 hours, minus sick leave used in the calendar year. An Association member may not cash out sick leave credit in an amount that shall reduce his or her sick leave credit balance to less than 800 hours. To the extent monetary compensation is paid, additional sick leave cred it shall not accrue.

1. For purposes of computation of monetary compensation hereunder, all sick leave used in any calendar year shall be charged against sick leave cred it accrued for that calendar year.

2. There shall be deducted from such Association member's accumulated sick leave credit the number of days of sick leave for which compensation is paid.

C. Sick Leave Payout. Upon separation employment from the City, the City shall grant 24 hours of additional paid sick leave for those Association members who have reached the 800 hours (100 days) maximum sick leave accrual pursuant to Section 2.54.012 (B) (1) of the Alhambra Municipal Code.

D. Sick Leave Payout - Retirement After 15 Years of Service. Association members who were hired prior to July 1, 1994 and who separate from the City due to service retirement following 15 years or more of continuous full-time service with the City, shall be eligible for monetary compensation for a portion of accrued, unused sick leave subject to the following terms and conditions:

1. The sick leave payout shall be one percent (1%) of the Association member's unused sick leave at the time of retirement, rounded down to the nearest whole day, up to a maximum of 100 days, multiplied by the Association member's completed years of service at the City, up to a maximum of 25 years, multiplied by the Association member's daily rate of pay (based on an 8-hour day).

2. In addition to the above payout, eligible Association members who have accrued a minimum of 800 hours of unused sick leave at the time of retirement shall be granted an additional 3 days (24 hours) of sick leave to be paid out.

Example A:
Association member retires with 700 hours of sick leave and 30 years of service at $20/hr rate of pay. 700 hours of sick leave equals 87.5 days of sick leave, rounded down to 87 days for purposes of sick leave payout.

Sick leave payout is then calculated as follows:
(1% of 87 days) X (25 years) X ($160 daily rate) = $3480

Example B:
Association member retires with 830 hours of sick leave and 20.5 years of service at $20/hr rate of pay. 830 hours of sick leave equals 103.75 days of sick leave, capped at a maximum of 100 days for purposes of sick leave payout.

Sick leave payout is then calculated as follows:

(1% of 100 days) X (20 years) X ($160 daily rate)	=> $ 3200
+	
(3 additional days) X ($160 daily rate)	=> $ 480
Total sick leave payout	= $ 3680

3. Monetary compensation for sick leave shall be payable only once to any Association member even if he or she should later be reemployed by the City.

4. Association members hired after July 1, 1994 shall not be eligible for any monetary compensation for unused sick leave upon separation from the City.

E. Sick Leave Payout - Disability Retirement. Association members who were hired prior to July 1, 1994 and who separate from the City due to industrial retirement shall be entitled to a full sick leave payout of all accrued, unused sick leave. Association members who were hired after July 1, 1994 and who separate from the City due to industrial retirement shall be entitled to sick leave payout pursuant to Section 2.54.012 (B) (1) of the Alhambra Municipal Code.

F. CalPERS Sick Leave Conversion. Effective upon ratification, in accordance with Government Code Section 20965, the City will commence the process to amend its contract with CalPERS to add the Sick Leave Conversion Benefit for Association members. After the City has contracted with CalPERS for this benefit, subject to and in accordance with CalPERS regulations and requirements, eligible Association members will have the option to receive additional service cred it for unused sick leave at retirement. The City agrees to certify an Association member's unused sick leave days that were accrued by the member during the normal course of his or her employment and shall not include any addition al days of sick leave reported for the purpose of increasing the member's retirement benefit, in accordance to Government Code Section 20965 or as otherwise required by CalPERS. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said unused sick leave days as service credit for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion.

Section 4. Compensatory Time Off

Effective upon ratification, all unused compensatory time shall be paid out to Association members, by separate paycheck, at the rate of the Association member's base rate of pay in effect on the date of payment. Effective July 1, 2017, all unused compensatory time shall be paid out to employees who become new Association members by way of promotion, by separate paycheck, at the rate of the Association member's base rate of pay in effect prior to the date of promotion. The resulting amount to be paid out shall be provided to each Association member in cash or as deferred compensation.

Section 5. Bereavement Leave

Upon request to his/her Supervisor and subject to authorization by the Human Resources Director an Association member shall be eligible to receive necessary time off, not to exceed 40 hours in any one instance, to arrange for or attend a funeral of a member of his/her immediate family. These 40 hours of bereavement leave, in any one instance, shall be with pay and shall not be chargeable to any other leave balance.

For purposes of this section, immediate family shall mean spouse, domestic partner, child, legal guardian or legal ward, parent, grandparent, brother or sister, grandchild, stepbrother, stepsister, stepparent, stepchild, father-in-law or mother- in-law, brother -in-law or sister-in-law, daughter-in-law or son-in-law, uncle or aunt, nephew or niece.

Section 6. Personal Leave

Association members with no sick leave usage in any calendar year shall be credited with one (1) personal leave day for that year; said credit shall be made on the second pay period in January of the following year. Personal leave days may be accrued to a maximum of five (5) days. Their scheduling shall be subject to the approval of the Chief of Police. No monetary compensation shall be paid for unused personal leave days at termination or retirement.

Section 7. Probationary Period

If an employee is off work (whether paid or unpaid) or working in an assignment that is outside the normal assigned working duties for their classification due to injury or illness for a period of more than two (2) consecutive work weeks, the probationary period shall be extended by the length of such leave or reassigned time. The extension of the probationary period shall also be applicable in cases where the employee is off work on a FMLA/CFRA leave of absence.

ARTICLE 4: HOLIDAYS

Section 1. Holidays Observed

Association members shall receive the following 8-hour paid holidays:

Holiday	Day Observed
New Year's Day	January 1st
Martin Luther King, Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th
Labor Day	1st Monday in September
Veterans' Day	November 11th
Thanksgiving Day	4th Thursday in November
Day After Thanksgiving	4th Friday in November
Christmas Eve	December 24th, if on a Monday through Thursday
Christmas Day	December 25th, if on a Monday through Thursday
New Year's Eve (4 hours)	December 31st, if on a Monday through Thursday

A. Floating Holidays. Association members shall receive 32 hours of floating holiday on July 1st of each year.

1. Association members who have been employed for less than one full year as of July 1st of any given year shall receive floating holiday on a prorated basis based on the applicable length of full- time employment.
2. Floating holidays may not be accrued in excess of 32 hours.
3. Unused floating holidays will be paid out upon separation at the Association member's current rate of pay.

ARTICLE 5: UNIFORM AND CLEANING ALLOWANCE

Section 1. Uniform and Cleaning Allowance

A. Eligibility. Association members required to wear a uniform shall receive an annual uniform allowance in the amount of $825 and shall receive an annual allowance for cleaning and

maintenance in the amount of $520. The total annual allowance for both combined shall not exceed $1,345 per a year. The City's cost for providing the uniform and cleaning is detailed in Appendix "B".

B. Amount. The total annual uniform and cleaning allowance in the amount of $1,345 shall be divided and provided on a per pay period basis.

C. CalPERS Reporting. The uniform and cleaning allowance shall be reported to CalPERS on a per pay period basis. However, the City makes no representations or guarantees whatsoever with respect to whether CalPERS shall include said uniform allowance as compensation for purposes of benefit determination and CalPERS shall make the sole determination as to inclusion. The uniform allowance is not reportable for "new members" of CalPERS as defined by Government Code Section 7522.04(f).

ARTICLE 6: CAFETERIA FLEX PLAN

Section 1. Health Benefits

A. Public Employees' Medical and Hospital Care Act. The City provides health benefits through CalPERS pursuant to the Public Employees' Medical and Hospital Care Act (PEMCHA). The City may amend or rescind its membership in the PEMCHA program anytime in the future.

B. Flex Health Plan Contribution. The City provides a flex plan contribution, including the Public Employees' Medical & Hospital Care Act (PEMHCA) minimum, for Association members to be used toward the payment of insurance premiums for medical, dental, vision and standard supplemental life insurance plans.

For insurance purposes, the flex contribution amount offered by the City for Association members shall be as follows:

Employee Only	$847.06 per month
Employee plus 1 dependent	$1,144.61 per month
Employee plus 2 or more dependents	$1,559.14 per month

Beginning September 2024, the flex contribution amount offered by the City for Association members shall be as follows:

Employee Only	$947.06 per month
Employee plus 1 dependent	$1,344.61 per month
Employee plus 2 or more dependents	$1,959.14 per month

Beginning July 2026, the flex contribution amount offered by the City for Association members shall be as follows:

Employee Only	$1,047.06 per month
Employee plus 1 dependent	$1,544.61 per month
Employee plus 2 or more dependents	$2,359.14 per month

Rates set above are based off of the CalPERS 2024 PEMHCA minimum employer contribution rate. Flex plan contribution amounts may increase based on CalPERS 2026 PEHMCA minimum employer contribution rate.

C. PEMCHA Contribution Amount. Each calendar year, CalPERS establishes the PEMHCA minimum employer contribution rate for Association members enrolled in the City's PEMHCA medical plans as set forth in Government Code 22892(b). The flex plan contributions listed above includes the calendar year PEMHCA employer minimum contribution. Each subsequent calendar year, the City's flex plan contribution will change to include any increase in the PEMHCA employer minimum contribution rate.

D. Unused contributions. Employees hired before July 1, 2017, shall be paid out for any unused portion of their flex plan contribution as taxable income. Employees hired after July 1, 2017, will not be paid for any unused portion of the City flex plan contribution.

E. Excess Premiums. Employees shall be required to pay the cost of flex plan premiums for their selected plans which exceeds the amount of the City's monthly contribution.

F. Opt Out. Employees hired before July 1, 2017 electing to opt out of medical coverage offered by the City because they have provided proof of eligible alternate medical coverage will receive a monthly opt out allowance equal to ½ of the monthly City contribution as indicated in Article XXI B above, including the PEMCHA minimum, based on the coverage level tier for the opt out medical plan selected by the employee. Employees hired on or after July 1, 2017, electing to opt out of medical coverage offered by the City, will not receive an opt out allowance in any amount, including the PEMCHA minimum.

1. Vision Service Plan. Pursuant to the vision service plan restrictions, the coverage level selected by the Association member for the vision service plan must be the same as the coverage level selected by the Association member for the medical plan. For example, an Association member who has selected coverage of "Employee plus one dependent" for the medical plan may only select coverage of "Employee plus one dependent" for the vision service plan.

2. Unused Contributions. Any unused portion of an Association member's flex plan contribution shall be paid out to the Association member as taxable income for Association members hired before July 1, 2017.

G. Health and Fitness Evaluations. The City shall continue to provide Assistant Police Chiefs an annual Health and Fitness Evaluation in accordance with the benefits, terms and conditions specified by the City's authorized provider.

Section 2. Retirement Health Benefits

A. Retiree Medical Trust. Pursuant to and in accordance with Ordinance No. 02M9-4550, eligible Association members shall continue to have the right to participate in a City approved post-retirement medical trust. The cost of this benefit and management of the plan shall be borne by the Sworn Police Non-Department Head Managers.

The Association agrees that the City shall not be liable for any debts or obligation of any sort arising from the Trust. The City, however, must receive evidence from the Association that its funds are going to the Trust. This evidence is necessary to ensure the City will not be liable for any tax obligations resulting from its contributions to the Trust.

The Association, its representatives, successors, and assigns , shall indemnify the City, its past and present employees, successors, and assigns, and all persons acting by, through, under, or in concert with any of them, and each of them, from any and all claims, charges, complaints, liabilities, obligations, promises, benefits, agreements, controversies , costs, losses, debts, expenses, damages, actions, causes of action, suits, rights, and demands of any nature arising from the Trust, known or unknown, suspected or unsuspected, which occurs now or may occur in

the future, which relate to or arise out of any act, omission , occurrence, condition, event, transaction , or thing which was done , omitted to be done, occurred, or was in effect at anytime from the beginning of the Trust up to the end of time, including but not limited to 1) tax liabilities; 2) beneficiary claims; 3) third party claims; 4) and causes of action related to such claims, including but not limited to attorneys' fees and medical expenses.

B. Public Employees' Medical and Hospital Care Act. The City provides retirement health benefits through CalPERS pursuant to the Public Employees' Medical and Hospital Care Act (PEMCHA).

C. PEMCHA Contribution Amount. The City will continue to pay the minimum employer contribution amount for retired Association members enrolled in one of the City's PEMCHA Programs, as set forth in Government Code Section 22892(b). This rate is determined by CalPERS for each calendar year.

D. Medical Insurance Upon Retirement. Effective September 10, 2001, the City shall contribute a set monthly amount towards medical insurance premiums for all Association members who meet the following criteria:

1. All Association members, shall be eligible for the benefit, provided they have the requisite full-time years of public safety service. The requisite full-time years of service can be achieved by combining all previous years of service, in other public agencies such as State, County or municipal government.

2. This benefit shall include those individuals who retire from the City of Alhambra with either a service or disability retirement.

