

CITY OF MONTEREY PARK, AND
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR
AGENCY OF THE FORMER REDEVELOPMENT AGENCY
AGENDA

REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, Ca 91754

WEDNESDAY
April 17, 2013
7:00 PM

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the City Council/Agency Board less than 72 hours before this scheduled meeting shall be available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Office of the City Clerk and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

Any member of the public wishing to address the City Council regarding any item on this Agenda will need to fill out a speaker card and then please return it to the City Clerk prior to the announcement of the Agenda Item.

Speakers are afforded five (5) minutes per individual on each published agenda item. The Public will be allowed consolidation with another speaker's time not to exceed two (2) minutes for each speaker wishing to forego his or her opportunity. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on the individual Agenda item. In the event that there are a large number of speakers on a particular agenda item, the Council may in the interest of being able to timely conduct business reduce the amount of time allotted to each speaker and/or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the City Clerk's Office twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

PLEASE NOTE that this Agenda includes items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, and the Successor Housing Agency which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number. Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER	Mayor
FLAG SALUTE	The Monterey Park Police Explorers
ROLL CALL	Peter Chan, Mitchell Ing, Hans Liang, Teresa Real Sebastian, and Anthony Wong

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS

Any individual wishing to address the Council under Oral and Written Communications needs to complete a Speaker Card provided by the City Clerk and then please return it the City Clerk prior to the City Council taking up this item.

The City Clerk will call members of the public that have submitted speaker cards. The City Clerk will call the public in the same order that the speaker cards are received except that the Clerk may group and present the speaker cards by first calling all persons in favor of an issue and all persons opposed, and finally those with neutral comments.

Items on the Consent Calendar are considered to be routine, ongoing business and will be enacted by one motion. There is no separate discussion on consent items unless a Council Member/Agency Member or citizen so requests, in which event the item is removed from the Consent Calendar and considered separately. Individuals wishing to address the City Council/Agency on any item must first complete a speaker card provided by the City Clerk and must return it to the City Clerk prior to the Council's/Agency's consideration of the Consent Calendar. The City Clerk will not accept cards after the item has been taken up. Time limit for individual comments is five minutes.

Consent Calendar – Approval By Minute Motion

SUCCESSOR AGENCY CONSENT CALENDAR ITEMS 1-3

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Recommendations: It is recommended that the City Council (acting on behalf of the Successor Agency)

- (1) approve payment of warrants and adopt Resolution No. _____ of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **April 17, 2013 totaling \$5,959.39** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF MARCH 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Recommendations: It is recommended that the City Council

- (1) Receive and file the investment report as of March 2013; and
- (2) take such additional, related, action that may be desirable.

3. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of February 20, 2013, March 6, 2013, and March 20, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency.

Recommendations: It is recommended that the City Council (acting on behalf of the Successor Agency)

- (1) approve the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of February 20, 2013, March 6, 2013, and March 20, 2013; and
- (2) take such additional, related, action that may be desirable.

PRESENTATIONS: None.

ORAL AND WRITTEN COMMUNICATIONS

Any individual wishing to address the Council under Oral and Written Communications needs to complete a Speaker Card provided by the City Clerk and then please return it the City Clerk prior to the City Council taking up this item.

The City Clerk will call members of the public that have submitted speaker cards. The City Clerk will call the public in the same order that the speaker cards are received except that the Clerk may group and present the speaker cards by first calling all persons in favor of an issue and all persons opposed, and finally those with neutral comments.

CITY OF MONTEREY PARK CONSENT CALENDAR ITEMS 4-10

4. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Recommendations: It is recommended that the City Council

- (1) Approve payment of warrants and adopt Resolution No. _____ allowing certain claims and demands per Warrant Register dated **April 17, 2013 Totaling \$913,077.14** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

5. INVESTMENT REPORT AS OF MARCH 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Recommendations: It is recommended that the City Council

- (1) Receive and file the investment report as of March 2013; and
- (2) take such additional, related, action that may be desirable.

6. MINUTES

Approval of Minutes from the regular meetings of February 20, 2012, March 6, 2013, and March 20, 2013 and the special meetings of March 19, 2013 and March 26, 2013.

Recommendations: It is recommended that the City Council:

- (1) approve the minutes from the regular meetings of February 20, 2012, March 6, 2013, and March 20, 2013 and the special meetings of March 19, 2013 and March 26, 2013; and
- (2) take such additional, related, action that may be desirable.

7. DENIM DAY MONTEREY PARK

Recommendations: It is recommended that the City Council:

- (1) Adopt Resolution No. _____ declaring Wednesday, April 24, 2013 to be "Denim Day Monterey Park" supporting sexual abuse awareness and the belief that there is no excuse and never an invitation to rape; and;
- (2) take such additional, related, action that may be desirable.

8. FIRE STATION 62 AND 63 ROOF REPAIR

On December 5, 2012, the City Council awarded a contract to Adco Roofing to complete the Fire Station 62 and 63 Roof Repair project that involved the installation of new roofing material and repair of the existing roof drainage systems.

Recommendations: It is recommended that the City Council:

- (1) Accept the Fire Station 62 and 63 roof repair work performed by Adco Roofing and authorize staff to file a Notice of Completion with the Los Angeles County Recorder's Office and pay the final retention 35 days thereafter; and;
- (2) take such additional, related, action that may be desirable.

9. 2013 SIDEWALK REPAIRS

The project involves the removal and replacement of concrete sidewalk at approximately 150 locations city wide to repair damaged sidewalk sections uplifted by street trees and missing sidewalk sections.

Recommendations: It is recommended that the City Council:

- (1) Adopt Resolution No. _____ authorizing staff to advertise the 2013 Sidewalk Repairs for bids; and
- (2) take such additional, related, action that may be desirable.

10. CARBON CHANGE OUT OF WELLS 1, 3, 10 AND FERN VOC TREATMENT PLANT

The Public Works Department, Water Utility Division, is seeking authorization to perform a maintenance carbon change at Wells 1, 3, 10 and the Fern Treatment Plant.

Recommendations: It is recommended that the City Council:

- (1) Authorize the City Manager, or designee, to purchase 120,000 pounds of Granular Activated Carbon from Prominent Systems in an amount not to exceed \$146,358.30 to complete required change out of media at Wells 1, 3, 10 and Fern Treatment Plant;
- (2) Authorize staff to exclusively solicit competitive bids from the three Granular Activated Carbon vendors for the next three years; and
- (3) take such additional, related, action that may be desirable.

PUBLIC HEARING

11. COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAM CONSOLIDATED PLAN

Local governments receiving Community Development Block Grant and HOME Investment Partnership program funds must prepare a Consolidated Plan every three to five years. This Plan identifies needs and resources to achieve federal legislative for decent housing, creating suitable living environments, and expanding economic opportunities for every resident, particularly those with low-incomes.

Recommendations: It is recommended that the City Council

- (1) Open public hearing, hear staff, hear audience, close public hearing;
- (2) Authorize the City Manager, or designee, to amend the One-Year Action Plan as direct and set the final public hearing for the adoption of the Fiscal Year 2013-14 One-Year Action Plan for May 1, 2013; and
- (3) take such additional, related, action that may be desirable.

12. AMENDMENTS TO MONTEREY PARK MUNICIPAL CODE, TITLE 21, REGARDING ZONING REGULATIONS AFFECTING ALL ZONES WITHIN THE CITY OF MONTEREY PARK (CA-13-01)

The proposed amendments to Title 21 of the Monterey Park Municipal Code, which implements the City's zoning regulations, was brought before the Planning Commission on March 13, 2013 and March 26, 2013. The proposed Ordinance, if adopted, would amend Title 21 in its entirety to update the Monterey Park Municipal Code following changes to California law; amend the Monterey Park Municipal Code in light of voter approved amendments to the General Plan; and clarify the Monterey Park Municipal Code for purposes of transparency and ease of use.

Recommendations: It is recommended that the City Council

- (1) Open public hearing, hear staff, hear audience, close public hearing;
- (2) Consider introducing and waving first reading of an Ordinance amending Title 21 of Monterey Park Code (CA-13-01) with the second reading and adoption at the May 1, 2013 City Council Meeting; and
- (3) take such additional, related, action that may be desirable.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Consideration of using the City Council Chambers to hold a Public Forum to discuss the potential transfer of Fire Services from the City of Monterey Park to the Los Angeles County Fire Protection District. The proposed date is May 22, 2013 from 6:00 pm to 10:00 pm. (Requested by Council Member Peter Chan)

Council communications and committee reports from Council Representatives of specific organizations

CLOSED SESSION

None.

ADJOURN

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS

Staff Report City of Monterey Park

April 17, 2013

To: Paul Talbot, City Manager

From: Annie Yaung, CPFO, Financial Services Manager

Subject: Warrant Register for Successor Agency to the Former Community
Redevelopment Agency of April 17, 2013

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are monies available for the payments thereof. Please note that amounts being paid by the SA funds in this warrant register represented expenditures incurred, which are pending for approval by the Oversight Board.

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 147-151 (SA).

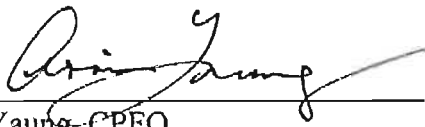
Fiscal Impact

Disbursements from all SA funds total \$5,959.39.

Recommendation

Adopt SA Resolutions approving payment of warrants.

By: _____



Annie Yaung, CPFO
Financial Services Manager

Approval: _____



Paul Talbot
City Manager

RESOLUTION NO. SA-_____

**A RESOLUTION OF THE
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)
ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED 17TH DAY OF APRIL 2013
TOTALING \$5,959.39 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID**

THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
DOSE RESOLVE AS FOLLOWS:

SECTION 1. That the following claims and demands have been audited and that the same
are hereby allowed from various funds in the following amounts:

Atlantic/Garvey Projects	\$ 789.62
Merged Project Projects	5,169.77
Total	<u>\$ 5,959.39</u>

PASSED, APPROVED AND ADOPTED THE 17TH DAY OF APRIL 2013.

Mitchell Ing
City of Monterey Park,
California

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park,
California

Resolution No. SA-_____
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY)
OF CITY OF MONTEREY PARK)

I hereby certify that this resolution was duly adopted by the
Successor Agency to the Former Community Redevelopment Agency,
at a regular meeting held on the 17th day of April 2013 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Vincent D. Chang, City Clerk
City of Monterey Park,
California

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0860-801-1201-32200	2.12	POSTAGE		147	
	0870-801-1203-32200	1.72	POSTAGE		147	
						3.84
TOTAL FOR PREPAID WARRANTS						3.84

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JENKINS & HOGIN, LLP	0860-801-1203-31600	787.50	LEGAL-SA		148	
	0870-801-1203-31600	787.50	LEGAL-SA		148	
	0870-801-1203-31600	650.00	LEGAL-ATLANTIC TIMES SQUARE		148	
						2,225.00
LA CORP CENTER OWNERS ASSO	0870-801-1203-31100	2,565.00	CORPORATE CENTER ASSO. DUES	70314	149	
						2,565.00
NATIONAL CONSTRUCTION RENTALS	0870-801-1203-31100	66.06	FENCE RENTAL 540 W.GARVEY		150	
						66.06
PAUL, PLEVIN, SULLIVAN & CONNAUGHTON	0870-801-1203-31600	1,099.49	ATS LITIGATION CHARGES		151	
						1,099.49
TOTAL FOR PRINTED WARRANTS						5,955.55

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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TOTAL FOR PREPAID WARRANTS	3.84
TOTAL FOR PRINTED WARRANTS	5,955.55
TOTAL WARRANTS	5,959.39
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	1
TOTAL CHECKS PRINTED	4
TOTAL CHECKS ISSUED	5

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013
FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	2.12	787.50	789.62
0870	MERGED CAPITAL PROJECTS	1.72	5,168.05	5,169.77
	TOTAL	3.84	5,955.55	5,959.39

Staff Report City of Monterey Park

DATE: April 17, 2013

TO: Paul Talbot, City Manager

FROM: Annie Yaung, CPFO, Financial Services Manager

SUBJECT: Successor Agency Monthly Investment Report – March 2013

DISCUSSION

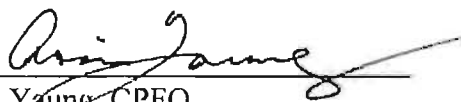
As of March 31, 2013 invested funds for the City of Monterey Park is as follows:

- Acting as the SA to the Former Redevelopment Agency \$ 5,629,469.62
 - Acting as the SA (RORF) 157,601.50
- \$ 5,787,071.12

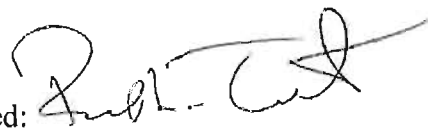
RECOMMENDATION

Receive and file the monthly investment report.

By: _____


Annie Yaung, CPFO
Financial Services Manager

Approved: _____


Paul Talbot
City Manager

Staff Report City of Monterey Park

Consent Calendar
Agenda Item 3 (SA)

DATE: April 17, 2013

TO: Paul Talbot, City Manager
FROM: Vincent D. Chang, City Clerk
SUBJECT: Successor Agency (SA) Minutes

Attached are minutes for approval by City Council for the following meetings:

- February 20, 2013 (Regular)
- March 6, 2013 (Regular)
- March 20, 2103 (Regular)

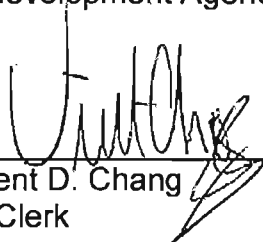
FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended that the City Council acting on behalf Successor Agency to the former Redevelopment Agency approved the minutes.

By:



Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
FEBRUARY 20, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, February 20, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:03 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Yaung, Special Projects Coordinator Funk

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

Discussion: City Manager Talbot reported that there were modifications to Agenda Item No. 6 to include Sunny Slope Park for a total of 11 park monument signs at a cost of \$47,223.00.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS

None.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 2

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 1 and 2, and reading resolutions and ordinances by title only and waiving further reading thereof.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

Motion: Moved by Vice Mayor Real Sebastian and seconded by Council Member Lau, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council approved the payment of warrants and adopted **Resolution No. SA - 33** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **February 20, 2013 totaling \$4,734.77** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA - 33, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **February 20, 2013 totaling \$4,734.77** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF JANUARY 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: Received and filed the investment report as of January 2013 on Consent Calendar.

This is the end of Successor Agency (SA) items.

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
MARCH 6, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 6, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:02 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

City Clerk Barron's granddaughter sang the Star Spangled Banner.

CiCi Lau sang America the Beautiful.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Yaung, Special Projects Coordinator Funk

PRESENTATIONS: Farewell remarks and community presentations were made to Council Member David T. Lau and City Clerk David Barron. The City Council recognized Council Member Lau for his 12 years of service on the council and City Clerk Barron for his 25 years of service to the council and residents. Council Member Lau thanked the council and residents for their support during his term of service. City Clerk Barron expressed his appreciation to the council and residents for serving the City of Monterey Park.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS

None.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 2

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 1 and 2, and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council approved the payment of warrants and adopted **Resolution No. SA - 34** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **March 6, 2013 totaling \$3,287.65** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA - 34, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **March 6, 2013 totaling \$3,287.65** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of January 16, 2013 and February 6, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency

Action Taken: The City Council approved the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of January 16, 2013 and February 6, 2013 on Consent Calendar.