3. The Medical Insurance Upon Retirement benefit shall be granted as follows:
   a. Association members with 20 years of public safety service upon retirement shall receive $489 permonth.

   b. Association members with 25 years of public safety service upon retirement shall receive $539 permonth.

   c. Those Association members who do not have enough Social Security Quarters (40) to qualify for Medicare at Medicare age shall receive either $255 or $355 a month.

   d. Those Association members who do have enough Social Security Quarter (40) to qualify for Medicare at Medicare age shall receive up to $255 or $355 a month towards the purchase of Medicare Plan B. Consequently, the City's payment towards Medicare Plan B is capped at no more than the $355 monthly contribution.
   e. This benefit will cease upon the death of the Association member.

ARTICLE 7: RETIREMENT

Section 1. Tier 1 - Classic Members of CalPERS

A. Application. This section shall apply to Association members who are or become members of CalPERS and who are not "new members" as defined by Government Code Section 7522.04(f) and related CalPERS membership requirements.

B. 3% at 50 Pension Plan. The CalPERS 3% at 50 pension formula shall be available to all Association members covered by this section.

C. Final Compensation Based on the Single Highest Year (Gov. Code § 20042). For purposes of determining a retirement benefit, final compensation for Association members covered by this section shall be based on the single highest year.

D. Required Member Contribution. Association member shall pay, through payroll deduction, the entire nine (9%) member contribution amount established by CalPERS for the 3% at 50 retirement benefit formula. Member contributions shall be made on a pre-tax basis to the extent permitted by the Internal Revenue Code, 26 USC Section 414(h)(2).

E. Contract Benefits. Additionally, the City has contracted for the following CalPERS retirement benefits:

- Pre-Retirement Option 2W Death Benefit (Gov. Code § 21548), effective July 26, 2007
- 1959 Survivor Benefit - Level Three (Gov. Code § 21573) , effective October 27, 1994
- Post-Retirement Survivor Allowance (Gov. Code§ 21624 et seq.)
- Military Buyback

Section 2. Tier 2 - New Members of CalPERS

A. Application. In accordance with the definition of "new member" set forth by Government Code Section 7522.04 and related CalPERS membership requirements, this section shall apply to any of the following:

1. An Association member who becomes a member of CalPERS for the first time on or after January 1, 2013 and who was not a member of any other public retirement system prior to that date.

2. An Association member who becomes a member of CalPERS for the first time on or after January 1, 2013, and who was a member of another public retirement system prior to that date, but who was not subject to reciprocity under Government Code Sect ion 7522.02(c) and related CalPERS reciprocity requirements.

3. An Association member who was an active member in CalPERS with another employer and who, after a break in service of more than six months, returns to active membership in CalPERS with the City.

B. 2.7% at 57 Pension Plan. The 2.7% at 57 pension formula shall be available to all Association members covered by this section.

C. Final Compensation Based on Three Year Average. For purposes of determining a retirement benefit, final compensation for Association members covered by this section shall be based on the Association member's highest average annual pensionable compensation during a period of at least 36 consecutive months.

D. Required Member Contribution. Association members covered by this section will contribute the employee contribution rate of fifty percent (50%) of normal costs as required by CalPERS for the 2.7% at 57 pension formula. Member contributions shall be made on a pre-tax basis to the extent permitted by the Internal Revenue Code, 26 USC Section 414(h)(2).

E. Contract Benefits. Additionally, the City has contracted the following CalPERS retirement benefits, which may be available to Association members covered by this section as subject to applicable laws.

- Pre-Retirement Option 2W Death Benefit (Gov. Code § 21548), effective January 1,2013.
- 1959 Survivor Benefit - Level Three (Gov. Code§ 21573), effective October 27, 1994.

- Post-Retirement Survivor Allowance (Gov. Code§ 21624 et seq.).
- Military Buyback.

ARTICLE 8: MISCELLANEOUS BENEFITS

Section 1. Death Benefit

In the event that an employee covered by this agreement is killed, not by a disease but by an injury occurring in the line of duty, that is, which injury is job- connected, then the City shall pay a death benefit in the amount of $45,000.00. No benefit will be payable to an employee who, at the time of death, was engaged in willful and wanton misconduct, as defined by the City.

The payment shall be made to the beneficiary under the City of Alhambra Death Benefit Designation Form. If there is no beneficiary, the payment will be made to the estate of the deceased. This benefit shall not be reduced by other benefits received in this event.

In the event that an employee covered by this Agreement is killed under the conditions specified above, and the City awards the death benefit as specified above, then the City shall also pay the sum of $5,000.00 towards funeral and related expenses. This benefit shall be made to the beneficiary designated under the City of Alhambra Death Benefit Designation Form or to the estate of the deceased if there is no such beneficiary designated on file. In the event that no death benefit is paid, neither shall this benefit be paid. This benefit shall not be reduced by other benefits received in this event.

In the event of a dispute regarding the dispensation of these benefits between City and Association upon an actual death of this nature, the City agrees to meet and confer with the Association. However, the City retains the right to make a final decision regarding these benefits.

Section 2. Tuition Reimbursement

A. Eligibility. All Association members are eligible for tuition reimbursement.

B. Amount. The City will reimburse eligible Association members up to one thousand dollars ($1,000) per fiscal year for tuition (including books, lab/material fees, electronic course materials, parking and other necessary course -related expenses) after having successfully completed academic course work that is job-related and applicable towards a college degree in a job-related field.

1. For a course to be considered "job-related" it must be an academic or vocational course taken for credit from an accredited college or university, and such course must:

   a. Improve knowledge and skills for the present position or for positions of higher classification within the City, or

   b. Prepare for anticipated technological changes occurring in the Association member's career field.

2. For a course to be considered "successfully completed" it means obtaining a final grade of "C" or higher.

C. Procedure. Eligible Association members who wish to receive tuition reimbursement must first complete a Course Approval Request form and submit it to the Chief of Police prior to beginning the course. The request is subject to approval by the Chief of Police, then by Human Resources and then the City Manager. After approval of the request and successful completion of the course, the Association member must complete a Tuition Reimbursement Request form, along with an attached copy of the grade report and receipts, and submit it

to the Human Resources Department. Reimbursement requests are subject to the approval of the Human Resources Director and Finance Director. Association members may obtain the applicable forms from the City's Human Resources Department.

Section 3. Long Term Disability Plan

The City shall continue to provide Association members a long-term disability plan in accordance with the benefits, terms and conditions specified in the plan documents. This benefit shall be provided at no cost to Association members.

Section 4. Training Day For a Day Worked

For any training of three days or less, such a training day shall equate to a full day work regardless of duration. For example, an eight-hour training class shall satisfy patrol officer's twelve and a half hour work shift so that the officer is not required to utilize leave time.

Section 5. Flat Badge Upon Honorable Retirement

Upon retirement and issuance of a carry concealed weapons (CCW) endorsed identification card, Association members shall be given a flat badge at the City's expense.

Section 6. Employee Assistance Program

The City shall continue to provide the Employee Assistance Program so long as the City is a current member of the benefit program. This benefit shall be provided at no cost to Association members.

Section 7. Vehicle Take Home Privilege

A. All current Association members shall be allowed to take home their assigned City vehicle, provided the Association member resides within a fifty (50) mile radius of the Alhambra City limits. Use of the vehicle shall be limited to reporting to and from work. No personal use of the take home vehicle is allowed and no persons other than City employees shall be allowed as a passenger in the vehicle.

B. Upon review by the Police Chief and approval of the City Manager, all Association members appointed on or after the effective date of this Agreement, may be allowed to take home their assigned City vehicle, provided the Association member resides within a fifty (50) mile radius of the Alhambra City limits. Use of the vehicle shall be limited to reporting to and from work. No personal use of the take home vehicle is allowed and no persons other than City employees shall be allowed as a passenger in the vehicle. This privilege may be revoked at any time without right of appeal by the Association member.

C. The privilege as described in 1 and 2 above, may be revoked by the Police Chief and/or City Manager if any condition is not complied with, or as a result of disciplinary action, for administrative purposes, or based on the needs of the Department.

D. Association members that operate Alhambra Police Department motor vehicles must possess a valid California Drivers' License. Loss or suspension of such drivers' license shall immediately be reported to the member's respective supervisor.

ARTICLE 9: STAFFING LEVELS

Assistant Chief: Beginning Fiscal Year 2026-2027, the number of approved positions in the Assistant Chief classification shall increase by one (1) for a total of three (3) authorized positions. The additional Assistant Chief position is to be filled through the City's standard recruitment and selection process or existing eligibility list.

Police Lieutenant: Upon the appointment of an Assistant Chief, the City shall decrease by one (1), the classification of Police Lieutenant. The total number of authorized positions for Police Lieutenant shall be a maximum of six (6).

The parties agree that this additional staffing of one (1) Assistant Chief and decrease of one (1) Police Lieutenant and the timeframe for such staffing changes is solely at the discretion of the City Manager and is not subject to appeal or grievance and is not guaranteed beyond the term of this MOU.

ARTICLE 10:- COMPLETION OF NEGOTIATIONS

Section 1. Complete Understanding

The terms and conditions set forth in this MOU represent the full and complete understanding between the parties. This MOU terminates and supersedes those past practices, procedures, understandings, traditions, agreements, or rules and regulations inconsistent with any matters covered in this MOU. Modification

Except as expressly provided in Article 9, Section 4. [Reopeners], the terms and conditions in this MOU may be altered, changed, added to, deleted, or modified, only through the voluntary mutual consent of the parties in a written agreement, executed by both parties and, if required, approved by the City Council.

Section 2. Waiver

Except as expressly provided in Article 9, Section 4. [Reopeners], the parties agree that, during the term of this MOU, neither party shall be required to meet and negotiate with regard to any subject within the scope of bargaining, whether or not referred to or covered in this MOU. Nothing shall prevent the parties from mutually agreeing to negotiate on any topic.

Section 3. Limited Reopeners

The parties agree to a limited reopener to meet and confer regarding updates to the City's Personnel Rules and Regulations, The City's Employer Employee Relations Resolution, the City's Municipal Code, and the City's Administrative Leave Policies. during the term of this Agreement and address any document affected by the update, including the City's Municipal Code and the Agreement.

The parties agree to a limited reopener to meet and confer regarding any updates to this Comprehensive Memorandum of Understanding.

ARTICLE 10: SEVERABILITY AND SAVINGS

This MOU is subject to all current and future applicable federal, state and local laws, regulations and the Alhambra Charter. Provided, however, no local law which is enacted in contravention of the provisions of the Meyers-Milias-Brown Act ("MMBA") shall affect the provisions of this MOU.

Section 1. Savings

Should any article, section, paragraph or provision of this Agreement be declared or adjudicated unlawful, void, inoperative, or unenforceable by a court of competent jurisdiction, all remaining articles, sections, paragraphs, and provisions shall remain in full force and effect, to the extent permitted by law. As soon as both parties become aware of the decision, they shall meet to discuss the impact of the decision on the contract. Unless mutually agreed otherwise, the parties agree to meet and confer within 30 days for the purpose of agreeing to a mutually satisfactory replacement provision.

Section 2. Statutory Changes

In the event of statutory or regulatory changes that affect the terms and conditions of this Agreement, the parties agree, upon the request of either party, to meet and negotiate the subjects of the statutory or regulatory changes.

CITY OF ALHAMBRA

DATED: 5/5/2026

BY: _____
Mariam Lee Ko, Director of Human Resources & Risk Management

ALHAMBRA POLICE MANAGEMENT ASSOCIATION

DATED: MAY 5, 2026

_____
Rodney Castillo, ~~President~~

APPENDIX "A"

CITY OF ALHAMBRA
BASE RATE OF PAY FOR ALHAMBRA POLICE MANAGEMENT ASSOCIATION (APMA)
COMPENSATION PLAN & SALARY SCHEDULE

EFFECTIVE APRIL 16, 2020 through JUNE 24, 2020 (2% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Assistant Police Chief	Monthly	$ 10,834.57	$ 11,376.29	$ 11,945.11	$ 12,542.36	$ 13,169.48	$ 13,827.96	
	Bi-weekly	$ 5,000.57	$ 5,250.60	$ 5,513.13	$ 5,788.78	$ 6,078.22	$ 6,382.13	
	Hourly	$ 62.51	$ 65.63	$ 68.92	$ 72.36	$ 75.98	$ 79.78	
Police Lieutenant/Police Commander	Monthly	$ 9,462.62	$ 9,935.75	$ 10,432.53	$ 10,954.16	$ 11,501.87	$ 12,076.96	
	Bi-weekly	$ 4,367.36	$ 4,585.73	$ 4,815.02	$ 5,055.77	$ 5,308.56	$ 5,573.98	
	Hourly	$ 54.59	$ 57.32	$ 60.19	$ 63.20	$ 66.36	$ 69.68	

FISCAL YEAR 2020-2021 (3% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Assistant Police Chief	Monthly	$ 11,159.61	$ 11,717.59	$ 12,303.47	$ 12,918.64	$ 13,564.57	$ 14,242.80	
	Bi-weekly	$ 5,150.59	$ 5,408.12	$ 5,678.52	$ 5,962.45	$ 6,260.57	$ 6,573.60	
	Hourly	$ 64.38	$ 67.60	$ 70.98	$ 74.53	$ 78.26	$ 82.17	
Police Lieutenant/Police Commander	Monthly	$ 9,746.49	$ 10,233.82	$ 10,745.51	$ 11,282.78	$ 11,846.92	$ 12,439.27	
	Bi-weekly	$ 4,498.38	$ 4,723.30	$ 4,959.47	$ 5,207.44	$ 5,467.81	$ 5,741.20	
	Hourly	$ 56.23	$ 59.04	$ 61.99	$ 65.09	$ 68.35	$ 71.77	

FISCAL YEAR 2021-2022 (2% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Assistant Police Chief	Monthly	$ 11,382.80	$ 11,951.94	$ 12,549.54	$ 13,177.02	$ 13,835.87	$ 14,527.66	
	Bi-weekly	$ 5,253.60	$ 5,516.28	$ 5,792.09	$ 6,081.70	$ 6,385.78	$ 6,705.07	
	Hourly	$ 65.67	$ 68.95	$ 72.40	$ 76.02	$ 79.82	$ 83.82	
Police Lieutenant/Police Commander	Monthly	$ 9,941.43	$ 10,438.50	$ 10,960.42	$ 11,508.44	$ 12,083.87	$ 12,688.06	
	Bi-weekly	$ 4,588.35	$ 4,817.77	$ 5,058.66	$ 5,311.59	$ 5,577.17	$ 5,856.03	
	Hourly	$ 57.36	$ 60.22	$ 63.23	$ 66.40	$ 69.72	$ 73.20	

FISCAL YEAR 2022-2023 (2% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7
Assistant Police Chief	Monthly	$ 11,610.46	$ 12,190.98	$ 12,800.53	$ 13,440.56	$ 14,112.58	$ 14,818.21	
	Bi-weekly	$ 5,358.67	$ 5,626.61	$ 5,907.94	$ 6,203.33	$ 6,513.50	$ 6,839.18	
	Hourly	$ 66.98	$ 70.33	$ 73.85	$ 77.54	$ 81.42	$ 85.49	
Police Lieutenant/Police Commander	Monthly	$ 10,140.26	$ 10,647.27	$ 11,179.63	$ 11,738.61	$ 12,325.54	$ 12,941.82	
	Bi-weekly	$ 4,680.12	$ 4,914.12	$ 5,159.83	$ 5,417.82	$ 5,688.71	$ 5,973.15	
	Hourly	$ 58.50	$ 61.43	$ 64.50	$ 67.72	$ 71.11	$ 74.67	

EFFECTIVE FEBRUARY 16, 2023 – FIRST PAY PERIOD FOLLOWING ADOPTION BY CITY COUNCIL (4% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Assistant Police Chief	Monthly	$12,074.88	$ 12,678.62	$ 13,312.55	$ 13,978.18	$ 14,677.08	$ 15,410.94
	Bi-weekly	$ 5,573.02	$ 5,851.67	$ 6,144.25	$ 6,451.47	$ 6,774.04	$ 7,112.74
	Hourly	$ 69.66	$ 73.15	$ 76.80	$ 80.64	$ 84.68	$ 88.91
Police Lieutenant	Monthly	$10,545.87	$ 11,073.16	$ 11,626.82	$ 12,208.15	$ 12,818.56	$ 13,459.49
	Bi-weekly	$ 4,867.32	$ 5,110.69	$ 5,366.22	$ 5,634.53	$ 5,916.26	$ 6,212.07
	Hourly	$ 60.84	$ 63.88	$ 67.08	$ 70.43	$ 73.95	$ 77.65

FISCAL YEAR 2023-24 (4% COLA) – EFFECTIVE JUNE 22, 2023

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Assistant Police Chief	Monthly	$12,557.87	$13,185.76	$13,845.05	$14,537.30	$15,264.17	$16,027.38
	Bi-weekly	$5,795.94	$6,085.74	$6,390.02	$6,709.52	$7,045.00	$7,397.25
	Hourly	$72.45	$76.07	$79.88	$83.87	$88.06	$92.47
Police Lieutenant	Monthly	$10,967.70	$11,516.08	$12,091.89	$12,696.48	$13,331.30	$13,997.87
	Bi-weekly	$5,062.01	$5,315.11	$5,580.87	$5,859.91	$6,152.91	$6,460.56
	Hourly	$63.28	$66.44	$69.76	$73.25	$76.91	$80.76

FISCAL YEAR 2024-25 (4% COLA) – EFFECTIVE JUNE 20, 2024

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Assistant Police Chief	Monthly	$13,060.19	$13,713.20	$14,398.86	$15,118.80	$15,874.74	$16,668.48
	Bi-weekly	$6,027.78	$6,329.17	$6,645.63	$6,977.91	$7,326.80	$7,693.14
	Hourly	$75.35	$79.12	$83.07	$87.23	$91.59	$96.17
Police Lieutenant	Monthly	$11,406.41	$11,976.73	$12,575.56	$13,204.34	$13,864.56	$14,557.78
	Bi-weekly	$5,264.49	$5,527.72	$5,804.11	$6,094.31	$6,399.03	$6,718.98
	Hourly	$65.81	$69.10	$72.55	$76.18	$79.99	$83.99

FISCAL YEAR 2024-2025 – AN ADDITIONAL 3% BASE SALARY INCREASE, EFFECTIVE AUGUST 15, 2024

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Assistant Police Chief	Monthly	$13,452.00	$ 14,124.60	$ 14,830.83	$ 15,572.37	$ 16,350.99	$ 17,168.53
	Bi-weekly	$ 6,208.61	$ 6,519.04	$ 6,845.00	$ 7,187.25	$ 7,546.61	$ 7,923.94
	Hourly	$ 77.61	$ 81.49	$ 85.56	$ 89.84	$ 94.33	$ 99.05
Police Lieutenant	Monthly	$11,748.59	$ 12,336.02	$ 12,952.82	$ 13,600.47	$ 14,280.49	$ 14,994.51
	Bi-weekly	$ 5,422.43	$ 5,693.55	$ 5,978.23	$ 6,277.14	$ 6,590.99	$ 6,920.54
	Hourly	$ 67.78	$ 71.17	$ 74.73	$ 78.47	$ 82.39	$ 86.51

FISCAL YEAR 2025-2026 (6% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Assistant Police Chief	Monthly	$14,259.11	$ 14,972.07	$ 15,720.67	$ 16,506.70	$ 17,332.04	$ 18,198.64
	Bi-weekly	$ 6,581.13	$ 6,910.19	$ 7,255.69	$ 7,618.48	$ 7,999.40	$ 8,399.37
	Hourly	$ 82.27	$ 86.38	$ 90.70	$ 95.23	$ 99.99	$ 104.99
Police Lieutenant	Monthly	$12,453.51	$ 13,076.18	$ 13,729.99	$ 14,416.49	$ 15,137.31	$ 15,894.18
	Bi-weekly	$ 5,747.77	$ 6,035.16	$ 6,336.92	$ 6,653.76	$ 6,986.45	$ 7,335.78
	Hourly	$ 71.85	$ 75.44	$ 79.21	$ 83.17	$ 87.33	$ 91.70

FISCAL YEAR 2026-2027 (6% COLA)

POSITION TITLE	RATE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Assistant Police Chief	Monthly	$15,114.66	$ 15,870.39	$ 16,663.91	$ 17,497.11	$ 18,371.96	$ 19,290.56
	Bi-weekly	$ 6,976.00	$ 7,324.80	$ 7,691.04	$ 8,075.59	$ 8,479.37	$ 8,903.33
	Hourly	$ 87.20	$ 91.56	$ 96.14	$ 100.95	$ 105.99	$ 111.29
Police Lieutenant	Monthly	$13,200.72	$ 13,860.75	$ 14,553.79	$ 15,281.48	$ 16,045.55	$ 16,847.83
	Bi-weekly	$ 6,092.64	$ 6,397.27	$ 6,717.13	$ 7,052.99	$ 7,405.64	$ 7,775.92
	Hourly	$ 76.16	$ 79.97	$ 83.97	$ 88.16	$ 92.57	$ 97.20

Appendix "B"
APMA Uniform Items and Cleaning
Cost information valid as of July 1, 2017

Job Classification	Uniform Item	Cleaning Cost
Assistant Police Chief	Pants	$2.50/per item
	Class B Shirt	$2.50/per item
	Class A Shirt	$2.50/per item
	Tie w/Tie bar	None
	Belt	None
	Boots	None
	Uniform Jacket	None
Police Lieutenant	Pants	$2.50/per item
	Class B Shirt	$2.50/per item
	Class A Shirt	$2.50/per item
	Tie w/Tie bar	None
	Belt	None
	Boots	None
	Uniform Jacket	None

Item No. 15

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Andrew Ho, Director of Community Development
Alison MacCarley, Economic Development Specialist

SUBJECT: **AWARD OF CONTRACT FOR PROFESSIONAL CONSULTING SERVICES TO PREPARE A FEASIBILITY STUDY ON THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT (BID) OR A PROPERTY AND BUSINESS IMPROVEMENT DISTRICT (PBID)**

RECOMMENDATION:

It is recommended the City Council award a contract, in an amount not-to-exceed $86,525, to Civitas Advisors (Civitas) and Community Strong Strategies (CSS), subject to final language approval by the City Manager and City Attorney, to create a feasibility study for a Business Improvement District (BID) or a Property and Business Improvement District (PBID) within Downtown Alhambra; and direct staff to undertake the steps necessary to finalize the Council's action.

BACKGROUND:

On June 23, 2025, the City Council approved the 2025 Strategic Plan, including Goal Three: Create a Strong Financial Base and Strong Economic Base (Economic Development). One of the goal's objectives is to research and initiate a study to explore expanding the Alhambra Central Business District Association (ACBDA) boundaries and potentially increasing the assessment amounts.

On December 8, 2025, the City Council authorized the distribution of a Request for Proposals ("RFP") RFP2M25-25 to prospective firms and consultants to conduct create a feasibility study for a Business Improvement District (BID) or a Property and Business Improvement District (PBID) within Downtown Alhambra. Prospective consultants were given until March 19, 2026 to submit proposals to the City.

The scope of work under the contract includes:

1. A feasibility analysis to understand BID/PBID legal frameworks and Proposition 218 compliance; an evaluation of which structure will work best in Alhambra; and a determination of potential boundaries and assessments.
2. Stakeholder outreach to educate and solicit feedback from property owners and business owners on the concept.
3. Ballot process management in accordance with California's Property and Business

Improvement District Law of 1994. PBIDs are established with 51% approval from assessed property owners.

The City received four (4) proposals. Staff evaluated all proposals, interviewed three (3) proposers through the week of April 27, 2026 and selected Civitas and CSS as the most qualified consultant. Staff reviewed and evaluated the proposals based on the RFP requirements, which included understanding of the project scope, approach and methodology, experience with community outreach and creation of BID/PBID districts, and project cost.

Civitas has been forming and renewing PBIDS/BIDs since 1994 and has over 30 years of experience in igniting local economies, creating jobs, and establishing downtown improvements through the United States. Community Strong Strategies has provided community economic development, business development, and market and management of business districts and community engagement for over 30 years. CSS will lead the strategic planning and community engagement process while Civitas will deliver the Management plan and report, and lead the City with the legal formation process and assist in creation of the BID/PBID if viable.

FINANCIAL ANALYSIS:

Funding for is budgeted in FY 2025-2026 and FY 2026-2027, under Account #101.40.40100.00000.621100.

ATTACHMENT:

None.

Item No. 16

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: _____

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Garrett Kennedy, Chief of Police

SUBJECT: **MEMORANDUM OF UNDERSTANDING WITH THE ALHAMBRA UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICERS FOR FY 2026/27**

RECOMMENDATION:

It is recommended the City Council approve the Memorandum of Understanding (MOU) with the Alhambra Unified School District (AUSD) to continue the School Resource Officer (SRO) Program for Fiscal Year 2026/27, contingent upon entry into a reimbursement agreement for the cost of such services with AUSD; authorize the Chief of Police to execute the Renewal to the Memorandum of Understanding; and direct staff to undertake the steps necessary to finalize Council's action.

BACKGROUND:

Both the Alhambra Police Department and AUSD believe that the continuation of the SRO Program will further the goal of maintaining a safe school environment for students and staff.

The existing MOU with AUSD for an SRO Program expires on June 30, 2026. Renewing this MOU provides Police Officers to the District during the academic school year calendar through June 30, 2027.

AUSD will reimburse the City for services in an amount not to exceed $526,248.00 annually. Time is charged by itemized timecard hourly and billed to AUSD. Estimated SRO reimbursable costs for FY 2025/26 are $278,389.00.

FINANCIAL ANALYSIS:

Funds for Police expenses are available in the Fiscal Year 2026/27 Budget, within the Police Department's account number 101.20.20100.00000.510110. Reimbursements are deposited under account number 101.20.44430.

ATTACHMENT:

None

Item No. 17

City of Alhambra

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Garrett Kennedy, Chief of Police

SUBJECT: **AWARD OF CONTRACT FOR PROFESSIONAL INFORMATION TECHNOLOGY AND SUPPORT SERVICES**

RECOMMENDATION:

It is recommended the City Council award a contract to SDI Presence, LLC., subject to final language approval by the City Manager and City Attorney, to provide Professional Information Technology (IT) and Support Services to the Alhambra Police Department for a three-year term with two one-year optional extensions in an amount not to exceed $219,240 for the first year , with an annual CPI increase each year thereafter in a not to exceed amount of 5%; authorize the Chief of Police to execute the said agreement and the two one-year extensions, which shall be contingent on satisfactory performance and available budget; authorize the City Manager or her designee to amend the contract for other necessary IT related services outside the scope of the agreement if such amendment is within her authority; and direct staff to undertake the steps necessary to finalize the Council's action.