This is the end of Successor Agency (SA) items.

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
MARCH 20, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 20, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Chang called the roll:

Council Members Present: Chan, Liang, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Yaung, Special Projects Coordinator Funk

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 2

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 1 and 2, and reading resolutions and ordinances by title only and waiving further reading thereof.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

Motion: Moved by Council Member Wong and seconded by Vice Mayor Real Sebastian, motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council approved the payment of warrants and adopted **Resolution No. SA – 35** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **March 20, 2013 totaling \$4,986.71** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA - 35, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **March 20, 2013 totaling \$4,986.71** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF FEBRUARY 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council received and filed the investment report as of February 2013 on Consent Calendar.

SUCCESSOR AGENCY NEW BUSINESS ITEM 3

3. FINAL CERTIFICATE OF COMPLETION FOR THE ATLANTIC TIMES SQUARE PROJECT

The project is entering into its third full year of operation. Many of the economic objectives of the project have been met and exceeded. It would be appropriate for the Successor Agency to issue a Final Certificate of Completion.

This item was heard after Item No. 8.

Public Speakers:

- Theresa Amador spoke of her concerns observing garments hung outside the patio duplexes and requested additional code enforcement compliance.

Action Taken: The City Council adopted **Resolution No. SA – 36** certifying the approval of the Final Certificate of Completion for the Atlantic Times Square Project.

Resolution No. SA - 36 , entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO RECORD A CERTIFICATE OF COMPLETION AFFECTING THE DISPOSITION AND DEVELOPMENT AGREEMENT, AS AMENDED, WITH ATLANTIC TIMES SQUARE II, LLC.

Motion: Moved by Council Member Wong and seconded by Vice Mayor Real Sebastian, motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

This is the end of Successor Agency (SA) items.

ORAL AND WRITTEN COMMUNICATIONS

Staff Report City of Monterey Park

April 17, 2013

To: Paul Talbot, City Manager

From: Annie Yaung, CPFO, Financial Services Manager

Subject: Warrant Register for the City of Monterey Park of April 17, 2013

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 292290-292538.

Fiscal Impact

Disbursements from all funds total \$913,077.14.

Recommendation

Adopt City Resolutions approving payment of warrants.

By: _____

Annie Yaung, CPFO
Financial Services Manager

Approval: _____

Paul Talbot
City Manager

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED 17TH DAY OF APRIL 2013
TOTALING \$913,077.14 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE:

SECTION 1. That the following claims and demands have been audited and that the same are hereby allowed from various funds in the following amounts:

General Fund	\$ 195,671.86
State Gas Tax Fund	1,328.82
Bike Route Fund	41,819.00
Sewer Fund	25,167.85
Refuse Fund	21,087.36
City Shop Fund	41,905.86
Separation Benefits Fund	3,332.00
General Liability Fund	155,070.73
Technology Internal Service Fund	41.32
Payroll Clearing Account	9,284.75
Public Safety Impact Fee	92,205.02
Special Deposits Fund	9,411.00
Water Fund	43,404.72
Water Treatment Fund	62,774.83
OPA Proposition A	85.40
Measure R Fund	7,492.33
Library Tax Fund	10,226.81
POST	874.59
El Civic Education Grant	1,002.00
Home Housing Program	11,973.10
Recreation Fund	18,166.19
Asset Forfeiture	28,798.73
Air Quality Improvement Fund	4,460.00
Prop C	44,350.00
CDBG Fund	6,034.00
Maintenance District 93-1	117.48
Used Oil Recycling Block Grant	1,602.50
Beverage Container Recycling	229.00
Urban Area Initiative-2010	50,296.08
Urban Area Initiative-2011	4,650.00
SAFETEA-LU Grant	341.60
Recreation Grant (075)	2,317.76
Maintenance Grant (075)	4,090.00
ELAC Instructional Serv Prog	8,574.88
CA Council For The Humanities	123.00
Emergency Operations Center	500.16
City/Housing Successor Agency	4,266.41
TOTAL	\$ 913,077.14

PASSED, APPROVED AND ADOPTED THE 17TH DAY OF APRIL 2013.

 Mitchell Ing
 City of Monterey Park, California

ATTEST

 Vincent D. Chang, City Clerk
 City of Monterey Park, California

RESOLUTION NO. 11220

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY COUNCIL OF THE)
CITY OF MONTEREY PARK)

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Monterey Park at a regular meeting held on the 17th day of April 2013 by the following vote of the Council:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:
ABSENT.	COUNCIL MEMBERS:

Vincent D. Chang, City Clerk
City of Monterey Park, California

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AA EQUIPMENT	0258-801-3201-39400	24,947.53	FIRE EQUIPMENT	70529	292290	24,947.53
AAHS SIGNS GRAPHIC & ENGRAVING	0043-801-4208-39740	899.25	EARTH DAY BANNER		292308	899.25
ACCOUNTEMPS	0010-801-1403-31950	800.00	TEMPORARY STAFFING SERVICES		292291	800.00
ALLSTAR FIRE EQUIPMENT INC.	0258-801-3201-39400	2,051.24	FIRE UNIFORMS	70537	292292	15,681.55
	0258-801-3201-39400	2,753.20	FIRE SUPPLIES	70536	292292	
	0258-801-3201-39400	10,877.11	FIRE TOOLS	70538	292292	
NORMA A ARVIZU	0010-801-6001-38400	975.75	REIMBURSE-TABLETS & CASE		292311	1,338.44
	0010-801-6001-38400	362.69	REIMBURSE-TABLETS & CASE		292311	
AT & T	0022-801-4206-32050	604.82	PHONE SERVICE		292312	1,187.49
	0092-801-4222-32050	112.71	PHONE SERVICE		292312	
	0010-801-3112-32050	469.96	PHONE SERVICE		292312	
AT & T MOBILITY (DBA)	0071-801-3201-39460	156.38	FIRE EOC SATELLITE PHONE		292313	156.38
CUEVAS BILL	0010-801-3120-39700	48.18	PETTY CASH-REFRESHMENTS		292314	
	0010-801-3102-22750	7.99	PETTY CASH-REFRESHMENTS		292314	
	0010-801-3102-22750	13.00	PETTY CASH-UNIFORM		292314	
	0010-801-3101-22750	29.43	PETTY CASH-OFFICE SUPPLIES		292314	
	0010-801-3103-23500	6.54	PETTY CASH-OFFICE SUPPLIES		292314	
	0010-801-3103-33100	27.00	PETTY CASH-PARKING		292314	
	0010-801-3104-22750	41.57	PETTY CASH-EQUIPMENT		292314	
	0010-801-3104-33100	18.00	PETTY CASH-PARKING		292314	
	0010-801-3104-33400	21.66	PETTY CASH-REFRESHMENTS		292314	
	0010-801-3103-22750	90.00	PETTY CASH-RANGE FEES		292314	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CUEVAS BILL	0010-801-3101-22200	11.98	PETTY CASH-OFFICE SUPPLIES		292314	
	0060-801-4211-22250	20.00	PETTY CASH-GASOLINE		292314	
	0010-801-3104-21200	5.44	PETTY CASH-SUPPLIES		292314	
	0010-801-3103-24100	15.00	PETTY CASH-SUPPLIES		292314	
	0010-801-3104-33100	15.00	PETTY CASH-PARKING		292314	
						370.79
CALIFORNIA PARTY RENTALS (DBA)	0214-801-4208-31950	229.00	EARTH DAY RENTAL		292309	
						229.00
CALIFORNIA PROFESSIONAL FIREFIGHTER	0065-464	540.00	FIRE LTD INSURANCE		292315	
						540.00
CALIFORNIA WATER SERVICE CO.	0092-801-4222-36300	606.97	WATER SERVICE		292316	
						606.97
CARSON TRAILER INC	0258-801-3201-39400	9,667.00	FIRE TRAILER	70539	292293	
						9,667.00
CHARTER COMMUNICATIONS	0010-801-1404-32050	70.40	INTERNET/CABLE SERVICE		292294	
	0010-801-3112-32050	29.10	INTERNET/CABLE SERVICE		292294	
	0043-801-1404-32050	51.87	INTERNET/CABLE SERVICE		292294	
	0092-801-1404-32050	62.99	INTERNET/CABLE SERVICE		292294	
	0092-801-4220-32050	19.68	INTERNET/CABLE SERVICE		292294	
						234.04
	0010-801-6003-38400	953.60	INTERNET/CABLE SERVICE		292317	
						953.60
BRIAN CHU	0010-801-3101-22670	100.00	POLICE VOLUNTEER BANQUET		292318	
	0010-801-3101-22670	400.00	POLICE VOLUNTEER BANQUET		292318	
						500.00
DEPARTMENT OF MOTOR VEHICLES	0010-801-3101-39350	162.54	POLICE VEHICLE CODE BOOKS		292319	
						162.54
ROBERT DEROSA	0349-801-3201-39400	1,239.66	FIRE TRAINING		292320	
						1,239.66

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
EVERGREEN PUBLISHING &	0010-801-6002-40000	1,005.69	BOOKS (46)		292321	1,005.69
GOLDEN METERS SERVICE	0092-801-4221-38200	4,575.00-	VOID CHECK	70156	292119	4,575.00-
	0092-801-4221-38200	2,965.00	WATER METER TESTING/REPAIR	70156	292322	2,965.00
SERGIO GONZALEZ	0061-220	3,332.00	ADVANCE DISABILITY PENSION		292295	3,332.00
EUGENE HARRIS JR.	0136-801-3101-33250	150.00	POLICE POST TRAINING		292323	150.00
EUGENE HARRIS	0136-801-3101-33250	150.00-	VOID CHECK		291902	150.00-
ID CARDS UNLIMITED	0010-801-6004-22450	1,292.65	LIBRARY PATRON CARD		292296	1,292.65
J C KIDS MART	0075-450-0075-08620	2,201.80	EARTH DAY T-SHIRTS (TRUST)		292310	2,201.80
JWA URBAN CONSULTANTS INC	0169-801-2201-31850	2,956.25	CDBG CONSULTING SERVICES	70500	292324	14,127.00
	0152-801-2206-31850	4,767.00	HOME CONSULTING SERVICES	70500	292324	
	0169-801-2201-31850	2,007.75	CDBG CONSULTING SERVICES	70500	292324	
	0152-801-2206-31850	3,471.50	HOME CONSULTING SERVICES	70500	292324	
	0152-801-2206-44000	924.50	HOME CONSULTING-CHANDLER		292324	
GWEN KISHIDA	0142-801-6005-39300	45.00	PETTY CASH-TRAINING		292325	184.23
	0010-801-6001-32200	2.21	PETTY CASH-POSTAGE		292325	
	0010-801-6001-22150	38.94	PETTY CASH-SUPPLIES		292325	
	0131-801-6001-21350	98.08	PETTY CASH-OFFICE SUPPLIES		292325	
KONICA MINOLTA BUS SOLUTIONS	0142-801-6005-39250	5.18	EQUIPMENT MAINTENANCE		292326	
	0142-801-6005-39250	211.78	EQUIPMENT MAINTENANCE		292326	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
KONICA MINOLTA BUS SOLUTIONS	0010-801-6001-39250	5.29	EQUIPMENT MAINTENANCE		292326	
	0010-801-6001-39250	167.08	EQUIPMENT MAINTENANCE		292326	
	0010-801-6003-39250	194.67	EQUIPMENT MAINTENANCE		292326	
	0010-801-6003-39250	5.45	EQUIPMENT MAINTENANCE		292326	
	0010-801-6003-39250	236.27	EQUIPMENT MAINTENANCE		292326	
	0010-801-6003-39250	7.46	EQUIPMENT MAINTENANCE		292326	
	0010-801-6003-39250	220.76	EQUIPMENT MAINTENANCE		292326	
	0142-801-6005-39250	33.04	EQUIPMENT MAINTENANCE		292326	
						1,086.98
L&S TURNKEY CONSTRUCTION INC.	0062-801-5101-35650	83,304.91	SEWAGE CLAIM 1886 S. GARFIELD		292297	
						83,304.91
LOS ANGELES COUNTY CLERK	0010-801-4212-31500	75.00	ENVIRONMENTAL POSTING		292327	
						75.00
JOHN MARTINDALE	0136-801-3101-33250	435.80	POLICE POST TRAINING		292328	
						435.80
MOBILE VISION IN CAR VIDEO	0010-801-3103-22750	2,411.10-	VOID CHECK		291498	
						2,411.10-
MONTEREY PARK PETTY CASH	0092-801-4222-23300	148.50	PETTY CASH-ROOF TILE		292298	
	0010-801-6517-22750	85.65	PETTY CASH-OFFICE SUPPLIES		292298	
	0010-801-6517-22100	87.11	PETTY CASH-SUPPLIES		292298	
	0043-801-4208-33310	39.86	PETTY CASH-MILEAGE		292298	
	0010-801-3120-39700	19.34	PETTY CASH-REFRESHMENTS		292298	
	0165-801-4201-11700	60.00	PETTY CASH-PARKING		292298	
	0092-801-1406-24100	24.39	PETTY CASH-TOOLS		292298	
						464.85
NORTH NET FIRE TRAINING CENTER	0259-801-3201-39400	4,650.00	FIRE TRAINING		292329	
						4,650.00
JOO THAM ONG	0010-801-1403-39300	415.00	REIMBURSE TRAINING		292299	
						415.00