BACKGROUND:

1. On March 9, 2026, the City Council approved the distribution of a Request for Proposals (RFP2M26-2) seeking proposals for Professional Information Technology and Support Services.

2. On April 15, 2026, the City received seven (7) proposals. Four Police Department employees evaluated and ranked the proposals in accordance with the criteria stated in the RFP. The proposal received from SDI Presence, LLC (SDI) had the highest ranking and meets the City's evaluation criteria including experience with similar projects involving municipalities, knowledge and hands-on experience with relevant government and public safety software applications, qualifications and experience of proposed staff, hours and rates, and references.

3. SDI's proposal includes endpoint pricing and Cloud backup for the first year in the amount of $219,240.00. Endpoint pricing is flat fee model where IT services, security software, or management tools are billed based on the number of individual devices (endpoints) connected to a network. It is a common and more transparent pricing structure which is better suited for a police department, which operates 365 days a year, 24 hours a day, 7 days a week. Endpoint pricing is inclusive of all support services except for labor for special projects. The contract also includes cloud backup at a rate of $95.00/TB/Month.

4. For services that may arise outside of SDI's endpoint project scope, an amendment to the contract will be necessary. Staff is requesting the City Manager or designee be authorized to execute an amendment with SDI if the amendment amount for such extra work is within the City Manager's contracting authority and if there are funds available. An amendment, however, in excess of the City Manager's authority and requiring additional appropriations shall come back to the City Council for approval.

FINANCIAL ANALYSIS:

Funding for IT contracted services has been included in the 2026-27 Fiscal Year Budget under account number 101.20.20100.00000.611200 and will be included in future budget requests.

ATTACHMENTS:

None

Item No. 18

The information for this item is available at the City Clerk's Office

(626) 570-5090

Item No. 19

The information for this item is available at the City Clerk's Office

(626) 570-5090

Item No. 20

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL:

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Lauren Myles, City Clerk
Joseph M. Montes, City Attorney

SUBJECT: **CONSIDERATION OF AN ORDINANCE ADDING SECTION 3.12.180 (TWO YEAR BUDGETS) AND AMENDING SECTIONS 2.24.020(C), 2.28.020(C), 2.32.030(A), 2.34.020(C), 9.12.030 AND 19.01.010(SEC. 102)(G) OF THE ALHAMBRA MUNICIPAL CODE PERTAINING TO THE QUALIFICATIONS FOR MEMBERS OF THE PLANNING COMMISSION, PARKS & RECREATION COMMISSION, LIBRARY BOARD AND TRANSPORTATION COMMISSION AS WELL AS DAYTIME LOITERING AND THE SALE OF SAFE AND SANE FIREWORKS**

RECOMMENDED ACTION:

City Council introduce for First Reading **Ordinance No. O2M26-4862** entitled: An Ordinance of the City Council of the City of Alhambra, California, adding Section 3.12.180 (Two Year Budgets) and amending Sections 2.24.020(C), 2.28.020(C), 2.32.030(A), 2.34.020(C), 9.12.030 and 19.01.010(Sec. 102)(G) Of the Alhambra Municipal Code Pertaining to the qualifications for members of the Planning Commission, Parks & Recreation Commission, Library Board and Transportation Commission as well as Daytime Loitering and the Sale of Safe and Sane Fireworks

BACKGROUND:

The Alhambra Municipal Code ("AMC") is a comprehensive gathering of ordinances adopted by the City Council covering a wide range of topics, such as City organization, parking, land use, licensing, purchasing, and contracting. From time-to-time updates are made to the AMC to address new state legislation, clarify ambiguous provisions, or delete outdated language. While some of these changes require immediate consideration by the Council, most can be addressed periodically. Accordingly, staff intends to annually bring a code clean up ordinance to the Council in the first quarter of each year that will address modifications needed due to new legislation, as well as other suggested clarifying changes.

For this annual review, City staff is suggesting minor changes to the AMC to reflect current practices and clarify confusing parts of the AMC.

Proposed Amendments

City staff identified the following Sections to amend:

Proposed Addition of Section 3.12.180 (Two Year Budget)

The proposed additional section would allow for the preparation of two-year budgets, which has been staff's and the Council's recent practice and preference to better stabilize the City's finances.

Proposed Amendments to Sections 2.24.020, 2.28.020, 2.32.030, 2.34.020 (Qualifications – Parks & Recreation Commission, Board of Library Trustees and Transportation Commission)

The proposed ordinance would amend the Composition; Appointment and Term of Office; Qualifications Chapters to further clarify the residency requirements for members of the Planning Commission, Parks & Recreation Commission, Board of Library Trustees and Transportation Commission. This amendment was requested by City Clerk Lauren Myles.

The proposed changes to Sections 2.24.020(C), 2.28.020(C), 2.32.030(A), and Section 2.34.020(C) are set out in redline format in the attached ordinance.

Proposed Amendments to Section 9.12.030 (Loitering; Daytime)

The proposed amendment would change the truancy hours from 8:30 a.m. to 1:30 p.m. daily to instead refer to "school hours," given the variation in school hours on a daily basis, and by school. A minor stopped for a potential violation would only be cited if the particular school they attend was in session at that time and the minor was not excused from attendance.

The proposed changes to Section 9.12.030 are set out in redline format in the attached ordinance.

Proposed Amendments to Section 19.01.010 (Sale of Safe and Sane Fireworks)

The proposed update to this Section is intended to address an inconsistency between the fee amount currently stated in the City's adopted ordinance as it pertains to the sales of Safe and Sane fireworks and the City's adopted Master Fee Schedule. Over time, the fee referenced in the ordinance has become outdated due to subsequent adjustments approved through the City's formal fee-setting process. Retaining a fixed dollar amount in the ordinance creates the potential for confusion, administrative inefficiency, and inadvertent misapplication of fees. To ensure accuracy and flexibility moving forward, the proposed ordinance would remove the specific fee amount and instead direct the public to the City's current fee schedule, as adopted and periodically updated by resolution of the City Council. This approach aligns the ordinance by centralizing fee information in a single, regularly maintained document, while preserving the ordinance's intent and enforceability. This amendment was requested by Deputy Fire Marshall Jessie Salazar.

The proposed changes to Section 19.01.010(Sec. 102)(g) are set out in redline format in the attached ordinance.

ENVIRONMENTAL ANALYSIS

The City reviewed the environmental impacts of this Ordinance under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This Ordinance is not subject to further review environmental review because: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that this Ordinance will have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the Ordinance, by itself, do not constitute a "project" as defined in section 21065 of the Public Resources Code and the CEQA Guidelines (14 Cal. Code Regs. § 15378). It can be seen with certainty that there is no possibility that this Resolution may have a significant effect on the environment.

ATTACHMENTS:

Ordinance No. O2M26-4862

ORDINANCE NO. O2M26-4862

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA, ADDING SECTION 3.12.180 (TWO YEAR BUDGETS) AND AMENDING SECTIONS 2.24.020(C), 2.28.020(C), 2.32.030(A), 2.34.020(C), 9.12.030 AND 19.01.010(SEC. 102)(G) OF THE ALHAMBRA MUNICIPAL CODE PERTAINING TO THE QUALIFICATIONS FOR MEMBERS OF THE PLANNING COMMISSION, PARKS & RECREATION COMMISSION, LIBRARY BOARD AND TRANSPORTATION COMMISSION AS WELL AS DAYTIME LOITERING AND THE SALE OF SAFE AND SANE FIREWORKS

THE CITY COUNCIL OF THE CITY OF ALHAMBRA DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings of Fact. The City Council does hereby make the following findings of fact:

A. The Municipal Code of the City of Alhambra requires periodic updates to reflect changes in law, provide clarification to the community, and improve customer service and administration of City business.

B. City staff have proposed a series of amendments to the Alhambra Municipal Code and additions to the Alhambra Municipal Code as part of its periodic update.

SECTION 2. AMENDMENT. The following sections of the Alhambra Municipal Code are hereby amended to read as follows in Exhibit A with only the effected provisions shown with additions denoted by underline and deletions by ~~strikethrough~~ (all other provisions of such sections remain unchanged):

1. Chapter 2.24 (Planning Commission)
    a. § 2.24.020 Composition; Appointment and Term of Office; Qualifications.)
2. Chapter 2.28 (Parks & Recreation Commission)
    a. § 2.28.020 (Composition; Appointment and Term of Office; Qualifications.)
3. Chapter 2.32 (Public Library and Board of Library Trustees)
    a. § 2.32.030 (Trustees; Qualifications; Vacancies.)
4. Chapter 2.34 (Transportation Commission)
    a. § 2.34.020 (Composition; Appointment and Term of Office; Qualifications.)
5. Chapter 9.12 (Minors; Loitering and Curfew)
    a. § 9.12.030 (Loitering; Daytime.)
6. Chapter 19.01 (Sale of Safe and Sane Fireworks)
    a. § 19.01.010 (Sale of Safe and Sane Fireworks.)

SECTION 3. ADDITION. The following section of the Alhambra Municipal Code is hereby added to read as follows in Exhibit B:

1. § 3.12.180 (Two Year Budget)

SECTION 4. SEVERABILITY. The City Council declares that, should any provision, section; paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

SECTION 5. CEQA. The City Council finds that this Ordinance is not subject to environmental review under the California Environmental Quality Act ("CEQA") because the Ordinance is an activity that is excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed Ordinance amendments to the Municipal Code are organizational or administrative activities of government which will not result in direct or indirect physical changes to the environment and are exempt from CEQA under 14 Cal. Code Regs. § 15060(c)(2) and14 Cal. Code Regs. § 15061(b)(3).

SECTION 6. CERTIFICATION AND PUBLICATION. The City Clerk shall certify to the passage and adoption of this Ordinance and to its approval by the Mayor and shall cause the same to be published according to law.

PASSED, APPROVED, AND ADOPTED THIS ____ DAY OF _____, 2026.

_____
Jeff Maloney, Mayor

ATTEST:

_____
Lauren Myles, City Clerk

APPROVED AS TO FORM

_____
Joseph M. Montes, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF ALHAMBRA)

I HERBY CERTIFY that the foregoing Ordinance No. O2M26-, was introduced at a Regular Meeting of the City Council held on the ____ day of _____, 2026, and was approved and adopted at a Regular Meeting of the City Council held on the ____day of _____ 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:

_____
Lauren Myles, City Clerk

EXHIBIT A

§ 2.24.020 COMPOSITION; APPOINTMENT AND TERM OF OFFICE; QUALIFICATIONS.

(A) *Composition.* The City Planning Commission shall consist of ten members.

(B) *Appointment; term of office.* All terms of office of all present members of the City Planning Commission shall expire at 12:01 a.m. on March 25, 1985. Each Councilman, at the second regular City Council meeting held in March, 1985, shall appoint two members to the City Planning Commission and shall announce the names of his or her appointees at that meeting.

(1) The term of office for each member of the City Planning Commission shall terminate annually at 12:01 a.m. on the date of the second regular City Council meeting held in March of each year. Commencing on the date of the second regular City Council meeting held in March, 1986, and annually thereafter, each Councilman shall appoint two members to the City Planning Commission and shall announce the names of his or her appointees at that meeting.

(2) No person appointed to the City Planning Commission shall serve more than eight consecutive yearly terms.

(C) *Qualifications.* To be eligible to membership on the City Planning Commission, a person must be a resident and at least 18 years of age and shall have resided in the city for at least one year ~~next~~ preceding the date of his or her appointment.

§ 2.28.020 COMPOSITION; APPOINTMENT AND TERM OF OFFICE; QUALIFICATIONS.

(A) *Composition.* The Parks and Recreation Commission shall consist of ten members.

(B) *Appointment; term of office.* All terms of office of all present members of the Parks and Recreation Commission shall expire at 12:01 a.m. on March 25, 1985. Each Councilman, at the second regular City Council meeting held in March, 1985, shall appoint two members to the Parks and Recreation Commission and shall announce the names of his or her appointees at that meeting.

(1) The term of office for each member of the Parks and Recreation Commission shall terminate annually at 12:01 a.m. on the date of the second regular City Council meeting held in March of each year. Commencing on the date of the second regular City Council meeting held in March, 1986, and annually thereafter, each Councilman shall appoint two members to the Parks and Recreation Commission and shall announce the names of his or her appointees at that meeting.

(2) No person appointed to the Parks and Recreation Commission shall serve more than eight consecutive yearly terms.

(C) *Qualifications.* All voting members of the Parks and Recreation Commission shall be a resident and have resided in the city for at least one year ~~next~~ preceding the date of his or her appointment.

('86 Code, § 2.28.020) (Ord. 2742, passed - - ; Am. Ord. 3314, passed - - ; Am. Ord. 3325, passed - - ; Am. Ord. 3973, passed - - ; Am. Ord. 4791, passed 10-11-21)

§ 2.32.030 TRUSTEES; QUALIFICATIONS; VACANCIES.

(A) *Qualifications.* To be eligible to membership on the Board of Library Trustees, a person shall be a resident and have resided in the city for at least one year ~~next~~ preceding the date of his or her appointment.

(B) *Vacancies.* The City Council by unanimous vote may remove for any reason any member of the Board of Library Trustees at any time. When a vacancy occurs due to removal, resignation or other cause, such vacancy shall be filled for the unexpired term by an appointment made pursuant to § 2.32.020 of this code.