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PACIFIC TELEMAGEMENT SERVICES	0010-801-6502-32050	228.00	PHONE SERVICE		292300	228.00
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	33.46	POSTAGE		292301	
	0010-801-1403-32200	89.38	POSTAGE		292301	
	0010-801-1406-32200	231.12	POSTAGE		292301	
	0010-801-1407-32200	55.69	POSTAGE		292301	
	0010-801-1701-32200	94.26	POSTAGE		292301	
	0010-801-1702-32200	64.47	POSTAGE		292301	
	0010-801-1703-32200	5.05	POSTAGE		292301	
	0010-801-1801-32200	39.47	POSTAGE		292301	
	0010-801-1802-32200	1.52	POSTAGE		292301	
	0010-801-3101-32200	13.14	POSTAGE		292301	
	0010-801-3102-32200	16.46	POSTAGE		292301	
	0010-801-3104-32200	22.44	POSTAGE		292301	
	0010-801-3111-32200	0.92	POSTAGE		292301	
	0010-801-3113-32200	18.63	POSTAGE		292301	
	0010-801-3114-32200	55.71	POSTAGE		292301	
	0010-801-3201-32200	1.71	POSTAGE		292301	
	0010-801-3205-32200	45.79	POSTAGE		292301	
	0010-801-3210-32200	2.96	POSTAGE		292301	
	0010-801-3220-32200	8.20	POSTAGE		292301	
	0010-801-6001-32200	42.63	POSTAGE		292301	
	0010-801-6502-32200	27.64	POSTAGE		292301	
	0043-801-1201-32200	11.50	POSTAGE		292301	
	0043-801-4212-32200	11.51	POSTAGE		292301	
	0092-801-4223-32200	1.84	POSTAGE		292301	895.50
	0010-801-1301-32200	2.30	POSTAGE		292330	
	0010-801-1403-32200	83.36	POSTAGE		292330	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-1406-32200	203.26	POSTAGE		292330	
	0010-801-1407-32200	91.54	POSTAGE		292330	
	0010-801-1701-32200	20.53	POSTAGE		292330	
	0010-801-1702-32200	41.33	POSTAGE		292330	
	0010-801-1703-32200	2.04	POSTAGE		292330	
	0010-801-1801-32200	111.17	POSTAGE		292330	
	0010-801-1802-32200	6.77	POSTAGE		292330	
	0010-801-3101-32200	86.74	POSTAGE		292330	
	0010-801-3102-32200	14.55	POSTAGE		292330	
	0010-801-3104-32200	10.66	POSTAGE		292330	
	0010-801-3111-32200	6.58	POSTAGE		292330	
	0010-801-3113-32200	6.21	POSTAGE		292330	
	0010-801-3114-32200	51.80	POSTAGE		292330	
	0010-801-3201-32200	0.92	POSTAGE		292330	
	0010-801-3205-32200	453.68	POSTAGE		292330	
	0010-801-3210-32200	7.82	POSTAGE		292330	
	0010-801-3220-32200	7.82	POSTAGE		292330	
	0010-801-4209-32200	0.92	POSTAGE		292330	
	0010-801-6001-32200	62.80	POSTAGE		292330	
	0010-801-6502-32200	98.71	POSTAGE		292330	
	0043-801-1201-32200	10.12	POSTAGE		292330	
	0043-801-4212-32200	6.98	POSTAGE		292330	
	0075-450-0075-09230	30.30	POSTAGE (TRUST)		292330	
	0092-801-1201-32200	32.01	POSTAGE		292330	
	0092-801-4221-32200	61.55	POSTAGE		292330	
						1,512.47
ISRAEL SANCHEZ	0160-801-3101-39400	60.00-	VOID CHECK		291967	
						60.00-
SO CALIF PUBLIC MGMT ASSOC	0010-801-1801-39400	55.00	HR TRAINING		292302	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SO CALIF PUBLIC MGMT ASSOC	0010-801-1802-39400	25.00	HR TRAINING		292302	80.00
SOUTHERN CALIFORNIA EDISON CO.	0152-701-0152-05451	61.99	ELECTRICITY 325HM POMONA		292331	
	0880-701-0880-05451	91.07	ELECTRICITY 325HM POMONA		292331	
	0152-701-0152-05453	58.38	ELECTRICITY 341WR POMONA		292331	
	0152-701-0152-05452	22.45	ELECTRICITY 371HM POMONA		292331	
	0880-701-0880-05452	1.43	ELECTRICITY 371HM POMONA		292331	235.32
SPRINT CORPORATION	0160-801-3115-38400	1,065.74	POLICE DATA SERVICE	70217	292303	1,065.74
THE STANDARD	0065-458	3,809.70	LTD INSURANCE		292332	3,809.70
THE GAS COMPANY (DBA)	0152-701-0152-05455	5.43	GAS SERVICES-534B CHANDLER		292333	
	0880-701-0880-05455	23.13	GAS SERVICES-534B CHANDLER		292333	
	0152-701-0152-05455	3.57	GAS SERVICES-534D CHANDLER		292333	
	0880-701-0880-05455	15.22	GAS SERVICES-534D CHANDLER		292333	
	0152-701-0152-05455	8.34	GAS SERVICES-534E CHANDLER		292333	
	0880-701-0880-05455	35.53	GAS SERVICES-534E CHANDLER		292333	
	0152-701-0152-05455	3.57	GAS SERVICES-534F CHANDLER		292333	
	0880-701-0880-05455	15.22	GAS SERVICES-534F CHANDLER		292333	
	0152-701-0152-05455	5.12	GAS SERVICES-534H CHANDLER		292333	
	0880-701-0880-05455	21.81	GAS SERVICES-534H CHANDLER		292333	136.94
TWINING INC	0110-801-5001-91917	2,337.92	STREET RESURFACING PROJECT	70569	292334	
	0110-801-5001-91917	4,070.56	STREET RESURFACING PROJECT	70569	292334	6,408.48
UNITED PARCEL SERVICE	0010-801-1403-32200	21.71	DELIVERY SERVICES		292304	
	0010-801-1407-32200	132.00	DELIVERY SERVICES		292304	
	0010-801-3201-32200	112.58	DELIVERY SERVICES		292304	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						266.29
VERIZON WIRELESS	0010-801-3220-32050	287.62	WIRELESS DATA SERVICE		292335	
	0349-801-3201-39400	38.01	WIRELESS DATA SERVICE		292335	
	0010-801-3210-32050	174.01	WIRELESS DATA SERVICE		292335	
	0010-801-3201-32050	36.76	WIRELESS DATA SERVICE		292335	
						536.40
WATER DAMAGE ZONE & RESTORATION, IN	0062-801-5101-35650	15,000.00	SEWAGE CLAIM 1160 KENTON		292305	
						15,000.00
	0062-801-5101-35650	16,446.31	SEWAGE CLAIM 1160 KENTON		292306	
						16,446.31
MICHELLE TING WU	0062-801-5101-35650	568.72	CLAIM EXPENSES REIMBURSEMENT		292307	
						568.72
JIMMY WUNNO	0010-801-3101-22670	158.05	POLICE VOLUNTEER BANQUET		292336	
						158.05
TOTAL FOR PREPAID WARRANTS						215,356.97

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2013

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
A & J PORTABLE RESTROOM INC	0075-450-0075-08915	200.00	FARMERS MARKET RESTROOM(TRUST)	70075	292337	
	0075-450-0075-08915	200.00	FARMERS MARKET RESTROOM(TRUST)	70075	292337	
	0075-450-0075-08915	200.00	FARMERS MARKET RESTROOM(TRUST)	70075	292337	
	0075-450-0075-08915	200.00	FARMERS MARKET RESTROOM(TRUST)	70075	292337	
	0075-450-0075-08915	200.00	FARMERS MARKET RESTROOM(TRUST)	70075	292337	1,000.00
ACTION SALES (DBA)	0160-801-5004-99314	1,382.12	POLICE REFRIGERATOR	70555	292338	1,382.12
ADCO ROOFING, INC.	0071-801-5004-99719	91,764.90	FIRE STATION RE-ROOF	70452	292339	91,764.90
ADVANCE PEST TERMITE CONTROL	0010-801-3113-38100	39.00	PEST CONTROL	70202	292340	
	0010-801-3113-38100	39.00	PEST CONTROL	70202	292340	
	0010-801-3104-38400	30.00	PEST CONTROL		292340	108.00
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22300	457.80	FIRE UNIFORM	70167	292341	457.80
AMTECH ELEVATOR SERVICES	0010-801-4210-38100	441.62	MAINTENANCE SERVICE	70095	292342	441.62
APL GLASS COMPANY	0010-801-4210-38100	360.00	WINDOW REPAIR		292343	360.00
ARC IMAGING RESOURCE - CALIFORNIA	0092-801-4212-37500	144.95	ENGINEERING PRINTER	70321	292344	144.95
ARGIL BLDG. MATERIAL CO.	0010-801-4202-22400	245.79	CONCRETE		292345	
	0010-801-4202-22400	245.79	CONCRETE		292345	
	0010-801-4202-22400	245.79	CONCRETE		292345	
	0010-801-4202-22400	245.79	CONCRETE		292345	983.16
DOLORES ARREDONDO	0159-801-6507-31940	116.03	INSTRUCTOR-RECREATION CLASS		292346	116.03

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ASTRO PLUMBING SUPPLY CO (DBA)	0343-801-5004-91516	109.64	BLDG MAINT PLUMBING SUPPLIES	70096	292347	
	0343-801-5004-91516	613.99	BLDG MAINT PLUMBING SUPPLIES	70096	292347	723.63
ATHENS SERVICES	0344-801-5002-99290	1,300.00	STREET SWEEPING	70080	292348	1,300.00
AVOCET ENVIRONMENTAL, INC.	0093-801-4225-82247	4,069.50	WATER QUALITY CONSULTING	70143	292349	4,069.50
BAKER & TAYLOR INC	0010-801-6002-40000	79.68	BOOK(S) 5		292350	
	0010-801-6002-40000	99.15	BOOK(S) 5		292350	
	0010-801-6002-40000	30.84	BOOK(S) 2		292350	
	0010-801-6002-40000	60.84	BOOK(S) 1		292350	
	0010-801-6002-40000	15.59	BOOK(S) 1		292350	
	0010-801-6002-40000	153.84	BOOK(S) 7		292350	
	0010-801-6002-40000	6.59	BOOK(S) 1		292350	
	0010-801-6002-40000	31.77	BOOK(S) 2		292350	
	0010-801-6002-40000	77.02	BOOK(S) 1		292350	
	0010-801-6002-40000	50.74	BOOK(S) 2		292350	
	0010-801-6002-40000	44.49	BOOK(S) 2		292350	
	0010-801-6002-40000	15.88	BOOK(S) 1		292350	
	0010-801-6002-40000	15.59	BOOK(S) 1		292350	
	0010-801-6002-40000	37.08	BOOK(S) 1		292350	
	0010-801-6002-40000	38.37	BOOK(S) 1		292350	
	0010-801-6002-40000	17.15	BOOK(S) 1		292350	
	0010-801-6002-40000	14.29	BOOK(S) 1		292350	
	0010-801-6002-40000	134.25	BOOK(S) 6		292350	
	0010-801-6002-40000	220.95	BOOK(S) 13		292350	
	0010-801-6002-40000	37.85	BOOK(S) 2		292350	
	0010-801-6002-40000	215.10	BOOK(S) 12		292350	
	0010-801-6002-40000	109.68	BOOK(S) 16		292350	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0010-801-6002-40000	11.19	BOOK(S) 2		292350	
	0010-801-6002-40000	72.26	BOOK(S) 2		292350	
	0010-801-6002-40000	147.87	BOOK(S) 13		292350	
	0010-801-6002-40000	281.82	BOOK(S) 13		292350	
	0131-801-6006-40000	6.58	BOOK(S) 2		292350	
	0131-801-6006-40000	3.26	BOOK(S) 1		292350	
	0131-801-6006-40000	14.83	BOOK(S) 1		292350	
	0131-801-6006-40000	89.44	BOOK(S) 7		292350	
	0131-801-6006-40000	35.45	BOOK(S) 2		292350	
	0131-801-6006-40000	36.97	BOOK(S) 2		292350	
	0131-801-6006-40000	127.32	BOOK(S) 7		292350	
	0131-801-6006-40000	169.84	BOOK(S) 6		292350	
	0131-801-6006-40000	48.12	BOOK(S) 2		292350	
	0131-801-6006-40000	34.32	BOOK(S) 2		292350	
	0131-801-6006-40000	369.41	BOOK(S) 75		292350	
	0131-801-6006-40000	125.15	BOOK(S) 4		292350	
	0131-801-6006-40000	15.84	BOOK(S) 1		292350	
	0131-801-6006-40000	2,221.41	BOOK(S) 166		292350	
	0131-801-6006-40000	18.50	BOOK(S) 1		292350	
	0131-801-6006-40000	21.58	BOOK(S) 2		292350	
	0131-801-6006-40000	2,415.43	BOOK(S) 85		292350	
	0131-801-6006-40000	13.18	BOOK(S) 2		292350	
	0131-801-6006-40000	4.60	BOOK(S) 1		292350	
	0131-801-6006-40000	11.19	BOOK(S) 3		292350	
	0131-801-6006-40000	60.31	BOOK(S) 2		292350	
	0131-801-6006-40000	48.39	BOOK(S) 3		292350	
	0131-801-6006-40000	65.95	BOOK(S) 4		292350	
	0131-801-6006-40000	262.00	BOOK(S) 13		292350	
	0131-801-6006-40000	22.00	BOOK(S) 1		292350	
	0131-801-6006-40000	3.95	BOOK(S) 1		292350	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0131-801-6006-40000	6.59	BOOK(S) 2		292350	
	0131-801-6006-40000	132.99	BOOK(S) 30		292350	
	0131-801-6006-40000	123.10	BOOK(S) 8		292350	
	0131-801-6006-40000	15.79	BOOK(S) 4		292350	
	0131-801-6006-40000	279.62	BOOK(S) 51		292350	8,822.99
BEST CONTRACTING SERVICES INC	0010-801-5004-91517	2,742.00	ROOF REPAIRS/GARVEY RANCH PARK	70474	292351	
	0010-801-5004-91517	1,361.19	ROOF REPAIRS/GARVEY RANCH PARK		292351	4,103.19
BGC ENVIRONMENTAL BROKERAGE SERVICE	0165-801-4201-39300	4,400.00	MEMBERSHIP		292352	4,400.00
BIOMETRICS4ALL, INC.	0160-801-5002-88550	9,200.00	LIVESCAN MACHINE	70471	292353	
	0010-801-3113-38400	81.75	LIVESCAN MACHINE PARTS		292353	9,281.75
BISHOP COMPANY	0010-801-6517-22100	131.81	PARKS SUPPLIES		292354	
	0010-801-6517-22100	50.73	PARKS SUPPLIES		292354	182.54
BLAZE CONE COMPANY	0042-801-4204-23800	1,015.20	SUPPLIES		292355	1,015.20
BRADY,VORWERCK,RYDER & CASPINO	0062-801-5101-31600	528.46	CLAIM SERVICE-K.KLEIN		292356	
	0062-801-5101-31600	90.45	CLAIM SERVICE-R.ELGUEZABAL		292356	
	0062-801-5101-31600	15.60	CLAIM SERVICE-S.GHOLAM		292356	
	0062-801-5101-31600	1,234.38	CLAIM SERVICE-J.BARRAGAN		292356	1,868.89
BRAVO BUSINESS RESOURCES	0010-801-1101-39250	15.00	TRANSLATION SERVICE		292357	
	0169-801-2201-31950	15.00	TRANSLATION SERVICE		292357	30.00
BROCO, INC.	0010-801-3103-22750	682.90	POLICE TOOLS		292358	682.90

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BRODART COMPANY	0010-801-6002-40000	15.70	FLEX CATALOGING & PROCESSING		292359	15.70
BURRO CANYON SHOOTING PARK DBA	0010-801-3103-22620	140.00	POLICE RANGE FEE		292360	140.00
C.E.G. INVESTIGATIONS	0010-801-3102-31950	186.06	POLICE HEARINGS		292361	186.06
CALGON CARBON CORPORATION	0093-801-4226-23300	44,525.00	WATER CARBON	70400	292362	43,224.86
	0093-801-4226-23300	3,644.50	WATER CARBON		292362	
	0093-801-4226-23300	4,944.64-	WATER CARBON-CREDIT		292362	
CALIFA	0075-450-0075-08250	50.00	LIBRARY TRAINING		292363	50.00
CALOX, INC	0010-801-3210-22750	29.75	FIRE MEDICAL SUPPLIES	70169	292364	215.00
	0010-801-3210-22750	21.25	FIRE MEDICAL SUPPLIES	70169	292364	
	0010-801-3210-22750	92.00	FIRE MEDICAL SUPPLIES	70169	292364	
	0010-801-3210-22750	72.00	FIRE MEDICAL SUPPLIES	70169	292364	
CANON FINANCIAL SERVICES, INC.	0010-801-3114-37500	1,927.14	COPIER MACHINE RENTAL	70547	292365	5,738.99
	0010-801-3104-37500	1,180.08	COPIER MACHINE RENTAL	70546	292365	
	0010-801-3104-37500	721.46	COPIER MACHINE RENTAL		292365	
	0010-801-3210-37500	1,864.39	COPIER MACHINE RENTAL		292365	
	0060-801-4211-38400	45.92	COPIER MACHINE RENTAL		292365	
MARLENE A CARDINALI	0159-801-6507-31940	113.75	INSTRUCTOR-RECREATION CLASS		292366	113.75
CASCADE FIRE EQUIPMENT CO.	0010-801-3210-22300	4,911.54	FIRE BRUSH GEAR	70432	292367	4,911.54
CHANNING L BETE CO INC	0349-801-3210-39400	247.21	FIRE-TRAINING SUPPLIES		292368	247.21