(Ord. 4383, passed 1-10-00 ; Am. Ord. 4791, passed 10-11-21)

§ 2.34.020 COMPOSITION; APPOINTMENT AND TERM OF OFFICE; QUALIFICATIONS.

(A) *Composition.* The Transportation Commission shall consist of ten members.

(B) *Appointment; term of office.*

(1) At the first regular City Council meeting following the effective date of Ordinance No. 4371, the enabling ordinance establishing the Transportation Commission, each council person shall appoint two members to the Transportation Commission and shall announce the names of his appointees at that meeting.

(2) The term of office for each member of the Transportation Commission shall terminate annually at 12:01 a.m. on the date of the second regular City Council meeting held in March of each year. Commencing on the date of the second regular City Council meeting held in March 2000, and annually thereafter, each council person shall appoint two members to the Transportation Commission and shall announce the names of his appointees at that meeting.

(3) Commencing on the date of the second regular City Council meeting held in March, 2000, no person appointed on the Transportation Commission shall serve more than eight consecutive yearly terms.

(C) *Qualifications.* To be eligible to membership on the Transportation Commission, a person shall be a resident and have resided in the city for at least one year ~~next~~ preceding the date of his appointment.

(Ord. 4731, passed 8-23-99; Am. Ord. 4791, passed 10-11-21)

§ 9.12.030 LOITERING; DAYTIME.

Except as expressly provided in § 9.12.040, it shall be unlawful for any minor under the age of 18 years, who is subject to compulsory education or to compulsory continuation education to loiter, idle, wander, or be in or upon the public streets, high-ways, roads, alleys, parks, playgrounds, or other public eating places, vacant lots or any unsupervised place during school ~~the~~ hours ~~of 8:30 a.m. and 1:30 p.m.~~ on days when school is in session.

§ 19.01.010 SALE OF SAFE AND SANE FIREWORKS.

Sec. 101 It shall be unlawful for any person to sell, or to cause or permit to be sold, within the city, any fireworks at retail without first securing a permit to do so from the Fire Chief. A separate permit shall be obtained for each separate or distinct place of business or stand. Any person having a permit who fails to comply with the conditions of the permit as provided for by this section, shall be deemed to be operating without a permit in violation of this section. Application shall be made no earlier than April 1 and no later than April 20 of each calendar year.

Applications for permits shall be submitted on a form which may request information to assist the City in its evaluation of the goals of the revised ordinance including information regarding the amount of proceeds received by each permittee in prior years. Any person(s) submitting an application shall provide proof of employment or volunteer status with the applicant organization satisfactory to the City. The application shall be a public record. Notwithstanding the above, any party which is granted a permit may subcontract for the sale of fireworks.

Sec. 102 No permit shall be issued to any person, firm or corporation that does not satisfy the requirements provided in this Section.

a. The maximum number of permits which may be issued shall be 15 during any one calendar year as follows: A maximum of 3 permits shall be

issued to applicants in each of the 5 categories provided below, to which applicants may apply for only 1 of the categories:

1. Veterans organizations or any auxiliary of such organization chartered by the Congress of the United States, maintaining a charter and meeting place in the city whose membership is composed of members now and/or heretofore serving in the armed forces of the United States.

2. Religious organizations operating within the City which are exempt from federal taxation.

3. Elementary educational institutions operating within the City which are exempt from federal taxation that agree to use the permit proceeds for the benefit of a valid student extracurricular activity.

4. High school educational institutions operating within the City which are exempt from federal taxation that agree to use the permit proceeds for the benefit of a valid student extracurricular activity.

5. Non-profit organizations operating within the City which are exempt from federal taxation whose main purpose is primarily for civic betterment, youth activities, charitable, or religious purposes.

b. For purposes of this section "operating within the city" shall mean that an applicant's principal and permanent meeting place is within the city limits, the applicant was organized and established within the city limits for a minimum of one year continuously preceding the filing of an application for a permit and the applicant provides a majority of its services and resources to residents of Alhambra.

c. No organization may receive more than one permit for fireworks sales during any one calendar year.

d. The process for awarding the permit shall be by a lottery drawing supervised and open to the public by the City Manager or City Manager's designee as follows:

At the date of the deadline to submit applications for permits, 5 separate lottery pools will be created with numbers assigned to each applicant which satisfy the requirements of this Section. The first three applicant numbers which are drawn from each category shall receive a permit.

e. No stand shall be within 600 feel of another stand.

f. Each applicant for a permit shall take out and maintain in force, while any such fireworks stand is open, public liability insurance in an amount of not less than $1,000,000 for injury to one person, and not less than $1,000,000 for any one occurrence, and $1,000,000 for damage to property. The city shall be named as "additional insured" on all policies required hereunder. Prior to the issuance of a permit hereunder, each applicant shall furnish the city evidence satisfactory in form to the city that such insurance is in force, and adequate legal assurance that the carrier will give the city at least 30 days prior written notice of the cancellation of the policy, during the effective period of the permit.

g. Applicants for a permit hereunder shall pay a permit fee ~~of $100 for each fireworks stand~~ per the current fee schedule.

h. With the exception of veterans' organizations, the fireworks stand must be run by and staffed at all times by members of the organization which submitted the application.

i. It shall be unlawful for any person to sell at retail "dangerous fireworks," as defined in the California State Fireworks Law.

j. No "safe and sane" fireworks, as defined in the California State Fireworks Law, shall be sold or offered for sale at retail within the city, except from 12:00 noon on June 28 to 12:00 noon on July 6 of each year.

k. No "safe and sane" fireworks shall be sold or offered for sale at retail unless the fuses or other igniting devices are protected by approved protective caps, or each item or group of items is enclosed or sealed in a package bearing the California State Fire Marshal's Seal of Registration, upon which the wholesaler's license number appears.

l. The Fire Chief is authorized to promulgate reasonable additional rules and regulations for the operation of fireworks stands, in order to eliminate or reduce to a minimum the risk of fire or injury to persons or damage to property. A copy of any such rules and regulations shall be posted in a prominent place in each fireworks stand. Failure to comply with said rules and regulations shall be grounds for the immediate revocation of any permit granted under this section.

m. Notwithstanding the limit set forth on the number of permits, the City Manager, in his or her discretion, may issue additional permits for the sale of fireworks to qualified applicants such that the total number of permits issued by the lottery process and the City Manager discretionary permits does not exceed 18. Any organization receiving a discretionary permit shall not be entitled to priority in subsequent years, but shall be eligible for subsequent discretionary permits. In all other respects, discretionary permits shall be governed by the provisions of this section.

Exhibit B

§ 3.12.180 TWO YEAR BUDGET.

Notwithstanding any other provision of this Chapter, the City Manager may propose, and the Council may adopt a two year budget. The two year budget will be adopted in the same manner as an annual budget, except that the Council shall review the two year budget in the off year and any modifications made to the two year budget shall be treated as budget amendments as provided for in Section 3.12.090.

Item No. 21

CITY OF ALHAMBRA
AGENDA REPORT

CITY MANAGER APPROVAL: _____

DATE: May 11, 2026

TO: Honorable Mayor and Members of the City Council

SUBMITTED BY: Andrew Ho, Director of Community Development
Maia McCurley, Planning Manager
Joseph Montes, City Attorney

SUBJECT: **CONSIDERATION OF AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL AMENDING SECTIONS 6.36.030, 20.23.030, 22.08.060, 22.20.090, 22.24.080, AND 22.52.020; CHAPTERS 5.38, 5.52, 5.90, 5.92, AND 22.12; AND ADDING CHAPTER 22.30 OF THE ALHAMBRA MUNICIPAL CODE**

RECOMMENDATION:

It is recommended that the City Council:

1. Direct the City Attorney to introduce and give first reading by title only, waiving further reading to the following ordinance entitled:

   Ordinance No. O2M26-4864: AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL AMENDING SECTIONS 6.36.030, 20.23.030, 22.08.060, 22.20.090, 22.24.080, AND 22.52.020, AND CHAPTERS 5.38, 5.52, 5.90, 5.92, AND 22.12, AND ADDING CHAPTER 22.30 OF THE ALHAMBRA MUNICIPAL CODE

   which ordinance shall return for a second reading and adoption at the next City Council meeting on June 22, 2026; and

2. Determine this action is exempt from CEQA.

BACKGROUND:

Periodically amendments are needed to the Alhambra Municipal Code ("AMC") based upon changes in legislation and issues arising in implementation of the AMC. This ordinance contains updates to the AMC related to Community Development that are not contained within the Alhambra Zoning Code ("Zoning Code"). A similar clean-up ordinance amending the Zoning Code is also being considered by the City Council at their meeting on May 11, 2026.

ANALYSIS:

The proposed ordinance, which shows the proposed AMC text changes in strikethrough and underline, is provided as an attachment to this staff report. Following is a summary of the proposed

changes to the AMC:

Chapter 5.38	Correct a typographical error due to chapter renumbering in the Zoning Code and update references to permit requirements for *Games of Skill and Science* to be consistent with the requirements in the Zoning Code.
Chapter 5.52	Amends chapter on Pool and Billiard Halls to reflect new definitions, new licensing requirements, updates to the decisionmaker for issuance and revocation of licenses, and updates to the types of uses exempt from the requirements of the chapter.
Chapter 5.90	Amends chapter on Tobacco Retail License to reflect new general requirements and prohibitions applicable to businesses with Tobacco Retail Licenses and businesses classified as *Vape and Smoke Retail Sales Establishments*, as well as new licensing requirements.
Chapter 5.92	Amends chapter to include references to and definitions for *Urban Dwelling Units* and *Urban Lot Splits*, as a result of the addition of Chapter 22.30.
Section 6.36.030	Updates definition for *Family Day Care Home For Children* consistent with the City's Zoning Code.
Section 20.23.030	Correct a typographical error due to chapter renumbering in the Zoning Code.
Section 22.08.060	Correct a typographical error due to chapter renumbering in the Zoning Code.
Chapter 22.12	Amends chapter to include definitions for *Urban Dwelling Units* and *Urban Lot Splits*, as a result of the addition of Chapter 22.30.
Section 22.20.090	Correct a typographical error due to chapter renumbering in the Zoning Code.
Section 22.24.080	Correct a typographical error due to chapter renumbering in the Zoning Code.
Chapter 22.30	Add a new chapter specifying rules and regulations for Urban Lot Splits consistent with the requirements of State law, including permitted zones, size and number of lot splits, design and development standards, and the review and approval procedures.
Section 22.52.020	Amends the design standards for lots to allow exceptions to minimum frontage and depth requirements with the approval of the City Engineer, and clarifies rules on the prohibition of *Double Frontage* lots.

ENVIRONMENTAL STATUS:p

The City reviewed the environmental impacts of this Ordinance under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This Ordinance is not subject to further review environmental review because: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that this Ordinance will have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the Ordinance, by itself, does not constitute a "project" as defined in section 21065 of the Public Resources Code and the CEQA Guidelines (14 Cal. Code Regs. § 15378). It can be seen with certainty that there is no possibility that this Ordinance may have a significant effect on the environment.

FINANCIAL ANALYSIS:

None.

ATTACHMENTS:

Ordinance No. O2M26-4864

ORDINANCE NO. O2M26-4864

AN ORDINANCE OF THE ALHAMBRA CITY COUNCIL AMENDING SECTIONS 6.36.030, 20.23.030, 22.08.060, 22.20.090, 22.24.080, AND 22.52.020, AND CHAPTERS 5.38, 5.52, 5.90, 5.92, AND 22.12, AND ADDING CHAPTER 22.30 TO THE ALHAMBRA MUNICIPAL CODE AND FINDING SUCH ACTIONS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTIONS 15060(c)(2), 15061(b)(3), AND 15378.

WHEREAS, the City Council endeavors to maintain the Alhambra Municipal Code ("AMC") by periodically adopting clean-up ordinances that amend the AMC to reflect changes in law, clarify existing provisions, fix typographical errors, and make other minor adjustments to improve the administration of the AMC, as needed; and

WHEREAS, the purpose of this Ordinance is to make such periodic clean-up amendments to certain provisions of the AMC identified herein.

THE ALHAMBRA CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. **AMC CHAPTER 5.38 (GAMES OF SKILL AND SCIENCE).** Subsection B of Section 5.38.020 (Permit Required) and subsections A and B of Section 5.38.030 (Application for Permit) is amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"**§ 5.38.020 PERMIT REQUIRED.**

* * *

(B) If the applicant desires a permit for the purpose of operating, maintaining or conducting games of skill and science as a business in an appropriate commercial zone and not as an accessory use to the main use of the premises for an established business, no permit shall be issued pursuant to this chapter until the applicant has been issued a ~~conditional~~ use permit for an amusement center pursuant to the provisions of Chapter ~~23.90~~23.34 of this code. A use shall not be deemed to be accessory to the operation of an established business within the meaning of this section if the applicant seeks a permit for more than four games of skill and science.

* * *

§ 5.38.030 APPLICATION FOR PERMIT.

(A) *Filing.* The holder of a ~~conditional~~ use permit for an amusement center or the holder of any other business license issued by the city who desires to keep, maintain or possess in his or her place of business one or more games of skill and science shall file an application for a permit with the City Tax and License Collector.