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CINTAS CORPORATION	0092-801-4221-22310	39.54	WATER UNIFORMS		292369	
	0092-801-4222-22310	64.15	WATER UNIFORMS		292369	
	0092-801-4223-22310	111.93	WATER UNIFORMS		292369	
	0092-801-4221-22310	39.54	WATER UNIFORMS		292369	
	0092-801-4222-22310	63.03	WATER UNIFORMS		292369	
	0092-801-4223-22310	79.85	WATER UNIFORMS		292369	
	0010-801-6001-38400	90.93	LIBRARY GRAY MATS		292369	488.97
COLLICUTT ENERGY SERVICES INC	0010-801-4210-38400	514.68	GENERATOR MAINTENANCE	70098	292370	
	0010-801-4210-38400	525.06	GENERATOR MAINTENANCE	70098	292370	1,039.74
COME LAND MAINTENANCE COMPANY	0010-801-6517-38250	75.00	JANITORIAL SERVICE	70287	292371	
	0060-801-4211-38400	140.00	JANITORIAL SERVICE		292371	215.00
COMMUNITY PARTNERS	0159-801-6507-31940	261.38	INSTRUCTOR-RECREATION CLASS		292372	261.38
COMPRESSED AIR SPECIALITIES	0010-801-3210-38400	1,085.15	FIRE-AIR COMPRESSOR REPAIR		292373	1,085.15
COMPUTER SERVICE COMPANY	0010-801-4206-38400	3,460.00	TRAFFIC SIGNAL MAINTENANCE	70323	292374	
	0010-801-4206-38400	8,072.70	TRAFFIC SIGNAL MAINTENANCE	70323	292374	11,532.70
CONTROL AUTOMATION DESIGN	0092-801-4224-81860	3,075.00	WATER BOOSTERS REPAIR	70549	292375	
	0093-801-4229-23300	187.50	WATER BOOSTERS REPAIR	70549	292375	
	0093-801-4227-23300	187.50	WATER BOOSTERS REPAIR	70549	292375	
	0093-801-4226-23300	1,312.00	WATER BOOSTERS REPAIR	70549	292375	
	0092-801-4224-81860	19.95	WATER BOOSTERS REPAIR	70549	292375	
	0092-801-4224-81860	1,500.00	WATER BOOSTERS REPAIR	70549	292375	
	0093-801-4229-23300	500.00	WATER BOOSTERS REPAIR	70549	292375	
	0093-801-4227-23300	250.00	WATER BOOSTERS REPAIR	70549	292375	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CONTROL AUTOMATION DESIGN	0093-801-4226-23300	250.00	WATER BOOSTERS REPAIR	70549	292375	
	0092-801-4224-81860	19.95	WATER BOOSTERS REPAIR	70549	292375	7,301.90
COUNTY OF LOS ANGELES	0092-801-5003-91914	12,692.01	SIDEWALK PROJECT	70567	292376	12,692.01
CPS HUMAN RESOURCE SERVICES (DBA)	0010-801-1801-31950	443.90	RECRUITMENT SERVICES		292377	443.90
PAUL CUBAK	0010-801-3205-24100	108.99	REIMB.-SUPPLIES		292378	108.99
DAPEER ROSENBLIT & LITVAK	0010-801-1702-31600	5,058.44	LEGAL FEES	70239	292379	5,058.44
DATA MICROIMAGING COMPANY	0043-801-1404-38400	3,108.98	TIMECARD SCANNING SERVICES		292380	3,108.98
DAVENPORT PLUMBING	0075-450-0075-08200	500.00	BOND REFUND (TRUST)		292381	500.00
DELL MARKETING LP	0043-850-1404-38400	37.04	COMPUTER/SUPPLIES		292383	37.04
	0092-801-4220-24150	120.98	COMPUTER/SUPPLIES		292382	120.98
DIVISION OF THE STATE ARCHITECT	0010-701-0010-02020	798.30	FEES COLLECTED UNDER SB1186		292384	798.30
DOUBLE TREE HOTEL SACRAMENTO	0136-801-3101-33250	288.79	POLICE POST TRAINING		292385	288.79
DUKE'S LANDSCAPING INC.	0022-801-4202-31950	349.00	GARDENING SERVICES		292386	349.00
E C CONSTRUCTION CO.	0023-801-5003-89340	31,818.75	COLLEGIAN AVE. SIDEWALK	70407	292387	
	0023-801-5001-89340	10,000.25	COLLEGIAN AVE. SIDEWALK	70407	292387	41,819.00

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E.R.S. SECURITY ALARM SYSTEMS,	0010-801-6001-38100	135.00	LIBRARY SECURITY SYSTEM		292388	135.00
DEAN N EDDOW	0159-801-6507-31940	239.40	INSTRUCTOR-RECREATION CLASS		292389	239.40
EL NATIVO GROWERS, INC.	0010-801-6517-38100	839.30	PARKS PLANTS		292390	839.30
EMPIRE CLEANING SUPPLY	0010-801-6517-22150	546.51	JANITORIAL SUPPLIES	70249	292391	
	0010-801-3113-22150	772.79	JANITORIAL SUPPLIES		292391	
	0010-801-3210-22150	518.10	JANITORIAL SUPPLIES		292391	
	0010-801-3210-22150	49.05	JANITORIAL SUPPLIES	70194	292391	
	0010-801-3210-22150	698.13	JANITORIAL SUPPLIES	70194	292391	
	0010-801-4210-22150	711.51	JANITORIAL SUPPLIES	70104	292391	
	0092-801-4223-22150	255.01	JANITORIAL SUPPLIES		292391	3,551.10
ENVIRONMENTAL SOLUTIONS (DBA)	0060-801-4211-38410	794.00	FLEET PARTS	70033	292392	794.00
ERLA, INC. / EMSAR LA	0010-801-3220-41100	480.00	FIRE-EQUIPMENT MAINTENANCE		292393	480.00
EWING IRRIGATION PRODUCTS, INC.	0092-801-4223-23300	29.36	IRRIGATION SUPPLIES		292394	
	0092-801-4222-23700	134.02	IRRIGATION SUPPLIES		292394	
	0092-801-4222-23700	32.46	IRRIGATION SUPPLIES		292394	195.84
FEDERAL EXPRESS CORP.	0010-801-3102-32200	13.07	DELIVERY SERVICE		292395	
	0010-801-1201-33200	65.88	DELIVERY SERVICE		292395	78.95
FEDERAL SIGNAL CORPORATION -EMERG.	0160-850-4211-54050	1,161.62	FLEET PARTS		292396	1,161.62
SHANNON FILES	0435-801-5004-99714	500.16	EOC FIXTURES		292397	
	0071-801-5004-99714	166.72	EOC FIXTURES		292397	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						666.88
FORD OF MONTEBELLO	0060-801-4211-23500	20.08	FLEET PARTS UNIT 979	70019	292398	
	0060-801-4211-23500	94.59	FLEET PARTS UNIT 966	70019	292398	
	0060-801-4211-38400	85.00	FLEET PARTS UNIT 966	70019	292398	
						199.67
CHAI FOSTERLING	0159-801-6507-31940	327.60	INSTRUCTOR-RECREATION CLASS		292399	
						327.60
FOUR SEASONS CONSTRUCTION	0880-701-0880-05454	13.00	REPAIR 321 E.POMONA		292400	
	0152-701-0152-05454	117.00	REPAIR 321 E.POMONA		292400	
						130.00
THE GALE GROUP	0131-801-6006-40000	219.93	BOOK(S) 1		292401	
						219.93
GALLADE CHEMICAL, INC.	0092-801-4222-23300	453.99	WATER CHEMICAL	70368	292402	
						453.99
GARFIELD MEDICAL CENTER	0010-801-3113-22600	24.00	PHYSICAL		292403	
	0010-801-3113-22600	24.00	PHYSICAL		292403	
	0010-801-3113-22600	24.00	PHYSICAL		292403	
						72.00
GATEWAY CITIES COUNCIL OF GOVERNMENT	0043-801-4203-31950	2,542.58	PLAN MONITORING		292404	
						2,542.58
STEPHEN GIOVANAZZI	0010-801-3103-22310	235.14	POLICE UNIFORM		292405	
						235.14
GOLDEN BELL PRODUCTS INC	0042-801-4204-31950	22,750.00	SEWER ROACH CONTROL	70462	292406	
						22,750.00
GOLDEN STAR TECHNOLOGY INC/DBA: GST	0043-850-1404-38400	1,930.66	NETWORK EQUIP UPGRADE		292407	
	0043-801-1404-38400	569.34	NETWORK EQUIP UPGRADE		292407	
						2,500.00
GOVCONNECTION INC	0063-850-5002-99055	31.56	NETWORK EQUIPMENT UPGRADE		292408	

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GOVCONNECTION INC	0063-850-5002-99055	9.76	NETWORK EQUIPMENT UPGRADE		292408	
	0010-801-6509-21350	100.00	NETWORK EQUIPMENT UPGRADE		292408	
	0010-801-6509-22750	26.64	NETWORK EQUIPMENT UPGRADE		292408	
						167.96
GRAINGER	0010-801-4210-23400	480.35	WATER SUPPLIES	70078	292409	
	0010-801-4210-23400	340.30	WATER SUPPLIES	70078	292409	
	0092-801-4222-23400	62.08	WATER SUPPLIES	70129	292409	
						882.73
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	1,373.40	FLEET TIRES	70022	292410	
						1,373.40
JIE GUO	0159-801-6507-31920	7,821.00	INSTRUCTOR-RECREATION CLASS		292411	
						7,821.00
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	363.22	FLEET PARTS UNIT 979	70023	292412	
	0060-801-4211-23500	350.48	FLEET PARTS UNIT 923	70023	292412	
	0060-801-4211-23500	77.17	FLEET PARTS	70023	292412	
	0060-801-4211-23500	62.70	FLEET PARTS	70023	292412	
	0060-801-4211-23500	16.79-	FLEET PARTS-CREDIT	70023	292412	
	0060-801-4211-23500	35.97-	FLEET PARTS-CREDIT	70023	292412	
	0060-801-4211-23500	13.21-	FLEET PARTS-CREDIT	70023	292412	
						787.60
HANSON AGGREGATES	0110-801-4202-23600	546.66	STREET SUPPLIES	70090	292413	
						546.66
HAR-BRO, INC	0062-801-5101-35650	13,841.71	SEWAGE CLEAN UP-1742 FRIAR		292414	
						13,841.71
HARLAND TECHNOLOGY SERVICES	0142-801-6005-38400	707.00	LIBRARY SCANNER MAINTENANCE		292415	
						707.00
HAROLD'S KEY SHOP, INC.	0075-450-0075-08320	1,124.86	KEY/LOCK SERVICES (TRUST)		292416	
						1,124.86
HAVIS INC	0160-801-3115-38400	199.00	POLICE COMPUTER SUPPLIES	70562	292417	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						199.00
HERITAGE OPERATING LP (DBA) PROFLAM	0060-801-4211-22250	114.04	FLEET PROPANE		292418	114.04
HI STANDARD AUTOMOTIVE, LLC	0160-850-4211-54050	2,425.25	FLEET PARTS		292419	2,425.25
DORIS S. HIROSAWA	0075-450-0075-09010	1,907.50	CHERRY BLOSSOM EXPENSES(TRUST)		292420	1,907.50
SONJA HOLLADAY	0159-801-6507-31940	3,284.63	INSTRUCTOR-RECREATION CLASS		292421	4,753.58
	0159-801-6507-31940	1,468.95	INSTRUCTOR-RECREATION CLASS		292421	
HOME DEPOT CREDIT SERVICES	0010-801-4210-24100	285.58	HARDWARE SUPPLIES	70085	292422	737.37
	0092-801-4210-23050	133.99	HARDWARE SUPPLIES	70085	292422	
	0010-801-6517-23050	14.14	HARDWARE SUPPLIES	70251	292422	
	0010-801-6517-23050	40.24	HARDWARE SUPPLIES	70251	292422	
	0010-801-3210-22750	7.63	HARDWARE SUPPLIES	70176	292422	
	0092-801-4210-23050	62.73	HARDWARE SUPPLIES	70085	292422	
	0092-801-4223-23100	193.06	HARDWARE SUPPLIES	70131	292422	
HOUSE OF PRINTING	0010-801-1101-39250	256.16	BUSINESS CARDS		292423	256.16
INDUSTRIAL CONTAINER SERVICES	0343-801-5002-91524	1,594.13	PARKS-SUPPLIES	70491	292424	1,594.13
INDUSTRIAL PIPE & STEEL	0092-801-4222-23700	52.01	WATER SUPPLIES		292425	52.01
MITCHELL ING	0010-801-1101-11100	80.00	MAYOR'S EXPENSES		292426	200.00
	0092-801-1101-11100	60.00	MAYOR'S EXPENSES		292426	
	0043-801-1101-11100	60.00	MAYOR'S EXPENSES		292426	
IP LEARNING CENTER	0159-801-6507-31940	741.75	INSTRUCTOR-RECREATION CLASS		292427	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						741.75
JAYVEE DANCE CENTER	0159-801-6507-31940	282.20	INSTRUCTOR-RECREATION CLASS		292428	282.20
JCL BARRICADE COMPANY	0042-801-4204-23700	155.51	SEWER TOOLS/SUPPLIES		292429	155.51
JENKINS & HOGIN, LLP	0880-801-1204-31600	3,275.00	LEGAL-AFFORDABLE HOUSING		292430	
	0880-801-1204-31600	775.00	LEGAL-AFFORDABLE HOUSING		292430	4,050.00
CESAR JIMENEZ	0075-450-0075-08200	500.00	BOND REFUND (TRUST)		292431	500.00
JOHN L. HUNTER & ASSOC., INC.	0184-801-4208-31950	1,602.50	USED OIL PROGRAM	70331	292432	
	0043-801-4203-31950	2,120.00	NPDES SERVICES	70426	292432	3,722.50
JWA URBAN CONSULTANTS INC	0169-801-2201-31850	1,055.00	CONSULTING SERVICES	70500	292433	
	0152-801-2206-31850	2,356.75	CONSULTING SERVICES	70500	292433	
	0152-801-2206-44000	167.50	CONSULTING SERVICES		292433	3,579.25
GABRIELA KASANJIAN	0159-801-6507-31940	124.80	INSTRUCTOR-RECREATION CLASS		292434	124.80
KNIGHT COMMUNICATIONS INC	0160-801-3115-31700	10,250.00	SYSTEM MANAGEMENT SERVICE	70216	292435	
	0010-801-1301-38400	401.75	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0010-801-1404-38400	336.75	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0043-801-1404-38400	333.33	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0092-801-1404-38400	510.17	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0010-801-1701-38400	333.33	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0010-801-1702-38400	333.33	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0010-801-1703-38400	333.33	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0010-801-1801-38400	625.00	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0010-801-3115-38400	1,083.33	SYSTEM MANAGEMENT SERVICE	70000	292435	