(B) *Signature and verification.* Such application shall be filed in the name of the person or business entity holding the ~~conditional~~ use permit or business license for the premises

and shall be signed and verified by an individual applicant, by a partner if a partnership, and by a corporate officer if a corporation.

* * * "

SECTION 2. AMC CHAPTER 5.52 (POOL AND BILLIARD HALLS). Sections 5.52.010 through 5.52.040, inclusive, 5.52.090 (Grounds and Procedure for Revocation of License), and 5.52.110 (Pool Tables in Social Clubs) are amended; Section 5.52.015 (Definitions) is added; and such Chapter 5.52 (Pools and Billiard Halls) is renamed as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"CHAPTER 5.52: POOLROOMS AND BILLIARD ~~HALLS~~ROOMS

§ 5.52.010 LICENSE REQUIRED; PURPOSE; ZONING COMPLIANCE.

(A) It shall be unlawful for any person whether as principal, officer, clerk, agent or employee, either for himself or herself or for any other person to engage in, conduct, carry on or maintain the business, trade, occupation or calling of ~~conducting~~operating a pool room or billiard room in the city, without first having procured a license from the city so to do, pursuant to this chapter.

(B) *Purpose.* This chapter regulates the business of operating poolrooms or billiard rooms within the city and establishes licensing, operating, and enforcement standards for such businesses. Limiting the number of poolroom and billiard room businesses is necessary to prevent an undue concentration of such uses and associated impacts on public health, safety, and welfare, including but not limited to noise, late-night activity, and calls for service.

(C) *Zoning compliance.* This chapter does not authorize the establishment, expansion, or modification of any land use not otherwise permitted by Title 23 (Zoning). Establishments subject to this chapter shall comply with all applicable provisions of Title 23, including any required permits or approvals.

§ 5.52.015 DEFINITIONS.

DIRECTOR OF COMMUNITY DEVELOPMENT. "Director of Community Development" means the Director of Community Development or designee.

DIRECTOR OF FINANCE. "Director of Finance" means the Director of Finance or designee.

POOLROOM OR BILLIARD ROOM. "Poolroom or billiard room" means a commercial establishment where:

(1) Two or more pool or billiard tables are provided for use by the public; and

(2) The playing of pool or billiards constitutes a primary business activity, rather than an accessory or incidental activity.

§ 5.52.020 APPLICATION FOR LICENSE.

Any person who shall desire to procure a license for conducting or maintaining in the city a poolroom or billiard room shall make application therefor in writing to the ~~City Treasurer~~Director of Finance. Such application shall be made upon a form prescribed by the ~~City Treasurer~~Director of Finance and shall be verified by one of the applicants. Such application shall set forth the following information:

(A) The name of the applicant, if an individual.

(B) The names of the members thereof if an association or partnership.

(C) The names of the officers and shareholders thereof if the applicant is a corporation.

(D) The location where it is proposed to conduct the poolroom or billiard room.

(E) The number of pool or billiard tables intended to be kept therein.

§ 5.52.030 ISSUANCE OF LICENSE.

(A) The ~~City Treasurer and the Chief of Police shall each make their recommendations to the City Manager as to whether such license shall be granted or denied. If the City Manager approves the granting of such license, it~~ A license shall be issued by the Director of Finance ~~City Treasurer~~ upon the payment of the license fee specified in this chapter. The ~~City Manager~~ Director of Finance may refuse to issue such license if in his or her opinion reasonable grounds related to the public health, safety, or welfare exist for such denial.

(B) *Maximum Number.* The maximum number of poolroom and billiard room business licenses within the City shall not exceed one per every 10,000 inhabitants of the City of Alhambra, with any fraction of that ratio being rounded down to the nearest whole number. The total number of inhabitants of the City shall be determined by the most current published data available from the U.S. Census Bureau or the California State Department of Finance, whichever has been more recently updated, as of the date the permit application is deemed complete. This subsection shall not be construed to require the discontinuance of any lawfully issued license in effect as of the effective date of this ordinance. Existing licensees may continue to operate and renew their licenses in accordance with this chapter. If the maximum number of licenses has been reached, no additional licenses shall be issued unless and until a license becomes available.

§ 5.52.040 CONDITIONS TO BE INCLUDED IN LICENSES.

All licenses for the conducting, carrying on or maintaining of any poolroom or billiard room shall be made conditional upon such poolroom or billiard room being closed to the public between the hours of 2:00 a.m. and 8:00 a.m. of any day, unless different hours of operation are expressly authorized or required as a condition of the license or any applicable land use approval.

(A) All licenses for the conducting, carrying on or maintaining of any poolroom or billiard room in which or in conjunction with which any form of alcoholic beverage is served, shall also contain a condition that no minor shall be permitted to play in such poolroom or billiard room or to remain therein either as guest, visitor, spectator or otherwise, unless such minor be accompanied by his or her parent or guardian.

(B) All licenses for the conducting, carrying on or maintaining of any poolroom or billiard room in which or in conjunction with which no alcoholic beverage whatsoever is served, shall also contain the following conditions:

(1) No minor under the age of 14 years shall be permitted to play in such poolroom or billiard room or to remain therein either as a guest, visitor, spectator or otherwise at any time, unless such minor be accompanied by his or her parent or guardian.

(2) Any minor over the age of 14 years and under the age of 18 years may be permitted to play in such poolroom or billiard room or to be present therein prior to 10:00 p.m., of any day without being accompanied by his or her parent or guardian. After 10:00 p.m. of any such day, no such minor shall be permitted to play in such pool-room or billiard room, or to remain therein, either as guest, visitor, spectator or otherwise, unless such minor be accompanied by his or her parent or guardian.

(3) Any person over the age of 18 years may be permitted to play in such poolroom or billiard room or to be present therein at any time such establishment may be open to the public without being accompanied by his or her parent or guardian.

(C) In addition to the foregoing conditions, the Director of Finance, in consultation with the Director of Community Development, as needed, ~~City Manager~~ may impose any other reasonable conditions which he or she deems proper, including, without limitation, modified hours of operation, security measures, or restrictions on the presence of minors, which he or she deem necessary to protect the public health, safety, or welfare.

* * *

§ 5.52.090 GROUNDS AND PROCEDURE FOR REVOCATION OF LICENSE.

(A) *Conditions.* Any license issued for the operation of a poolroom or billiard room may be revoked or suspended if any of the following conditions exist or occur:

(1) If the holder of any license has knowingly made any material misstatement in his application for the license~~;~~.

(2) If the holder of any license has violated the provisions of the license or the provisions of this chapter governing the operation of poolrooms and billiard rooms.

(3) If any licensee has permitted any minor to play at or remain in such poolroom or billiard room in violation of the provisions of this chapter, or if any minor is employed to work in or about such poolroom or billiard room.

(4) If any conditions then exist which would have been grounds for denial of the application for the license~~;~~.

(5) If it appears that the continued operation, maintenance or conduct of such poolroom or billiard room would not comport with the public health, safety, or welfare.

(B) *Hearing.* No license shall be revoked for any cause until a public hearing has been held thereon by the ~~City Manager~~ Director of Finance and the licensee has been given five days' notice in writing of the time and place of such hearing. Such notice may be given by depositing the same in the United States mail, postage prepaid, directed to the licensee at the address stated in his application or by delivering the same to licensee personally. Any license may, however, be suspended by the ~~City Manager~~ Director of Finance pending the holding of a public hearing as provided above, by the ~~City Manager~~ Director of Finance causing a written notice of such temporary suspension to be delivered to licensee personally or by depositing a copy of such notice of temporary suspension in the United States mail, postage prepaid, directed to the licensee at the address given in the application.

(C) *Action.* At the conclusion of such hearing, the ~~City Manager~~ Director of Finance shall revoke any such license if he or she finds any of the foregoing grounds to exist, and, if he or she finds none of the foregoing grounds to exist he or she shall reinstate the license.

§ 5.52.100 APPEALS.

(A) *Right of appeal.* Any decision of the ~~City Manager~~ Director of Finance refusing to issue such license, or revoking any such license which has theretofore been issued, shall be subject to appeal to the City Council by the applicant or licensee by filing an appeal therefrom in writing in the office of the City Clerk within ten days after the rendition of such decision by the ~~City Manager~~ Director of Finance.

(B) *Fee.* The fee for filing any such appeal shall be $25, which fee shall be paid at the time of filing such written appeal.

(C) *Hearing.* The City Council shall set a date for hearing the appeal and shall give written notice of the date thereof to the appellant at least five days before the date of such hearing. Such hearing may be continued from time to time.

(D) *Action.* At the conclusion of the hearing the City Council shall take such action as it deems proper.

§5.52.110 ~~POOL TABLES IN SOCIAL CLUBS~~EXEMPTIONS.

~~Social clubs which make no charge therefor may maintain or operate any pool or billiard table without first obtaining a license therefor. If a charge is made for playing on any pool table or billiard table main-tained or operated or permitted or allowed to be maintained or operated by a social club, then such social club must make application for and obtain a license and pay the fee provided for in this chapter.~~This chapter does not apply to:

(A) Pool or billiard tables maintained as an accessory amenity within a lawfully permitted residential development, hotel, or private recreational facility.

(B) Pool or billiard tables maintained as an accessory or incidental component of a bar, restaurant, bowling alley, family entertainment center, arcade, or similar multi-use entertainment establishment where pool or billiards are not a primary business activity.

(C) Bona fide private nonprofit social clubs where no fee, charge, or consideration is required for playing on any pool or billiard table."

SECTION 3. AMC CHAPTER 5.90 (TOBACCO RETAIL LICENSE). New Section 5.90.005 (Purpose; Zoning Compliance) is added; Subsections G through I, inclusive, of Section 5.90.020 (General Requirements and Prohibitions) are amended and Subsection K is added; Subsection A is amended and Subsection C is added to Section 5.90.060 (Issuance and Renewal of License); Subsection A of Section 5.90.120 (Violations) is amended; and Subsections A and D of Section 5.90.130 (Suspension or Revocation of License) are amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"**§ 5.90.005 PURPOSE; ZONING COMPLIANCE.**

(A) *Purpose.* This chapter regulates the business of tobacco retailing within the city and establishes licensing, operating, and enforcement standards for such businesses to protect the public health, safety, and welfare.

(B) *Zoning compliance.* This chapter does not authorize the establishment, expansion, or modification of any land use not otherwise permitted by Title 23 (Zoning). Establishments subject to this chapter must comply with all applicable provisions of Title 23, including any required permits or approvals.

(C) The concentration and density of tobacco retailers is associated with increased youth access to tobacco products and other adverse public health impacts. Limiting the number of tobacco retailers within the City is necessary to reduce these impacts and to protect the public health, safety, and welfare.

* * *

§ 5.90.020 GENERAL REQUIREMENTS AND PROHIBITIONS.

* * *

(G) *Drug paraphernalia.* It shall be a violation of this chapter for any person engaged in tobacco retailing or any of the tobacco retailer's agents or employees to violate any local, state, or federal law regulating controlled substances or drug paraphernalia, except

that conduct authorized pursuant to state law shall not be a violation of this chapter. Tobacco retailers should be aware that the sale of "drug paraphernalia" (as that term is defined in Health and Safety Code Section 11364.5(d)) is regulated by the California Uniform Controlled Substances Act (specifically, Health and Safety Code Sections 11364 to 11376.5), as amended from time to time.

(H) *Self-service displays prohibited.* No tobacco retailer shall display tobacco products or tobacco paraphernalia by means of a self-service display or engage in tobacco retailing by means of a self-service display. ~~A tobacco retailer who chooses to display t~~Tobacco products or tobacco paraphernalia shall be kept and displayed in a secure and locked cabinet, case or similar ~~structure~~ enclosure, which can only be accessed with the assistance of a clerk. A ~~must post a~~ clear and conspicuous sign must be posted on or within five feet of the display stating that the cabinet, case or ~~structure~~ enclosure is locked at all times.

(I) *Windows.*

(1) In the course of tobacco retailing or in the operation of a business or maintenance of a location for which a license is issued, it shall be a violation of this chapter for a proprietor, or any of the tobacco retailer's agents or employees, to cover more than 10% of the window area with window signs unless otherwise prohibited in the applicable zone, whichever is more restrictive shall apply in accordance with Chapter 23.~~50~~21, Signs, of this code, or a lesser amount if required by Chapter 23.21, Signs, whichever results in greater visibility into the premises.

(2) All windows and doors shall be maintained to ensure law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are located ~~maintained~~, from exterior public rights-of-way or from the entrance. However, this division shall not apply to premises where there are no windows, or where the design or location of windows or landscaping precludes a view of the interior of the premises from exterior public rights-of-way or from the entrance.

(3) Security devices on exterior doors and windows shall only be allowed pursuant to the requirements of § 23.12.140, Security Devices.

(4) Tobacco products, tobacco paraphernalia, electronic cigarettes and vaping devices, and electronic cigarette and vaping accessories shall be displayed in a manner that is clearly visible from the exterior of the premises through storefront windows.

* * *

(K) *Vape and smoke retail sales establishments.* Vape and smoke retail sales establishments, as defined in Chapter 23.43, Use Classifications, of this code, shall comply with the following additional operational standards:

(1) *Operating hours.* Operating hours shall be limited from 8:00 a.m. to 10:00 p.m. The Planning Commission shall have the authority to extend the allowable operating hours through a Conditional Use Permit or amendment to an approved Conditional Use Permit.

(2) *Tobacco product use on premises.* A vape and smoke retail establishment located in a building sharing one or more common walls or sharing common attic space with another retail or commercial establishment shall not allow tobacco product use on the premises in a manner that interferes with any other establishment's use or enjoyment of the premises.

* * *

§ 5.90.060 ISSUANCE AND RENEWAL OF LICENSE.

(A) Upon the receipt of a complete application for a tobacco retailer's license and the license fee required by this chapter, the Department shall issue a license unless substantial evidence demonstrates that one or more of the following bases for denial exists, or that reasonable grounds related to the public health, safety, or welfare support denial of the application.

(1) The application is incomplete, inaccurate, false, or misleading;

(2) The Department has information that the applicant, or the applicant's agent(s) or employee(s), violated any local, state, or federal tobacco control law within the preceding 180 days; or

(3) The application seeks authorization for tobacco retailing at an address where a previous tobacco retail license has been suspended, revoked, or is subject to suspension or revocation proceedings for any violation of any of the provisions of this chapter. However, this shall not constitute a basis for denial of a tobacco retail license if either or both of the following apply:

(a) The applicant provides documentation which clearly demonstrates that the applicant has acquired or is in the process of acquiring the premises or business in an arm's length transaction; or

(b) It has been more than five years since the most recent tobacco retail license for that location was revoked.

(B) *Renewal of tobacco retail license.* A tobacco retail license shall be valid for one year and must be renewed between 30 and 60 days prior to the expiration of the tobacco retail license. A tobacco retail license may be renewed for additional one year periods by submission of a renewal application and the applicable fee. Any tobacco retail license that is suspended, has been revoked within the previous five years, or is subject to suspension or revocation proceedings shall not be renewed until suspension or revocation proceedings are complete and the suspension or revocation period, if any, is over.

(C) *Maximum Number.* The maximum number of tobacco retailer's licenses within the City shall not exceed one per every 4,000 inhabitants of the City of Alhambra, with any fraction of that ratio being rounded down to the nearest whole number. The total number of inhabitants of the City shall be determined by the most current published data available from the U.S. Census Bureau or the California State Department of Finance, whichever has been more recently updated, as of the date the application is deemed complete. This subsection shall not be construed to require the discontinuance of any lawfully issued tobacco retailer license in effect as of the effective date of the ordinance implementing this

subsection. Existing licenses may continue to operate and renew their licenses in accordance with this chapter. If the maximum number of licenses has been reached, no additional licenses will be issued unless a license becomes available.

* * *

§ 5.90.120 VIOLATIONS.

(A) It shall be a violation of this chapter for any person, tobacco retailer/licensee, or its agent(s) or employee(s), to violate any federal, state, or local tobacco law or regulation, including any provision of this chapter, in the course of tobacco retailing or in the operation of the business or maintenance of the location for which a license is issued. Each day that a violation continues is deemed to be a new and separate offense. No proof of knowledge, intent, or other mental state is required to establish a violation.

* * *

§ 5.90.130 SUSPENSION AND ~~OR~~ REVOCATION ~~OF LICENSE~~.

(A) In addition to any other remedy authorized by law, a tobacco retail license may be suspended or revoked as provided in this section if it is discovered that any of the following occurred:

(1) ~~The licensee, or the licensee's agent(s) or employee(s), violated any provision of this chapter. Violation by a licensee at one location shall not be construed as a violation at another location of the same licensee, nor shall violations by a prior licensee at the same location be accumulated against a subsequent licensee at the same location~~The licensee has violated any provision of this chapter;

(2) ~~The original or renewal application contained incomplete, inaccurate, false, or misleading information~~The application contained one or more material misrepresentations;

(3) ~~One or more of the bases for denial listed in § 5.90.060 existed before the tobacco retail license was issued~~The licensee has failed to comply with any condition of the license; or

(4) A licensee is convicted of a misdemeanor or felony violation of any federal, state, or local tobacco law or regulation, including any provision of this code;

(5) It appears that the continued operation, maintenance, or conduct of the tobacco retail business would not comport with the public health, safety, or welfare.

* * *

(D) When the Director finds a violation as set forth in this chapter, the tobacco retail license may be suspended or revoked as follows:

(1) Upon finding by the Director of a first tobacco retail license violation within any five year period, the tobacco retail license may be suspended for up to 30 days;

(2) Upon a finding by the Director of a second tobacco retail license violation within any five year period, the tobacco retail license may be suspended for up to 90 days;

(3) Upon a finding by the Director of a third tobacco retail license violation in any five year period, the tobacco retail license may be suspended for up to 120 days; and

(4) Upon a finding by the Director of a fourth tobacco retail license violation within a five year period, the tobacco retail license shall be revoked.

In determining the length of any suspension within the ranges set forth in this subsection, the Director may consider factors including, but not limited to, the nature and severity of the violation, the licensee's prior compliance history, and any corrective actions taken to prevent recurrence."

SECTION 4. AMC CHAPTER 5.92 (SHORT-TERM RENTALS). Sections 5.92.020 and 5.92.030, inclusive of Chapter 5.92 (Short-Term Rentals) are amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"§ 5.92.020 DEFINITIONS.

* * *

URBAN DWELLING UNIT. "Urban dwelling unit" shall have the same meaning as set forth in § 23.22.300(A).

URBAN LOT SPLIT. "Urban lot split" shall have the same meaning as set forth in § 22.12.225.2.

§ 5.92.030 ELIGIBLE TYPES OF DWELLING UNITS.

STRs shall be permitted in all zones except for the Industrial zone. Single-family residences, duplexes, condominiums, townhomes, and multi-family rental units in buildings of less than five units total may be utilized as a STR. STRs are prohibited in any dwelling unit that is subject to a restrictive covenant or other requirement that the unit be affordable to lower or moderate income households and occupied by an income-qualified household. STRs are prohibited in accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs") per Cal. Gov't Code § 66323(d). STRs are prohibited in urban dwelling units pursuant to Cal.Gov't Code § 65852.21(e)."

SECTION 5. AMC CHAPTER 6.36 (SANITARIUMS, PRIVATE SCHOOLS AND SIMILAR INSTITUTIONS). Section 6.36.030 (Family Day Care Home for Children Defined) is amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"§ 6.36.030 FAMILY DAY CARE HOME FOR CHILDREN DEFINED.

FAMILY DAY CARE HOME FOR CHILDREN means a family home, noninstitutional in character, which provides day care only, with or without compensation, for not more than ~~six~~fourteen children under 18 years of age, including children of the foster family under 18 years of age."

SECTION 6. AMC CHAPTER 20.23 (ELECTRIC VEHICLE CHARGING STATIONS). Section 20.23.030 (Application for Permit) is amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"§ 20.23.030 APPLICATION FOR PERMIT.

* * *

(C) Review of an EVSE permit application shall be limited to whether it meets applicable health and safety requirements of local, state and federal law, consistent with Government Code section 65850.7. Upon approval of a permit application by the Building Official, an electrical or building permit, as applicable, will be issued for work described in the application. The Building Official shall not deny an application for an EVSE permit unless they make written findings based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives of preventing the adverse impact. Any conditions imposed shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible. The decision of the Building Official to approve or deny an EVSE permit may be appealed to the planning commission pursuant to Section 23.~~24~~31.120 of this Code. The Building Official shall approve or deny an EVSE permit application within twenty (20) business days after the application was deemed complete if the application is for between one (1) and twenty-five (25) electric vehicle charging stations at a single site, or within forty (40) business days if the application is for more than twenty-five (25) installations at a single site.

* * *"

SECTION 7. AMC CHAPTER 22.08 (RESPONSIBILITIES). Subsection C of Section 22.08.060 (Director of Community Development) is amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"§ 22.08.060 DIRECTOR OF COMMUNITY DEVELOPMENT.

* * *

(C) The Director of Community Development shall be the "advisory agency," as defined in Cal. Gov't Code § 66415, and have the authority to approve, conditionally approve or disapprove maps for all applications under this title for a land use project that does not require any applications under Title 23 of this Code, or for a land use project where the Community Development Director is the review authority for all applications required under Title 23 for the project, as provided in Section ~~23.23.060~~ 23.30.070."

SECTION 8. AMC CHAPTER 22.12 (DEFINITIONS). Sections 22.12.225.1 and 22.12.225.2 are added to Title 22, to read as follows:

"§ 22.12.225.1 URBAN DWELLING UNIT.

URBAN DWELLING UNIT shall have the same meaning as set forth in Section 23.22.290(A) of this title.

§ 22.12.225.2 URBAN LOT SPLIT.

URBAN LOT SPLIT shall mean the ministerial review of a tentative parcel map and the subsequent parcel map to subdivide a single, existing legal lot into two lots, within a single-family residential zone, in accordance with Government Code Section 66411.7.

* * *"

SECTION 9. AMC CHAPTER 22.20 (TENTATIVE TRACT MAP). Section 22.20.090 (Review Authority) is amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"§ 22.20.090 REVIEW AUTHORITY.

The Planning Commission, or the Director of Community Development as provided in AMC 22.08.060 and ~~23.23.060~~ 23.30.070, shall render approval, conditional approval, or disapproval of a tentative map of a subdivision within 50 days after a complete application for such map has been filed. If an environmental impact report is prepared for the tentative map, the 50-day period specified above shall not be applicable and the Planning Commission or Director of Community Development shall render its decision within 45 days after certification of the environmental impact report. The decision of the Planning Commission may be recorded in the form of a resolution. If a resolution is prepared it shall contain the facts and reasons upon which the decision was based, and include the finding that the division is or is not consistent with the city general plan, or any applicable specific plans, or other applicable ordinances or policies. Time limits specified herein shall be modified only to the extent provided for in the Map Act."

SECTION 10. AMC CHAPTER 22.24 (TENTATIVE PARCEL MAP). Section 22.24.080 (Review Authority) is amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"§ 22.24.080 REVIEW AUTHORITY.

The Planning Commission, or the Director of Community Development as provided in AMC 22.08.060 and ~~23.23.060~~ 23.30.070, shall hear all the evidence and recommendations, at a public hearing, if required, and shall approve, conditionally approve or disapprove the tentative parcel map within 50 days of the filing thereof, a completed application. If an environmental impact report is prepared for the tentative parcel map, the 50-day period specified above shall not be applicable and the Planning Commission or Director of Community Development shall render its decision within 45 days after certification of the environmental impact report. The decision of the Planning Commission may be recorded in the form of a resolution. If a resolution is prepared it shall contain the facts and reasons upon which the decision was based, and include the finding that the division is or is not consistent with the City General Plan, or any applicable specific plans, or other applicable ordinances or policies. The Secretary of the Planning Commission shall thereafter report the Commission's decision in writing to the applicant within ten days of the action. Such action by the Planning Commission, or the Director of

Community Development, shall become final in the absence of any appeal. Time limits specified herein shall be modified only to the extent provided for in the Map Act."

SECTION 11. AMC CHAPTER 22.30 (URBAN LOT SPLITS). A new chapter 22.30 (Urban Lot Splits) is added to Title 22 to read as follows:

"§ 22.30 URBAN LOT SPLITS

§ 22.30.010 PURPOSE.

This Chapter applies to urban lot splits in accordance with Government Code section 66411.7.

§ 22.30.020 LOCATION.

(A) *RL Zoning.* Any proposed urban lot split must be located within the RL (Residential Low Density) zone.

(B) *Historic Designation.*

(1) A proposed urban lot split shall not be located on a parcel that is within a historic landmark on the State Historic Resources Inventory (Section 5020.1 of the Public Resources Code) or within a site that is designated or listed as a city or county landmark pursuant to a city or county ordinance.

(2) A proposed urban lot split shall not require demolition or alteration of a contributing structure located within a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance, or demolition or alteration of an existing exterior structural wall of a structure located within either a historic district that is included on the California Register of Historical Resources or within a historic district listed or designated pursuant to a city or county ordinance.

(C) *Prior Urban Lot Split.*

(1) An urban lot split shall not be allowed on any parcel established by an urban lot split pursuant to this section or Government Code Section 66411.7.

(2) An urban lot split shall not be allowed on any parcel adjacent to a parcel established by an urban lot split pursuant to this section or Government Code Section 66411.7, unless neither the owner of the current parcel being subdivided nor any person acting in concert with the owner was responsible for the urban lot split of the adjacent parcel.

(D) A proposed urban lot split may not be on a parcel that satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4, as that section read on September 16, 2021, which is as follows:

(1) Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

(2) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(3) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures as applicable to the development.

(4) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

(5) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(6) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(a) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(b) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

(7) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

(8) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

(9) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

(10) Lands under conservation easement.

(E) *Demolition and Alteration.* A proposed urban lot split must not require demolition or alteration of any of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(2) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(3) Housing located on a parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application for an urban lot split.

(4) Housing that has been occupied by a tenant in the last three years.

§ 22.30.030 STANDARDS.

(A) *Comply with Subdivision Map Act.* Urban lot splits must conform to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as expressly provided in this section.

(B) *Size and Number.* The parcel map subdividing an existing parcel must create no more than two new parcels of approximately equal lot area, provided that one parcel shall

not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

(C) *Minimum Size.* Both newly created parcels created by an urban lot split must be no smaller than 1,200 square feet.