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KNIGHT COMMUNICATIONS INC	0010-801-3201-38400	750.00	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0022-801-4202-38400	375.00	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0092-801-4210-38400	294.58	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0060-801-4211-38400	1,666.67	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0043-801-4212-38400	375.00	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0092-801-4220-38400	1,500.00	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0131-801-6001-38400	666.67	SYSTEM MANAGEMENT SERVICE	70000	292435	
	0010-801-6502-38400	916.67	SYSTEM MANAGEMENT SERVICE	70000	292435	
						21,084.91
KNOWLES-MCNIFF	0010-801-1404-31700	845.83	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0043-801-1404-31700	4,222.17	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0092-801-1404-31700	4,520.83	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0010-801-3115-31700	716.67	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0010-801-3220-31700	250.00	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0092-801-4221-31700	1,184.17	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0093-801-4226-31700	253.75	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0093-801-4227-31700	296.08	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0093-801-4228-31700	253.75	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0093-801-4229-31700	236.83	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0093-801-4231-31700	304.50	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0093-801-4232-31700	253.75	FINANCE SOFTWARE MAINTENANCE	70001	292436	
	0010-801-6001-31700	961.67	FINANCE SOFTWARE MAINTENANCE	70001	292436	
						14,300.00
L.A.U.S.D. PERSONNEL	0010-801-1801-39400	90.00	BILINGUAL TEST		292437	
						90.00
L.B.I. AIR, INC.	0060-801-3210-38400	2,111.88	FIRE-REPAIRS ENGINE 62		292438	
						2,111.88
LANGUAGE LINE SERVICES	0010-801-3112-32050	10.34	TRANSLATION SERVICES		292439	
						10.34

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LARRY LEE	0075-450-0075-08200	805.00	BOND REFUND (TRUST)		292440	805.00
LAWN MOWER CORNER/KNG POWER EQUIPM	0060-801-4211-38400	76.41	FLEET EQUIPMENT REPAIR	70029	292441	
	0010-801-6517-22100	131.86	PARKS SUPPLIES		292441	208.27
CHIU SANG LEE	0159-801-6507-31940	262.50	INSTRUCTOR-RECREATION CLASS		292442	262.50
LEXIPOL LLC	0349-801-3201-39400	7,050.00	FIRE POLICY MANUALS	70542	292443	7,050.00
LIEBERT CASSIDY WHITMORE	0010-801-1601-31600	3,051.56	LEGAL-GENERAL		292444	
	0010-801-1601-31600	9,599.83	LEGAL-PITCHESS MOTIONS		292444	
	0010-801-1601-31600	6,228.00	LEGAL-ORCHARD LITIGATION		292444	18,879.39
LIFE SAFETY CONSULTING & ENGINEERIN	0010-701-0010-06330	450.00	FIRE PLAN CHECK	70182	292445	
	0010-701-0010-06330	750.00	FIRE PLAN CHECK		292445	1,200.00
LIFE-ASSIST INC	0010-801-3220-22350	138.67	FIRE MEDICAL SUPPLIES	70197	292446	
	0010-801-3220-22350	876.20	FIRE MEDICAL SUPPLIES	70197	292446	
	0010-801-3220-22350	1,000.68	FIRE MEDICAL SUPPLIES	70197	292446	
	0010-801-3220-22350	140.15	FIRE MEDICAL SUPPLIES	70197	292446	
	0010-801-3220-24200	2,056.99	FIRE MEDICAL SUPPLIES	70197	292446	4,212.69
ROBIN LOPEZ	0010-801-3103-22310	299.75	POLICE UNIFORM		292447	299.75
LOS ANGELES COUNTY DEPT. OF	0010-801-4206-41100	878.65	TRAFFIC SIGNAL MAINTENANCE	70320	292448	
	0010-701-0010-06850	3,020.31	INDUSTRIAL WASTE INSPECTION		292448	
	0010-701-0010-06850	434.45	INDUSTRIAL WASTE PERMIT		292448	4,333.41
LOS ANGELES COUNTY FIRE DEPT.	0060-801-3210-38400	1,824.76	REPAIRS FIRE ENGINE	70183	292449	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LOS ANGELES COUNTY FIRE DEPT.	0060-801-3210-38400	681.75	REPAIRS FIRE ENGINE	70183	292449	2,506.51
LOS ANGELES TIMES	0010-801-3113-39350	51.20	SUBSCRIPTION		292450	51.20
MANAGED HEALTH NETWORK INC	0010-801-1801-31950	840.84	EAP PREMIUM		292451	840.84
MANNING & KASS, ELLROD, RAMIREZ, TF	0062-801-5101-31600	1,558.79	LEGAL SERVICES-Z.XU		292452	
	0062-801-5101-31600	22,481.40	LEGAL SERVICES-S.RODRIGUEZ		292452	24,040.19
MARAVILLA FOUNDATION	0010-701-0010-02900	64.00	REFUND-MECHANICAL PERMIT		292453	64.00
JOHN MARTINDALE	0136-801-3101-33250	150.00	POLICE POST TRAINING		292454	150.00
MCMASTER-CARR SUPPLY CO.	0092-801-4222-23400	117.73	WATER SUPPLIES	70122	292455	
	0092-801-4222-23400	80.66	WATER SUPPLIES	70122	292455	
	0092-801-4222-23700	109.85	WATER SUPPLIES	70122	292455	
	0092-801-4222-23700	16.02-	WATER SUPPLIES-CREDIT	70122	292455	
	0092-801-4222-23700	265.92	WATER SUPPLIES	70122	292455	
	0092-801-4222-23700	29.34	WATER SUPPLIES	70122	292455	
	0092-801-4222-23700	540.05	WATER SUPPLIES	70122	292455	
	0092-801-4222-23700	263.79	WATER SUPPLIES	70122	292455	
	0092-801-4222-23700	186.49	WATER SUPPLIES	70122	292455	
	0092-801-4222-23400	9.53	WATER SUPPLIES	70122	292455	
	0092-801-4222-38420	181.55	WATER SUPPLIES	70122	292455	
	0092-801-4222-23400	53.60	WATER SUPPLIES	70122	292455	
	0092-801-4222-38420	16.46	WATER SUPPLIES	70122	292455	
	0092-801-4222-38420	279.24	WATER SUPPLIES	70122	292455	2,118.19
MCNEILL SOUND & SECURITY	0010-801-6517-38400	350.00	SECURITY SYSTEM MAINTENANCE	70106	292456	

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MCNEILL SOUND & SECURITY	0092-801-4210-38400	715.00	SECURITY SYSTEM MAINTENANCE	70106	292456	1,785.00
	0092-801-4220-38400	720.00	SECURITY SYSTEM MAINTENANCE	70106	292456	
MERIDIAN MEDICAL TECHNOLOGIES	0010-801-3220-22350	1,390.80	FIRE MEDICAL SUPPLIES	70193	292457	6,634.50
	0010-801-3220-24200	1,643.53	FIRE MEDICAL SUPPLIES	70193	292457	
	0010-801-3220-39400	1,600.17	FIRE MEDICAL SUPPLIES	70193	292457	
	0010-801-3220-23700	2,000.00	FIRE MEDICAL SUPPLIES	70193	292457	
METROPOLITAN TRANSPORTATION	0166-801-4201-31960	44,350.00	CNG BUSES	70566	292458	44,350.00
MIDORI LANDSCAPE INC	0344-801-5002-99290	2,790.00	LANDSCAPING MAINTENANCE	70274	292459	2,790.00
MIDWEST TAPE	0131-801-6006-40000	453.64	DVD 36		292460	1,230.12
	0131-801-6006-40000	569.61	DVD 39		292460	
	0131-801-6006-40000	206.87	DVD 13		292460	
MISSION SUPER HARDWARE	0010-801-6517-23050	45.70	HARDWARE SUPPLIES	70253	292461	221.84
	0042-801-4204-23700	6.86	HARDWARE SUPPLIES		292461	
	0010-801-3210-22750	60.46	HARDWARE SUPPLIES	70196	292461	
	0010-801-3210-23500	23.06	HARDWARE SUPPLIES	70196	292461	
	0010-801-3210-38400	30.51	HARDWARE SUPPLIES	70196	292461	
	0092-801-4222-23050	55.25	HARDWARE SUPPLIES		292461	
MONOPRICE, INC	0010-801-3103-21200	90.96	COMPUTER SUPPLIES		292462	90.96
MONTEREY CAR WASH INC	0060-801-4211-38400	585.00	CAR WASHES	70006	292463	585.00
MR. ROOTER PLUMBING (DBA)	0042-801-4204-31950	1,135.00	SEWER SERVICES		292464	1,135.00

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MUNICIPAL INFORMATION TECHNOLOGY AS	0010-801-1404-39300	40.00	MEMBERSHIP UPGRADE		292465	40.00
NAVARRO'S TOWING	0160-850-4211-54050	75.00	TOWING SERVICES		292466	
	0160-850-4211-54050	75.00	TOWING SERVICES		292466	
	0160-850-4211-54050	75.00	TOWING SERVICES		292466	225.00
NEC BUSINESS NETWORK SOLUTIONS	0010-801-3112-38400	1,606.00	PHONE LINE SERVICE	70308	292467	1,606.00
NETMOTION WIRELESS, INC	0160-801-3115-38400	2,950.00	POLICE-DEVICE MAINTENANCE	70548	292468	2,950.00
NEW CENTURY BMW MOTORCYCLES	0060-801-4211-38400	857.49	FLEET PARTS UNIT 024	70040	292469	
	0060-801-4211-38400	187.57	FLEET PARTS UNIT 997	70040	292469	1,045.06
THE NEW SINATRA UNIFORM CO. (DBA)	0010-801-3102-22300	543.75	POLICE-UNIFORMS		292470	543.75
NORMAN'S NURSERY INC	0010-801-6517-23050	490.50	PARKS PLANTS	70254	292471	490.50
OCLC, INC	0010-801-6003-31700	981.52	LIBRARY CATALOGING SERVICE		292472	981.52
OFFICE DEPOT INC.	0010-801-4212-39250	14.16	OFFICE SUPPLIES		292473	
	0010-801-4212-39250	75.71	OFFICE SUPPLIES		292473	
	0010-801-4212-22700	103.83	OFFICE SUPPLIES		292473	
	0010-801-4212-22700	7.17	OFFICE SUPPLIES		292473	
	0010-801-4212-21300	50.00	OFFICE SUPPLIES		292473	
	0010-801-4212-24100	2.00	OFFICE SUPPLIES		292473	
	0010-801-6517-21350	25.77	OFFICE SUPPLIES	70294	292473	
	0176-801-6516-21350	4.19	OFFICE SUPPLIES	70294	292473	
	0010-801-6517-21350	114.31	OFFICE SUPPLIES	70294	292473	
	0010-801-3114-21350	306.56	OFFICE SUPPLIES	70214	292473	

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OFFICE DEPOT INC.	0010-801-3114-21350	18.52	OFFICE SUPPLIES	70214	292473	
	0010-801-3114-21350	403.19	OFFICE SUPPLIES	70214	292473	
	0010-801-1802-21350	135.54	OFFICE SUPPLIES		292473	
	0010-801-1801-21350	101.98	OFFICE SUPPLIES		292473	
	0010-801-3210-21250	97.73	OFFICE SUPPLIES	70195	292473	
	0010-801-3210-21200	30.69	OFFICE SUPPLIES	70195	292473	
	0010-801-3210-21200	42.74	OFFICE SUPPLIES	70195	292473	
	0010-801-3220-21200	85.76	OFFICE SUPPLIES	70195	292473	
	0010-801-6517-21350	0.66	OFFICE SUPPLIES	70294	292473	
	0176-801-6516-21350	1.71-	OFFICE SUPPLIES-CREDIT	70294	292473	
	0010-801-6517-21350	23.67	OFFICE SUPPLIES	70294	292473	
	0010-801-6517-21350	2.16	OFFICE SUPPLIES	70294	292473	
	0010-801-4209-21350	499.26	OFFICE SUPPLIES	70123	292473	
	0042-801-4204-22750	105.28	OFFICE SUPPLIES	70123	292473	
	0010-801-1701-21350	3.18	OFFICE SUPPLIES	70062	292473	
	0010-801-1701-21350	8.35	OFFICE SUPPLIES	70062	292473	
	0010-801-1701-21250	5.71	OFFICE SUPPLIES	70062	292473	
	0010-801-4212-39250	51.25	OFFICE SUPPLIES		292473	
	0010-801-4212-39250	18.39	OFFICE SUPPLIES		292473	
	0010-801-4212-39250	157.48	OFFICE SUPPLIES		292473	
	0010-801-4212-39250	16.30	OFFICE SUPPLIES		292473	
	0010-801-4212-39250	53.74	OFFICE SUPPLIES		292473	
	0010-801-4212-39250	15.61	OFFICE SUPPLIES		292473	
	0010-801-4212-39250	111.73	OFFICE SUPPLIES		292473	
	0010-801-1801-21350	17.39	OFFICE SUPPLIES		292473	
	0010-801-1801-21350	41.50	OFFICE SUPPLIES		292473	
	0010-801-6001-21350	85.57	OFFICE SUPPLIES		292473	
	0010-801-6002-38400	347.53	OFFICE SUPPLIES		292473	
	0010-801-6006-22450	18.68	OFFICE SUPPLIES		292473	
	0010-801-6001-21350	62.54	OFFICE SUPPLIES		292473	

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OFFICE DEPOT INC.	0010-801-6001-21350	81.38	OFFICE SUPPLIES		292473	
	0010-801-6003-22450	189.06	OFFICE SUPPLIES		292473	
	0010-801-6001-22150	80.81	OFFICE SUPPLIES		292473	
	0010-801-3104-38400	700.87	OFFICE SUPPLIES		292473	
	0010-801-3114-21350	422.42	OFFICE SUPPLIES	70214	292473	4,738.66
KIEU VONG ON	0010-701-0010-07430	6.13	BOOK REFUND		292474	6.13
NELSON ONG	0159-801-6507-31940	653.63	INSTRUCTOR-RECREATION CLASS		292475	653.63
PAYKE GYMNASIAC ACADEMY	0159-801-6507-31940	43.78	INSTRUCTOR-RECREATION CLASS		292476	43.78
PBS ENGINEERS, INC.	0010-701-0010-06100	1,122.00	PLAN CHECK SERVICE		292477	
	0010-701-0010-06100	5,791.00	PLAN CHECK SERVICE	70071	292477	
	0010-701-0010-06100	2,272.00	PLAN CHECK SERVICE		292477	9,185.00
PENINSULA LIBRARY SYSTEM	0075-450-0075-08250	75.00	LIBRARY TRAINING (TRUST)		292478	
	0075-450-0075-08250	75.00	LIBRARY TRAINING (TRUST)		292478	
	0075-450-0075-08250	75.00	LIBRARY TRAINING (TRUST)		292478	
	0075-450-0075-08250	75.00	LIBRARY TRAINING (TRUST)		292478	300.00
THE PHONE GUY	0010-801-1404-38400	1,490.42	VOICE/DATA CABLING		292479	1,490.42
PLUMBING WHOLESALE OUTLET	0010-801-4210-23300	246.91	PLUMBING SUPPLIES	70110	292480	246.91
PREFERRED ALLIANCE INC	0010-801-1801-31900	75.40	DRIVER TESTING		292481	75.40
PROGRESS PRINTERS	0092-801-4220-21250	1,500.00	BUSINESS LICENSE ENVELOPES	70382	292482	
	0092-801-4222-21250	135.00	BUSINESS LICENSE ENVELOPES	70382	292482	

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PROGRESS PRINTERS	0092-801-4220-39250	500.00	BUSINESS LICENSE ENVELOPES	70382	292482	
	0092-801-4220-21350	629.00	BUSINESS LICENSE ENVELOPES	70382	292482	
	0092-801-4222-21250	615.00	BUSINESS LICENSE ENVELOPES	70382	292482	
	0010-801-1403-21250	623.48	WINDOW ENVELOPES		292482	4,002.48
PROGRESSIVE SOLUTIONS INC	0092-801-4220-24150	654.50	CASHIER RECEIPT PRINTER		292483	654.50
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22300	28.65	FLEET UNIFORM	70047	292484	
	0060-801-4211-22300	28.65	FLEET UNIFORM	70047	292484	
	0060-801-4211-22150	26.64	FLEET SHOP RAGS	70047	292484	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	70047	292484	
	0060-801-4211-22150	26.64	FLEET SHOP RAGS	70047	292484	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	70047	292484	147.86
THE PUBLIC RETIREMENT JOURNAL	0010-801-1404-22650	195.00	SUBSCRIPTION		292485	195.00
PUMPING SOLUTIONS INC.	0092-801-4223-22750	796.23	WATER PARTS		292486	796.23
PYRO-COMM SYSTEMS, INC	0010-801-6001-38400	100.48	LIBRARY FIRE ALARM		292487	
	0010-801-6001-38100	34.52	LIBRARY FIRE ALARM		292487	
	0010-801-6001-38100	135.00	LIBRARY FIRE ALARM		292487	270.00
R S D REFRIGERATION	0010-801-4210-23700	562.65	AIR CONDITIONING PARTS		292488	562.65
RAINBOW ART	0159-801-6507-31940	96.05	INSTRUCTOR-RECREATION CLASS		292489	96.05
RED WING SHOE STORES	0010-801-4209-22300	182.30	SAFETY BOOTS-M.LIRA	70087	292490	182.30
RENEGADE ARMOR, LLC	0010-801-3104-22750	315.00	POLICE UNIFORM		292491	

CITY OF MONTEREY PARK
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						315.00
RENKOW MECHANICAL INC	0010-801-4210-38150	2,144.25	AIR CONDITIONING REPAIR		292492	
	0010-801-4210-38150	670.00	AIR CONDITIONING REPAIR		292492	
						2,814.25
ROBERTSON'S	0010-801-4202-22400	377.14	CONSTRUCTION SUPPLIES	70092	292493	
	0010-801-4202-22400	377.14	CONSTRUCTION SUPPLIES	70092	292493	
						754.28
S & J SUPPLY CO.	0092-801-4223-23300	228.90	WATER SUPPLIES	70153	292494	
						228.90
S C FUELS (DBA)	0060-801-4211-22250	14,732.76	FUEL 3/13	70050	292495	
	0060-801-4211-22250	14,815.40	FUEL 3/13	70050	292495	
						29,548.16
SAN GABRIEL VALLEY WATER CO.	0092-801-4222-36300	57.41	WATER SERVICE		292496	
	0092-801-4222-22900	106.88	WATER SERVICE		292496	
						164.29
SENSEIO	0131-801-6006-40000	1,208.90	BOOKS (94)		292497	
						1,208.90
CYNTHIA SERRANO	0428-801-6002-31950	123.00	LIBRARY CA READS PROGRAM		292498	
						123.00
SHRED-IT LOS ANGELES	0010-801-3114-38400	153.16	SHREDDING SERVICES		292499	
	0010-801-3114-38400	153.16	SHREDDING SERVICES		292499	
						306.32
SIEMENS INDUSTRY, INC.	0071-801-3210-38400	117.02	FIRE CHEMICAL		292500	
						117.02
SIMPLEXGRINNELL LP	0010-801-4210-38100	4,602.90	ALARM TESTING	70478	292501	
	0010-801-4210-38100	1,992.40	ALARM TESTING		292501	
						6,595.30
SMARDAN SUPPLY COMPANY	0092-801-4222-23700	0.68	PLUMBING SUPPLIES	70124	292502	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SMARDAN SUPPLY COMPANY	0092-801-4222-23700	31.59	PLUMBING SUPPLIES	70124	292502	
	0092-801-4222-23700	18.06	PLUMBING SUPPLIES	70124	292502	
	0092-801-4222-23700	46.22	PLUMBING SUPPLIES	70124	292502	
	0092-801-4222-23700	46.00	PLUMBING SUPPLIES	70124	292502	
	0092-801-4222-23700	40.08	PLUMBING SUPPLIES	70124	292502	182.63
SMS INC	0010-801-3115-38400	682.00	SERVER MAINTENANCE	70307	292503	682.00
SONG OF SONGS MUSIC STUDIO (DBA)	0159-801-6507-31930	54.83	INSTRUCTOR-RECREATION CLASS		292504	54.83
SOUTHEAST CONSTRUCTION PRODUCT	0075-450-0075-08915	308.37	FIRE SUPPLIES (TRUST)		292505	
	0075-450-0075-08915	657.66	FIRE SUPPLIES (TRUST)		292505	966.03
THE STANDARD INSURANCE CO.	0065-464	466.98	EXECUTIVE PREMIUM		292506	466.98
THE STANDARD	0065-464	4,468.07	LTD INSURANCE		292507	4,468.07
STATUS ONE MEDICAL INC	0092-801-4222-23050	34.12	MEDICAL SUPPLIES		292508	34.12
LEANE SUMIMOTO	0159-801-6507-31940	475.13	INSTRUCTOR-RECREATION CLASS		292509	475.13
SUPREME TROPHIES & GIFTS CO.	0010-801-1101-39250	162.41	PLATES & BADGES		292510	162.41
SWRCB FEES	0109-801-5003-91750	85.40	PERMIT-MP TRANSIT CENTER		292511	
	0342-801-5003-91750	341.60	PERMIT-MP TRANSIT CENTER		292511	427.00
TECHSOUP STOCK (DBA)	0010-801-6003-38400	350.00	LIBRARY SOFTWARE		292512	350.00

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
THE OUTSOURCE GROUP	0010-701-0010-06220	250.00	CITATION#4966		292513	250.00
THORSON MOTOR CENTER	0060-801-4211-23500	328.16	FLEET PARTS UNIT 923		292514	328.16
TOM'S CLOTHING & UNIFORMS INC	0010-801-4209-22310	91.56	UNIFORMS-M.COLLAR	70088	292515	
	0010-801-3114-22310	279.59	UNIFORMS-D.CASEY	70218	292515	
	0010-801-3102-22310	30.41	UNIFORMS-B.ARCHIBALD	70218	292515	
	0010-801-3103-22310	8.48	UNIFORMS-B.ANDRUS	70218	292515	
	0010-801-3103-22310	29.43	UNIFORMS-R.COTA	70218	292515	
	0010-801-3103-22310	228.57	UNIFORMS-R.COTA	70218	292515	
	0010-801-3103-22310	25.51	UNIFORMS-B.HUNG	70218	292515	
	0010-801-3103-22310	155.33	UNIFORMS-G.JIMENEZ	70218	292515	
	0010-801-3103-22310	33.84	UNIFORMS-G.SIMS	70218	292515	
	0010-801-3103-22310	18.63	UNIFORMS-V.VASQUEZ	70218	292515	
	0010-801-3101-22320	38.75	UNIFORMS-S.CARRILLO	70218	292515	
	0010-801-3104-22310	134.39	UNIFORMS-B.HAN	70218	292515	
	0075-450-0075-08420	25.51	UNIFORMS-EXPLORER (TRUST)		292515	
	0010-801-3103-22310	25.51	UNIFORMS-D.CASTELLANO	70218	292515	
	0010-801-3103-22310	181.07	UNIFORMS-D.ELLIOTT	70218	292515	
	0010-801-3103-22310	225.13	UNIFORMS-G.ZAMUDIO	70218	292515	
	0010-801-3210-22310	43.60	UNIFORMS-S.KELLY	70185	292515	
	0010-801-3210-22310	258.25	UNIFORMS-E.DELAO	70185	292515	
	0010-801-3210-22310	303.73	UNIFORMS-R.OLIVAREZ	70185	292515	
	0010-801-3210-22310	183.33	UNIFORMS-G.FOWLER	70185	292515	
	0010-801-3210-22310	319.26	UNIFORMS-M.SILVESTRO	70185	292515	
	0010-801-3210-22310	463.44	UNIFORMS-G.NELSON	70185	292515	
	0010-801-3210-22310	419.65	UNIFORMS-S.MELTON	70185	292515	
	0010-801-3210-22310	578.09	UNIFORMS-C.THOMPSON	70185	292515	
	0010-801-3210-22310	523.71	UNIFORMS-R.BURROUGHS	70185	292515	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOM'S CLOTHING & UNIFORMS INC	0010-801-3210-22310	665.09	UNIFORMS-D.GOETZ	70185	292515	
	0010-801-3210-22310	26.16	UNIFORMS-R.BLAKE	70185	292515	
	0010-801-3210-22310	665.09	UNIFORMS-D.PARK	70185	292515	
	0010-801-3210-22310	599.84	UNIFORMS-D.CLIN	70185	292515	
	0010-801-3210-22310	163.50	UNIFORMS-S.KELLY	70185	292515	
	0010-801-3210-22310	125.35	UNIFORMS-C.CACCIATORI	70185	292515	
	0176-801-6516-22310	49.05	UNIFORMS-P.TENA	70295	292515	
	0176-801-6516-22310	65.95	UNIFORMS-P.TENA	70295	292515	
	0010-801-3114-22310	194.30	UNIFORMS-M.CHAVEZ	70218	292515	
	0010-801-3101-22320	199.14	UNIFORMS-M.COOK	70218	292515	
	0010-801-3101-22320	40.22	UNIFORMS-S.EFREN	70218	292515	
	0010-801-3101-22320	50.93	UNIFORMS-S.EFREN	70218	292515	
	0010-801-3112-22310	300.00	UNIFORMS-C.LUO	70218	292515	
	0010-801-3112-22310	300.00	UNIFORMS-E.THAI	70218	292515	
	0010-801-3103-22310	31.37	UNIFORMS-D.CASTELLANO	70218	292515	
	0010-801-3103-22310	147.15	UNIFORMS-S.JIMENEZ	70218	292515	
	0010-801-3103-22310	243.21	UNIFORMS-W.LEON	70218	292515	
	0010-801-3103-22310	60.55	UNIFORMS-I.SANCHEZ	70218	292515	
	0010-801-3103-22310	44.15	UNIFORMS-L.NORRIS	70218	292515	
	0010-801-3103-22310	11.77	UNIFORMS-V.VASQUEZ	70218	292515	
	0010-801-3103-22310	248.68	UNIFORMS-V.VASQUEZ	70218	292515	
	0010-801-3102-22310	6.87	UNIFORMS-B.PFLUGHOFT	70218	292515	
	0010-801-3112-22310	49.05	UNIFORMS-V.HERRERA	70218	292515	
	0010-801-3101-22320	137.34	UNIFORMS-S.CARILLO	70218	292515	
						9,049.53
PETER TRAN	0010-701-0010-03650	22.00	REFUND OF PARKING PASS FEE		292516	
						22.00
TRANSTECH	0010-801-1701-31950	1,679.00	INTERIM DIRECTOR	70468	292517	
	0010-801-1702-31950	1,679.00	INTERIM DIRECTOR	70468	292517	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TRANSTECH	0010-801-1703-31950	1,679.00	INTERIM DIRECTOR	70468	292517	
	0043-801-4208-31950	4,757.17	INTERIM DIRECTOR	70468	292517	
	0092-801-4220-31950	4,757.17	INTERIM DIRECTOR	70468	292517	
	0093-801-4226-31950	2,238.66	INTERIM DIRECTOR	70468	292517	
	0010-801-1701-31950	4,405.50	PROJECTS COORDINATOR	70467	292517	
	0010-801-1703-31950	4,405.50	PROJECTS COORDINATOR	70467	292517	
	0010-801-1703-31950	5,572.50	BUILDING INSPECTOR	70454	292517	
	0010-801-4212-31500	3,225.00	INTERIM ENGINEER		292517	
	0010-801-5002-91525	2,840.00	PARK ADA IMPROVEMENTS		292517	
	0010-801-4212-31500	6,087.00	BIKE PATH ANALYSIS		292517	
	0010-801-4212-31500	300.00	808 W. GARVEY TRAFFIC REVIEW		292517	
	0010-801-4212-31500	500.00	PARKING AT SIERRA VISTA PARK		292517	
	0010-801-4212-31500	500.00	LOCALIZED PAVEMENT REPAIRS		292517	
	0010-801-4212-31500	1,500.00	CITY YARD PRELIM ASSESSMENT		292517	
						46,125.50
DOROTHY TSU	0159-801-6507-31940	21.13	INSTRUCTOR-RECREATION CLASS		292518	21.13
TU LUC BOOKSTORE	0010-801-6002-40000	534.76	BOOKS (38)		292519	534.76
UC REGENTS	0010-801-3220-39400	2,560.42	FIRE CONTINUE EDUCATION	70189	292520	2,560.42
UNDERGROUND SERVICE ALERT	0092-801-4223-39300	72.00	UNDERGROUND UTILITY SERVICES		292521	72.00
UNIVAR USA INC (CORP. HEADQUARTERS)	0093-801-4227-23300	8,476.15	WATER CHEMICAL	70517	292522	8,476.15
USA MOBILITY WIRELESS, INC	0010-801-3112-32050	119.66	PAGING SERVICES	70264	292523	
	0092-801-4220-32050	4.74	PAGING SERVICES	70264	292523	
						124.40
VIDACARE CORPORATION	0010-801-3220-22350	574.29	FIRE MEDICAL SUPPLIES		292524	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						574.29
VULCAN MATERIAL CO	0110-801-4202-23600	537.19	ASPHALT	70094	292525	537.19
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	241.56	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	303.36	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	173.53	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	378.27	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	84.82	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	1,043.79	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	108.58	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	153.03	ELECTRICAL SUPPLIES		292526	
	0010-801-4210-23400	762.43	ELECTRICAL SUPPLIES	70568	292526	
	0010-801-4210-23400	298.29	ELECTRICAL SUPPLIES	70568	292526	
	0010-801-4210-23400	787.76	ELECTRICAL SUPPLIES	70568	292526	
	0010-801-4210-23400	497.93	ELECTRICAL SUPPLIES	70568	292526	
	0010-801-4210-23400	226.29	ELECTRICAL SUPPLIES	70568	292526	
	0010-801-4210-23400	246.16	ELECTRICAL SUPPLIES	70568	292526	5,305.80
XIAODONG WANG	0159-801-6507-31940	201.50	INSTRUCTOR RECREATION CLASS		292527	201.50
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	31.33	FLEET PARTS	70054	292528	
	0060-801-4211-23500	60.95	FLEET PARTS	70054	292528	
	0060-801-4211-23500	44.86	FLEET PARTS	70054	292528	
	0060-801-4211-23500	17.90	FLEET PARTS	70054	292528	
	0060-801-4211-23500	120.42	FLEET PARTS	70054	292528	
	0060-801-4211-23500	16.16	FLEET PARTS	70054	292528	
	0060-801-4211-23500	26.49	FLEET PARTS	70054	292528	265.13
WECK LABORATORIES (DBA)	0093-801-4227-31950	480.00	WATER LABORATORY SUPPLIES		292529	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						480.00
WELLS FARGO FINANCIAL LEASING	0010-801-1408-37200	391.11	COPIER RENTAL	70265	292530	
	0092-801-4212-37500	1,147.54	COPIER RENTAL	70344	292530	
						1,538.65
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23350	1,465.18	WATER VALVES		292531	
						1,465.18
THOMAS WONG	0159-801-6507-31930	405.60	INSTRUCTOR-RECREATION CLASS		292532	
						405.60
VICTOR WONG	0159-801-6507-31940	792.75	INSTRUCTOR-RECREATION CLASS		292533	
						792.75
WURTH USA INC	0060-801-4211-23500	187.67	FLEET SUPPLIES	70058	292534	
						187.67
DARRYL KEITH YEE	0159-801-6507-31940	111.80	INSTRUCTOR-RECREATION CLASS		292535	
						111.80
SIMON YEN	0159-801-6507-31940	266.00	INSTRUCTOR-RECREATION CLASS		292536	
						266.00
ZOLL MEDICAL CORPORATION	0010-801-3220-24200	833.85	FIRE MEDICAL SUPPLIES		292537	
	0010-801-3220-24200	77.66	FIRE MEDICAL SUPPLIES		292537	
						911.51
ZUMAR INDUSTRIES, INC.	0010-801-4206-23800	130.80	TRAFFIC SIGNS	70084	292538	
	0010-801-4206-23800	207.10	TRAFFIC SIGNS	70084	292538	
	0010-801-4206-23800	188.03	TRAFFIC SIGNS	70084	292538	
	0010-801-4206-23800	2,412.39	TRAFFIC SIGNS	70084	292538	
	0010-801-4206-23800	408.75	TRAFFIC SIGNS	70084	292538	
	0010-801-4206-23800	1,716.75	TRAFFIC SIGNS	70084	292538	
	0010-801-4206-23800	1,080.77	TRAFFIC SIGNS	70084	292538	
						6,144.59
TOTAL FOR PRINTED WARRANTS						697,720.17