(D) *Development and Design Standards.* The following objective development and design standards apply to urban lot splits, except no objective development or design standard shall be imposed on an urban lot split lot if it would have the effect of precluding the construction of two units on either of the resulting parcels, or would physically preclude either of the two units from being at least 800 square feet in floor area.

(1) *Minimum Frontage.*

(a) At least one parcel resulting from an urban lot split shall have a minimum frontage of 50 feet abutting the public right-of-way. If the existing parcel prior to an urban lot split has a frontage abutting the public right-of-way which is less than 50 feet, the existing frontage is acceptable and shall not be reduced.

(b) For corner lots and through lots, both parcels resulting from an urban lot split shall have a minimum frontage of 50 feet abutting the public right-of-way. If the existing parcel has a frontage abutting the public right-of-way which is less than 50 feet, the existing frontage is acceptable and shall not be reduced.

(2) *Lot Lines.* Interior or street side lot lines of parcels resulting from an urban lot split shall be perpendicular to the street, or radial to the street on curved streets, on which the parcel has frontage.

(3) *Setbacks.* No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. In all other circumstances, a minimum setback of 4 feet from the side and rear lot lines shall be required for any primary residential dwelling unit, including an urban dwelling unit, or accessory dwelling unit or junior accessory dwelling unit.

(4) *Location of Parking.* Off-street parking spaces shall not be located within a front or street side yard of a lot.

(5) *Driveways.* Driveways shall comply with the requirements of AMC Section 23.20.090, Parking Area Design and Development Standards.

(6) *Swimming Pools.* Swimming pools shall comply with the requirements of AMC Section 23.12.150, Swimming Pools.

(7) *Street-Facing Yard Landscaping.* Landscaping in street-facing yards shall comply with the requirements of AMC Section 23.17.030, Areas to be Landscaped.

(8) *Tree Preservation.*

(a) *Protected Trees.* Existing protected trees shall be preserved in place unless required documentation and replacement is provided pursuant to this section.

"Protected Trees" shall have the same definition as provided in Section 23.12.170, Tree Preservation.

(b) *Tree Removal & Replacement.* A certified arborist's report shall be submitted to the Community Development Department for the proposed removal of an existing tree in order to determine if the tree is a protected tree pursuant to Section 23.12.170, Tree Preservation. The report shall verify the tree's species, health, height, trunk diameter, and circumference, measured at a point four and one-half feet above the root crown. If removal of a protected tree is required to accommodate an accessory dwelling unit, the project must meet the following tree replacement requirements:

i. *Number.*

Quercus family (oaks) and California native trees: Two 24-inch box replacement oak or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

Mature trees: One 24-inch box replacement similar or native trees shall be required for each ten-inch increment of the diameter of the existing tree, or portion thereof.

ii. *Location.*

A minimum of 50 percent of the replacement trees shall be planted on site.

A maximum of 50 percent of the replacement trees may be planted off-site at locations approved by the Director or have their obligation met through payment of an in lieu fee. The value of each replacement tree, including the cost of installation, shall be established by a certified arborist and the funds shall be dedicated to an urban forestry program of the City of Alhambra.

(E) *Dedication and Off-Site Improvements.* A dedication of rights-of-way or the construction of offsite improvements for the parcels being created cannot be required as a condition of issuing a parcel map for an urban lot split.

(F) *Easements and Access.* Each parcel resulting from an urban lot split shall have access to or adjoin the public right-of-way. Easements shall be provided as necessary for provision of public services and facilities, maintenance of utilities, and, if required, fire department access.

(G) *Off-Street Parking.* Parcels resulting from an urban lot split shall provide a minimum of one off-street parking space per unit, except as expressly provided for in Government Code section 66411.7.

(H) *Residential Uses, Only.* All uses allowed on a site subdivided as an urban lot split must be limited to residential uses.

(I) *Occupancy.* The applicant for an urban lot split must sign an affidavit stating that the applicant will occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split. This does not

apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.

(J) *Short-Term Rentals Prohibited.* The short-term rental of any unit created by an urban lot split shall be prohibited pursuant to Chapter 5.92, Short-Term Rentals.

(K) *Non-Conforming Zoning Conditions.* Nonconforming zoning conditions are not required to be made conforming before approving an application.

(L) *Number of ADUs and JADUs.*

(1) Existing or proposed ADUs and JADUs shall be permitted in addition to the primary units, and shall not be counted toward the two-unit maximum allowed per lot, when located on a parcel created through an SB 9 urban lot split where the original parcel prior to the lot split was 10,000 square feet or more.

(2) Existing or proposed ADUs and JADUs shall be permitted and counted toward the two-unit maximum if located on a parcel created through an SB 9 urban lot split where the original parcel prior to the lot split was less than 10,000 square feet.

§ 22.30.040 APPLICATION AND REVIEW.

(A) *Ministerial Review.* An application for a parcel map for an urban lot split will be reviewed ministerially, without discretionary review or a public hearing.

(B) *Application.* The application required for an urban lot split shall be a tentative parcel map.

(C) *Review and Approval.* The Community Development Director ("Director") shall have the authority to approve or deny an application for a tentative parcel map for an urban lot split. An application for a tentative parcel map for an urban lot split shall be approved or denied by the Director within 60 days from the date the City receives a completed application. The Director shall approve a tentative map for an urban lot split if it conforms to all applicable objective requirements of the Subdivision Map Act, except as otherwise expressly provided in this section. If the application is denied, the City shall return to the applicant within the 60-day period a full set of comments with a list of items that are defective or deficient and a description of how the application can be remedied. If the City does not approve or deny the completed application within 60 days, the application shall be deemed approved.

(D) *Building Official Review.* Notwithstanding paragraph C, the Director may deny a proposed tentative map for an urban lot split if the Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(E) *Decisions Final.* Decisions of the Director are final and non-appealable."

SECTION 12. AMC CHAPTER 22.52 (DESIGN STANDARDS AND IMPROVEMENTS). Section 22.52.020, paragraphs (H)(1) and (H)6) are amended to read as follows, with additions shown in underline and deletions shown in ~~strikethrough~~ (all other provisions of such sections remain unchanged):

"§ 22.52.020 DESIGN STANDARDS

(H)(1) *Minimum frontage and depth.* All lots shall have a minimum frontage of 50 feet and a minimum depth of 130 feet and shall in all ways conform to the standards established in Title 23 (Zoning ordinance) of this code, unless an exception to the lot dimensions is approved by the City Engineer.

(H)(6) *Double frontage.* Double frontage lots providing vehicle access from more than one street (other than corner lots) are prohibited."

SECTION 13. CEQA. The City Council finds that this Ordinance is not subject to environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines") because the Ordinance is an activity that is excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines. The proposed Ordinance amendments to the Municipal Code are organizational or administrative activities of government which will not result in direct or indirect physical changes to the environment and are exempt from CEQA under 14 Cal. Code Regs. § 15060(c)(2) and 14 Cal. Code Regs. § 15061(b)(3).

SECTION 14. EFFECTIVE DATE. This Ordinance shall not take effect until forty (40) days after its final passage.

SECTION 15. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Alhambra City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

SECTION 16. CERTIFICATION AND PUBLICATION. The City Clerk is directed to certify this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED THIS 22ND DAY OF JUNE, 2026.

_____
Mayor Jeffrey Koji Maloney

ATTEST:

_____

Lauren Myles, City Clerk

APPROVED AS TO FORM

_____
Joseph M. Montes, City Attorney

I, Lauren Myles, City Clerk of the City of Alhambra, certify Ordinance No. O2M26-4864 was introduced at a Regular Meeting of the City Council held on the 11th day of May, 2026, and was approved and adopted by the City Council at a regular meeting held on the 22nd day of June, 2026, by the following vote:

AYES:
NOES:
ABSENT:

_____
Lauren Myles, City Clerk

ORDINANCE NO. O2M26-4861

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALHAMBRA, CALIFORNIA ADDING CHAPTER 6.29 ("RESIDENTIAL TENANT PROTECTIONS") TO TITLE VI (HEALTH AND SANITATION) OF THE ALHAMBRA MUNICIPAL CODE ESTABLISHING AN INCREASED RELOCATION ASSISTANCE OBLIGATION ON CERTAIN NO-FAULT RESIDENTIAL EVICTIONS IN THE CITY OF ALHAMBRA

WHEREAS, effective January 1, 2020, Assembly Bill 1482 added Sections 1946.2, 1947.12, and 1947.13 to the California Civil Code, establishing statewide minimum standards for residential tenant protections, including just cause eviction requirements, rent stabilization provisions, and relocation assistance for certain no-fault terminations; and

WHEREAS, effective April 1, 2024, Senate Bill 567 amended Sections 1946.2 and 1947.12 of the California Civil Code, including but not limited to heightened requirements for evictions related to an intent to demolish or substantially remodel a residential unit and specified remedies initiated by the tenant or city attorney for owner violations (Assembly Bill 1482, as amended by Senate Bill 567, is referred to herein as the "Tenant Protection Act"); and

WHEREAS, subject to certain exceptions, the Tenant Protection Act: (1) limits rent increases over the course of any 12-month period to 5% plus the "percentage change in the cost of living" (as defined) or 10% whichever is lower (the rent stabilization provisions); and (2) prohibits an "owner" (as defined) of "residential real property" (as defined) from terminating a tenancy without "just cause" (as defined--the "just cause eviction provision"); and

WHEREAS, the Tenant Protection Act's rent stabilization and just cause eviction provisions are intended to "help families afford to keep a roof over their heads, and provide... California with important new tools to combat our state's broader housing and affordability crisis;" and

WHEREAS, the Tenant Protection Act's just cause eviction provisions require an owner to provide a tenant, subject to a "no-fault just cause" eviction, relocation assistance in an amount equal to one month of the tenant's rent (Civ. Code §1946.2(d)); and

WHEREAS, the Tenant Protection Act's just cause eviction provisions authorize local jurisdictions, including the City of Alhambra, to adopt ordinances that are more protective than the Tenant Protections Act's just cause provisions, in which case the more protective local ordinance will apply to non-exempt residential real property (Cal. Civ. Code § 1946.2(i)(1)(B); and

WHEREAS, on February 23, 2026, the City Council directed staff to research and provide information regarding tenant relocation assistance programs; and

WHEREAS, on April 13, 2026, the City Council directed staff to prepare an ordinance to increase relocation assistance payments for no-fault evictions required under the Tenant Protection Act from one (1) month to three (3) months' rent; and

WHEREAS, like many cities in Los Angeles County, the City of Alhambra is experiencing a housing affordability crisis that would be exacerbated by the displacement of renters; and

WHEREAS, the City is concerned that, without more protective local relocation assistance requirements just cause eviction provisions could result in displaced tenants becoming homeless.

THE COUNCIL OF THE CITY OF ALHAMBRA DOES ORDAIN AS FOLLOWS;

SECTION 1. Findings. The City Council finds and determines that the above recitals are true and correct.

SECTION 2. Chapter 6.29 is added to Title VI of the Alhambra Municipal Code to read as follows:

"6.29: RESIDENTIAL TENANT PROTECTIONS

6.29.010 Purpose
6.29.020 Definitions
6.29.030 Required Relocation Assistance
6.29.040 Enforcement

6.29.010 PURPOSE

The California Legislature adopted the Tenant Protection Act (AB 1482, as amended by SB 567). That Act provides for protection of residential tenants in the form of certain rent increase restrictions, limitations on the bases for evictions, and a requirement for the payment of relocation assistance in the instance of certain types of evictions. The intent of this Chapter is to require additional relocation assistance in the event that relocation assistance would otherwise be required under the Tenant Protection Act. Other than addressing required amounts of relocation assistance, this Chapter is not intended to and does not in any way limit the restrictions and obligations set forth in and rights of tenants under the Tenant Protection Act.

6.29.020 DEFINITIONS

Terms used in this Chapter shall be defined as set forth in California Civil Code Section 1946.2.

6.29.030 REQUIRED RELOCATION ASSISTANCE

When the payment of relocation assistance or waiver of last month's rent is required for a no-fault just cause eviction or termination of tenancy pursuant to California Civil Code section 1946.2(d), the amount of the payment or rent waiver under subsection (d)(3) shall be increased to an amount equal to three months rent, or a waiver of the payment of rent for the final three months of the tenancy, at the owner's option.

6.29.040 ENFORCEMENT

Failure to strictly comply with the requirements of section 6.29.030 shall render the notice of termination of tenancy void. A tenant may assert the requirements of this ordinance as a defense in any action brought by an owner to recover possession of a rental unit, in addition to any other remedies available to the tenant, including those set forth in California Civil Code Section 1946.2(h)."

SECTION 3. The Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA"), and is not subject to further environmental review because: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15060(c)(2)); (2) the Ordinance, by itself, does not constitute a "project" as defined in the CEQA Guidelines (Section 15378); and (3) it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)).

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. Effective Date. This ordinance takes effect 40 days from the date of its adoption.

SECTION 6. Publication. The City Clerk is directed to certify this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED THIS 11th DAY OF May, 2026.

_____
Jeffrey K. Maloney, Mayor

ATTEST:

_____
Lauren Myles, City Clerk

APPROVED AS TO FORM

_____
Joseph M. Montes, City Attorney

I, Lauren Myles, City Clerk of the City of Alhambra, certify Ordinance No. O2M26-4861 was adopted by the City Council at a regular meeting held on the 11th day of May, 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:

_____
Lauren Myles, City Clerk