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TOTAL FOR PREPAID WARRANTS	215,356.97
TOTAL FOR PRINTED WARRANTS	697,720.17
TOTAL WARRANTS	913,077.14
TOTAL VOID CHECKS	4
TOTAL PREPAID CHECKS	47
TOTAL CHECKS PRINTED	202
TOTAL CHECKS ISSUED	249

CITY OF MONTEREY PARK
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 FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	9,595.19	186,076.67	195,671.86
0022	STATE GAS TAX FUND	604.82	724.00	1,328.82
0023	BIKE ROUTE FUND	0.00	41,819.00	41,819.00
0042	SEWER FUND	0.00	25,167.85	25,167.85
0043	REFUSE FUND	1,031.09	20,056.27	21,087.36
0060	CITY SHOP FUND	20.00	41,885.86	41,905.86
0061	SEPARATION BENEFITS FUND	3,332.00	0.00	3,332.00
0062	GENERAL LIABILITY FUND	115,319.94	39,750.79	155,070.73
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	41.32	41.32
0065	PAYROLL CLEARING ACCOUNT	4,349.70	4,935.05	9,284.75
0071	PUBLIC SAFETY IMPACT FEE FUND	156.38	92,048.64	92,205.02
0075	SPECIAL DEPOSITS FUND	2,232.10	7,178.90	9,411.00
0092	WATER FUND	539.36-	43,944.08	43,404.72
0093	WATER TREATMENT FUND	0.00	62,774.83	62,774.83
0109	OPA PROPOSITION A	0.00	85.40	85.40
0110	MEASURE R FUND	6,408.48	1,083.85	7,492.33
0131	LIBRARY TAX FUND	98.08	10,128.73	10,226.81
0136	POST	435.80	438.79	874.59
0142	EL CIVIC EDUCATION GRANT	295.00	707.00	1,002.00
0152	HOME HOUSING PROGRAM	9,331.85	2,641.25	11,973.10
0159	RECREATION FUND	0.00	18,166.19	18,166.19
0160	ASSET FORFEITURE	1,005.74	27,792.99	28,798.73
0165	AIR QUALITY IMPROVEMENT FUND	60.00	4,400.00	4,460.00
0166	PROPOSITION C	0.00	44,350.00	44,350.00
0169	CDBG FUND	4,964.00	1,070.00	6,034.00
0176	MAINTENANCE DISTRICT 93-1	0.00	117.48	117.48
0184	USED OIL RECYCLING BLOCK GRANT	0.00	1,602.50	1,602.50
0214	BEVERAGE CONTAINER RECYCLING	229.00	0.00	229.00

CITY OF MONTEREY PARK
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 FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0258	UREAN AREA INITIATIVE 2010	50,296.08	0.00	50,296.08
0259	URBAN AREA INITIATIVE 2011	4,650.00	0.00	4,650.00
0342	SAFETEA-LU GRANT	0.00	341.60	341.60
0343	RECREATION GRANT (075)	0.00	2,317.76	2,317.76
0344	MAINTENANCE GRANT (075)	0.00	4,090.00	4,090.00
0349	ELAC INSTRUCTIONAL SERV PROG	1,277.67	7,297.21	8,574.88
0428	CA COUNCIL FOR THE HUMANITIES	0.00	123.00	123.00
0435	EMERGENCY OPERATIONS CENTER	0.00	500.16	500.16
0880	CITY/HOUSING SUCCESSOR AGENCY	203.41	4,063.00	4,266.41
	TOTAL	215,356.97	697,720.17	913,077.14

Staff Report City of Monterey Park

DATE: April 17, 2013
TO: Paul Talbot, City Manager
FROM: Joseph Leon, City Treasurer
SUBJECT: Monthly Investment Report - March 2013

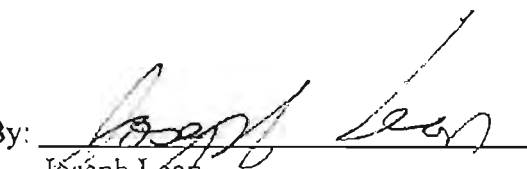
In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates of maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months.

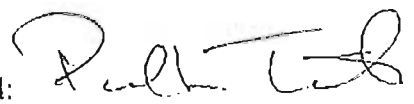
DISCUSSION

As of March 31, 2013 invested funds for the City of Monterey Park is \$72,936,962.92.

RECOMMENDATION

Receive and file the monthly investment report.

By: 
Joseph Leon
City Treasurer

Approved: 
Paul Talbot
City Manager

**CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF MARCH 31, 2013**

INSTITUTION NAME	PURCHASE DATE	MATURITY DATE	INTEREST RATE	% OF PORTFOLIO	AMOUNT
INVESTMENTS:					
CERTIFICATES OF DEPOSIT ⁽²⁾					
AMERICAN PLUS BANK	01/11/13	01/11/14	0.55%		99,000.00
ASIAN PACIFIC NATIONAL BANK	03/04/13	03/04/14	0.60%		200,000.00
CATHAY BANK	08/14/12	08/14/13	0.80%		100,000.00
CATHAY BANK	10/07/12	10/07/13	0.80%		150,000.00
EAST WEST BANK	11/10/12	11/10/13	1.14%		250,000.00
EVERTRUST BANK	11/09/12	11/09/13	0.60%		100,000.00
EVERTRUST BANK	10/05/12	10/04/13	0.60%		150,000.00
FIRST CHOICE BANK	08/08/12	08/07/13	1.08%		240,000.00
FIRST GENERAL BANK	08/04/12	08/04/13	0.70%		200,000.00
PREFERRED BANK	06/06/12	06/06/13	0.90%		100,000.00
PREFERRED BANK	03/03/13	03/03/14	0.80%		140,000.00
TOMATO BANK, N.A.	03/04/13	03/04/14	0.80%		100,000.00
TOMATO BANK, N.A.	02/04/13	02/04/14	0.80%		140,000.00
U.S BANK	05/10/12	12/10/13	0.85%		200,000.00
AMERICAN EXP CENTURION BANK	12/01/11	06/10/13	0.95%		240,000.00
BARCLAYS BANK	12/01/11	12/09/13	0.90%		240,000.00
BANK OF CHINA	12/01/11	06/07/13	0.80%		240,000.00
CIT BANK	12/01/11	12/18/13	1.05%		240,000.00
GE CAPITAL RETAIL BANK	12/01/11	09/09/13	1.00%		240,000.00
GOLDMAN SACHS BANK USA	12/01/11	06/07/13	0.85%		240,000.00
SAFRA NATIONAL BANK	12/08/11	12/16/13	0.80%		240,000.00
SALLIE MAE BANK	12/08/11	12/16/13	0.90%		240,000.00
EVERBANK	01/16/13	01/16/15	0.70%		240,000.00
TOTAL CDs (23)				5.94%	<u>4,329,000.00</u>
LOCAL AGENCY INVESTMENT FUND:					
LAIF - CITY					
LAIF - PUBLIC FINANCING AUTHORITY		ON DEMAND	0.280%		46,867,604.34
		ON DEMAND	0.280%		<u>21,740,358.58</u>
TOTAL LAIF				94.06%	<u>68,607,962.92</u>
TOTAL INVESTMENTS				100.00%	<u>\$ 72,936,962.92</u>
BANK BALANCE ⁽¹⁾:					<u>\$ 1,654,505.73</u>
AVERAGE MATURITY DAYS					14
AVERAGE INTEREST RATE FOR THE MONTH					0.314%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

THE FDIC INSURANCE COVERAGE LIMIT WAS PERMANENTLY RAISED TO \$250,000 ON JULY 21,2010.

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

City of Monterey Park
Investment By Funds Cash Basis

FUND	DESCRIPTION	3/31/2013
0010	GENERAL FUND	\$ 16,313,689.01
0012	RETIREMENT FUND	0.00
0022	STATE GAS TAX FUND	1,241,197.10
0023	BIKE ROUTE FUND	0.00
0028	PROP 1B-STREET IMPRVMT FUND	30,797.17
0042	SEWER FUND	796,930.60
0043	REFUSE FUND	2,672,306.38
0060	CITY SHOP FUND	1,699,588.65
0061	SEPARATION BENEFITS FUND	3,234,464.27
0062	GENERAL LIABILITY FUND	1,408,815.65
0063	TECHNOLOGY INTERNAL SERV FUND	1,027,757.10
0064	OPEB INTERNAL SERV FUND	1,000,000.00
0065	PAYROLL CLEARING ACCOUNT	1,527,372.72
0070	PARK FACILITIES FUND	4,382.26
0071	PUBLIC SAFETY IMPACT FEE FUND	173,602.25
0075	SPECIAL DEPOSITS FUND	1,939,790.45
0077	BUSINESS IMPROVEMENT AREA #1	258,339.00
0080	WORKERS COMP FUND	2,657,918.20
0085	PENSION LIABILITY FUND	7,842,427.00
0092	WATER FUND	13,177,410.94
0093	WATER TREATMENT FUND	9,079,666.34
0109	OPA PROPOSITION A	2,085,276.47
0110	MEASURE R FUND	1,344,702.70
0115	CFF CALIF FOUNDATION FUNDS	20,780.46
0131	LIBRARY TAX FUND	246,576.63
0132	STC STANDARDS/TRAINING/CORREC	2,092.52
0136	POST	0.00
0142	EL CIVIC EDUCATION GRANT	0.00
0150	RENTAL REHABILITATION INCOME	9,466.44
0152	HOME HOUSING PROGRAM	583.36
0154	FEMA DISASTER FUND	153,550.02
0159	RECREATION FUND	0.00
0160	ASSET FORFEITURE	741,835.15
0161	CONSTRUCTION AGENCY FUND	54,780.33
0163	CAL LIBRARY LITERACY SVC GRANT	15,867.61
0165	AIR QUALITY IMPROVEMENT FUND	186,996.13
0166	PROPOSITION C	763,121.80
0169	CDBG FUND	0.00
0176	MAINTENANCE DISTRICT 93-1	19,666.46

FUND	DESCRIPTION	3/31/2013
0178	PROP A - PER PARCEL GRANT	0.00
0182	PUBLIC SAFETY AUGMENTATION FND	0.00
0184	USED OIL RECYCLING BLOCK GRANT	8,069.52
0192	STATE LAW ENFORCE SVC (COPS)	137,049.74
0194	MED LIFE TRAFFIC SIGNALS FUND	64,575.27
0201	LOS ANGELES COUNTY GRANT	8,544.87
0203	CERCLA LIABILITY FUND	803,363.45
0211	ECO DEVELOP. INITIATIVE (EDI)	578,979.55
0214	BEVERAGE CONTAINER RECYCLING	28,236.36
0217	JUSTICE ASSISTANCE GRANT (JAG)	0.00
0229	BULLETPROOF VEST POLICE GRANT	243.98
0233	AIR QUALITY INVEST PROG GRANT	54,202.10
0258	URBAN AREA INITIATIVE 2010	0.00
0342	SAFETEA-LU GRANT	0.00
0343	RECREATION GRANT (075)	118,994.67
0344	MAINTENANCE GRANT (075)	101,721.04
0346	ELAC CONTRIBUTIONS	0.00
0349	ELAC INSTRUCTIONAL SERV PROG	86,550.11
0351	CHARTER COMM TRUST GRANT	10,372.47
0352	GENERAL PLAN REVIEW TRUST	76,652.68
0354	MTA CALL FOR PROJECT GRANT	1,437.95
0356	LACMTA FUNDS	2,305.32
0415	PASSPORT TRUST GRANT	13,105.53
0420	EEC BLOCK GRANT	0.00
0421	ASPHALT/CONCRETE INCENTIVE	160,525.64
0422	LIBRARY AUTOMATION TRUST GRANT	3,078.38
0423	TARGET GRANT (2010)	44.55
0424	LOCAL HISTORY DIGITAL RESOURCE	34.22
0427	TRANSFORMING LIVES AFTER 50	2,005.00
0428	CA COUNCIL FOR THE HUMANITIES	125.38
0431	ASSISTANCE TO FIREFIGHTER-CITY	0.00
0435	EMERGENCY OPERATIONS CENTER	0.00
0436	DISASTER MANAGEMENT AREA C	2,500.00
0440	SUSTAINABLE COMM PLANNING	0.00
0442	RECORDS MANAGEMENT FEE TRUST	6,095.09
0445	LITERACY TRUST GRANT	5,993.55
	OUTSTANDING CHECKS FLOW	(1,069,594.67)
	TOTAL INVESTMENTS	\$ 72,936,962.92

Staff Report City of Monterey Park

**Consent Calendar
Agenda Item 6**

DATE: April 17, 2013

TO: Paul Talbot, City Manager
FROM: Vincent D. Chang, City Clerk
SUBJECT: City Council Minutes

Attached are minutes for approval by City Council for the following meetings:

- February 20, 2013 (Regular)
- March 6, 2013 (Regular)
- March 19, 2013 (Special)
- March 20, 2103 (Regular)
- March 26, 2013 (Special)

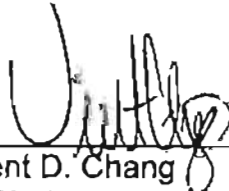
FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended that the City Council approved the minutes.

By:



Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
FEBRUARY 20, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, February 20, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:03 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Yaung, Special Projects Coordinator Funk

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

Discussion: City Manager Talbot reported that there were modifications to Agenda Item No. 6 to include Sunny Slope Park for a total of 11 park monument signs at a cost of \$47,223.00.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS

None.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 2

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

See Successor Agency minutes

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF JANUARY 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

See Successor Agency minutes

This is the end of Successor Agency (SA) items.

PRESENTATIONS: Appreciation of Service presentation to the Community of Monterey Park by Congress Member Adam Schiff. Rep. Schiff thanked the council and residents for their support during his term of service. As a result of new district boundaries, Rep. Schiff will no longer be representing the City of Monterey Park.

Introduction of Andrea Travis-Miller, New Executive Director of San Gabriel Valley Council of Governments.

ORAL AND WRITTEN COMMUNICATIONS

- Mike Ten introduced the Mark Keppel High School Tennis Team and announced that a car wash fundraiser will be held on Saturday, March 2, 2013 from 9:00 a.m. – 2:00 p.m. at Mark Keppel High School. He thanked Mark Keppel and Monterey Park Chamber of Commerce and iTENNIS for their support and donations.
- Rita Miller spoke of her concerns regarding the lack of business parcels in the city. She also spoke of her support of the city's Farmer's Market and recommended that Dial-a-Ride extend its hours on Friday.
- Larry Sullivan congratulated the Mark Keppel High School Academic Decathlon students and invited the residents to participate in the 2nd Annual Making Strides Against Breast Cancer Walk on June 9, 2013 at East Los Angeles College. Mr. Sullivan introduced Jesika Go who informed the council and residents that a kick-off rally will be held on April 13, 2013 at El Encanto.
- City Attorney Hensley advised the Council and members of the public that the Brown Act prohibits any political agenda comments during oral and written communications and that speakers are not permitted to speak on matters not of city business.
- Betty Tom Chu spoke of her disappointment and concerns requesting that the City Manager and the Fire Chief update the residents regarding the status of the Fire Citizen Ad Hoc Committee report.

- Michael Schlegel spoke as a resident recommending to the council that energy efficient lights be installed.
- Rick Burroughs spoke as a concerned resident recommending that a Community meeting be held for the community regarding the Fire Citizen Ad Hoc Committee report.
- Peter Chan spoke as the President of the Monterey Park Library Foundation inviting the council and residents to the Library Foundation Dinner and Dance on Friday, April 26, 2013 at Quiet Canyon in Montebello starting at 6:00 p.m. He stated that all proceeds will support the Bruggemeyer Library in purchasing eBooks.
- Vincent Chang spoke on behalf of the Monterey Park Environmental Commission announcing the 3rd Annual Family Bike Ride will be held on Saturday, April 20, 2013 in conjunction with Earth Day and Cherry Blossom Festival. Registration forms are available online and at City Hall.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 3-6

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: Council Members approved and adopted Item Nos. 3 – 6 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Lau and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

3. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11554** allowing certain claims and demands per Warrant Register dated **February 20, 2013 Totaling \$1,241,337.79** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11554, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **February 20, 2013 Totaling \$1,241,337.79** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. INVESTMENT REPORT AS OF JANUARY 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

This item was pulled for separate discussion only. Treasurer Joseph Leon made a brief report.

Action Taken: Received and filed the investment report as of January 2013 on Consent Calendar.

5. EQUIPMENT PURCHASE -- EMERGENCY OPERATIONS CENTER EMERGENCY GENERATOR

The Emergency Operations Center construction project requires that the City purchase an emergency generator. The purchase of the specified generator and accessories are budgeted for in the 2010 FEMA Emergency Operations Center Grant Program.

Action Taken: The City Council authorized the City Manager, or designee, to purchase a 100kw standby generator and accessories from Cummins Power Generation as specified in quote #01RM13-12A at a cost of \$31,243.20 through a State of California General Services Administration purchasing agreement on Consent Calendar.

6. PROCUREMENT OF PARK MONUMENT SIGNS

The park signs in Monterey Park are in poor condition and need to be replaced. Staff is recommending replacing the deteriorating wooden signs with low concrete monument signs.

This item was pulled for separate discussion only.

Action Taken: The City Council authorized the City Manager or designee, to procure ten park monument signs from America's Instant Signs at a cost of \$42,930.00 as amended to include Sunny Slope Park for a total of eleven park monument signs at a cost of \$47,223.00 on Consent Calendar.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

7. MID YEAR BUDGET REVIEW DISCUSSION

On January 15, 2013, Finance completed the 2012-13 Midyear Review Report. This report is to provide citizens accountability in areas such as revenue projections updates, projected annual expenditures, and proposed budget adjustments.

Public Speakers:

- Larry Sullivan addressed the council and spoke of his concerns to improving the city's development and increase capital revenue. He also recommended that staff include revenue streams for the last three years in the Mid-year report.
- David Barron encouraged the City Council to be optimistic and supports rebuilding the city's entryways to be more attractive and inviting for passerby's.

Action Taken: The City Council approved and adopted the budget adjustments for the additional expenditures for capital improvement projects as presented in the Mid-year report and requested that the City Manager present a strategic report for the Economic Development funding and expenditures at a future council meeting.

Motion: Moved by Vice Mayor Real Sebastian and seconded by Council Member Lau, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

RECESSED - The City Council recessed at 9:47 p.m.

RECONVENED – The City Council reconvened with Mayor Ing and Vice Mayor Real Sebastian present at 9:52 p.m. Council Member Wong and Council Member Lau left the meeting during recess at 9:52 p.m.

City Clerk Barron adjourned the meeting at 9:52 p.m. due to lack of quorum.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Criteria for Boards and Commissions (Requested by Mayor Ing)

ITEM WAS NOT HEARD

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

ITEM WAS NOT HEARD

CLOSED SESSION

None.

ADJOURNMENT

City Clerk Barron adjourned the meeting at 9:52 p.m. due to lack of quorum.

Vincent D. Chang, CMC
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
MARCH 6, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 6, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:02 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

City Clerk Barron's granddaughter sang the Star Spangled Banner.

CiCi Lau sang America the Beautiful.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Young, Special Projects Coordinator Funk

PRESENTATIONS: Farewell remarks and community presentations were made to Council Member David T. Lau and City Clerk David Barron. The City Council recognized Council Member Lau for his 12 years of service on the council and City Clerk Barron for his 25 years of service to the council and residents. Council Member Lau thanked the council and residents for their support during his term of service. City Clerk Barron expressed his appreciation to the council and residents for serving the City of Monterey Park.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

CONSENT CALENDAR ORAL AND WRITTEN COMMUNICATIONS

None.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 2

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

See Successor Agency minutes

2. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of January 16, 2013 and February 6, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency

See Successor Agency minutes

This is the end of Successor Agency (SA) items.

HOUSING SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NO. 3

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Housing Successor Agency of the former Community Redevelopment Agency (Housing SA) approved and adopted Item No.3 by title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

3. HOUSING SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of January 16, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Housing Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of January 16, 2013 on Consent Calendar.

This is the end of the Housing Successor Agency (HSA) items.

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri thanked Council Member Lau for his 12 years of service to the residents as a City Council member and Garvey School Board member and thanked City Clerk Barron for his 25 years of service to the city and residents. She also congratulated the newly elected city officials and thanked the City Clerk office and staff for their time on running the city's elections.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 4 - 5

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: Council Members approved and adopted Item Nos. 4 – 5 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

4. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Public Speakers:

- Julius Fuhrman requested additional information regarding the itemized payments and warrants. City Manager Talbot responded stating a copy of the Warrant Register is published on the city's website for public viewing.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11555** allowing certain claims and demands per Warrant Register dated **March 6, 2013 Totaling \$1,883,261.40** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11555, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **March 6, 2013 Totaling \$1,883,261.40** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

5. MINUTES

Approval of Minutes from the regular meetings of January 16, 2013, February 6, 2013 and the special meetings of January 28, 2013 (5:30 pm and 6:00 pm), February 6, 2013, and February 20, 2013.

Action Taken: The City Council approved the minutes from the regular meetings of January 16, 2013, February 6, 2013 and the special meetings of January 28, 2013 (5:30 pm and 6:00 pm), February 6, 2013, and February 20, 2013 on Consent Calendar.

PUBLIC HEARING

Mayor Ing opened the public hearing at 8:37 p.m. and closed the public hearing at 8:38 p.m. with no speakers registered.

6. WEED ABATEMENT PROTEST HEARING

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures Weed Abatement Division submitted the annual Weed Abatement Declaration List to the City. The public hearing allows property owners of the parcels identified as being public nuisances to protest that designation.

Action Taken: The City Council directed staff to refer complaints from parcel owners to Los Angeles County for follow-up and monitor the status of these complaints.

Motion: Moved by Vice Mayor Real Sebastian and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

UNFINISHED BUSINESS

None.

NEW BUSINESS

7. FIRE SERVICE INITIATIVE PETITION

On October 1, 2012, the City Clerk received a Notice of Intent to Circulate a Petition and a Request for Title and Summary for the proposed initiative filed by proponent. The signed Petition was filed with the City Clerk on January 8, 2013.

Public Speakers:

- David Diaz spoke as a Monterey Park resident and 13 year firefighter with the Los Angeles County addressing the council and residents that as the proponent of the City of Monterey Park Safe and Affordable Fire and Emergency Services Maximization Ordinance, he recommends that the council call a special election to

allow the residents to vote on the proposed initiative to transfer all functions of the Monterey Park Fire Department to the Los Angeles County Fire Department.

- Nancy Arcuri spoke of her concerns regarding the proposed fire initiative and recommended that the council request a study report be conducted regarding the impact of the petition for the residents to review.
- Julius Fuhrman spoke as a long term resident of 45 years, he is protesting against spending the city's general funds in calling a special election for the proposed initiative and ordinance. He recommended that the council consider placing the initiative on the next general city election.
- Rick Burroughs spoke in favor as a resident and 33 year veteran of the Monterey Park Fire Department recommending that the city council place the proposed City of Monterey Park Safe and Affordable Fire and Emergency Services Maximization Ordinance on a special ballot election.
- Betty Tom Chu spoke in favor of the proposed ordinance recommending that the City Council call a special election and let the voters decide on the proposed City of Monterey Park Safe and Affordable Fire and Emergency Services Maximization Ordinance.
- Yuki Karatani addressed the council as a resident stating that for the last 15 years, he has protested against transferring the City's fire services to Los Angeles County. He recommends that the council wait for the newly elected council members and withdraw the proposed initiative tonight.

Action Taken: The City Council adopted **Resolution No. 11556** which certifies the Petition as qualifying for the ballot based upon the City Clerk's certification.

Resolution No. 11556, entitled:

A RESOLUTION CERTIFYING THAT AN INITIATIVE ENTITLED "THE SAFE AND AFFORDABLE FIRE AND EMERGENCY SERVICES MAXIMIZATION ORDINANCE" QUALIFIES FOR THE BALLOT

Motion: Moved by Vice Mayor Real Sebastian and seconded by Mayor Ing, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Action Taken: The City Council approved and directed staff to present a Special 30 Day Report at the next council meeting on April 3, 2013 in accordance with Elections Code § 9214.

Motion: Moved by Mayor Ing and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

Council Member Lau spoke of his attendance at the Monterey Park Chamber of Commerce Chinese Lunar New Year Dinner on February 28, 2013 at NBC Restaurant. Council Member Wong thanked Council Member Lau and City Clerk Barron for their leadership and service to the city and residents. He also congratulated the newly elected officials and thanked the City Clerk and staff on a successful and efficient city election. Vice Mayor Real Sebastian informed the council of her attendance at the San Gabriel Valley Council of Government forum in Azusa to discuss the Los Angeles County's parcel tax proposal to support the Clean Water Act. She also thanked Council Member Lau and City Clerk Barron for their service to the city. Mayor Ing thanked Council Member Lau and City Clerk Barron for their service to the community. He invited the residents to attend the Mark Keppel High Theatre musical Flower Drum Song from March 7 – 9, 2013 at 7:30 p.m. in the Aztec Auditorium. City Clerk Barron announced the newly elected officials installation ceremony will be held on Tuesday, March 19, 2013 at 6:00 p.m. and sworn in at the City Hall Council Chambers to begin their terms of service.

CLOSED SESSION

None.

ADJOURNMENT

City Clerk Barron adjourned the meeting at 9:50 p.m.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
SPECIAL MEETING
MARCH 19, 2013**

The City Council of the City of Monterey Park held a Special Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 19, 2013 at 6:00 p.m.

CALL TO ORDER:

Mayor Ing called the meeting to order at 6:05 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

INVOCATION:

Reverend Albert Hung, Trinity Church of Nazarene

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

Also Present: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Yang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None

PRESENTATIONS: Congresswoman Judy Chu's 27th District Director Becky Chang and Field Representative Tommy Tseng congratulated the newly elected officials and presented certificates to the newly elected officials to Council Member Liang, Council Member Chan, City Treasurer Leon, and City Clerk Chang.

49th State Assembly Member Edwin Chau's District Director Daisy Ma and Senior Field Representative Henry Lau presented congratulatory certificates to the newly elected Council Member Liang, Council Member Chan, City Treasurer Leon and City Clerk Chang.

ORAL AND WRITTEN COMMUNICATIONS

None.

- 1. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK RATIFYING THE RESULTS OF THE GENERAL MUNICIPAL ELECTION OF MARCH 5, 2013 AS CERTIFIED BY THE CITY CLERK**

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

Action Taken: The City Council adopted **Resolution No. 11557** reciting the fact of the General Municipal Election held on March 5, 2013 declaring the result and such other matters as provided by law and ratified **Ordinance No. 2095** and **Ordinance No. 2096**.

Resolution No. 11557, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON MARCH 5, 2013 DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW.

Ordinance No. 2095, entitled:

AN INITIATIVE MEASURE AMENDING CHAPTER 3.38 OF THE MONTEREY PARK MUNICIPAL CODE REGULATING THE CITY'S UTILITY USERS TAXES.

Ordinance No. 2096, entitled:

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS – TERM LIMITS

Motion: Moved by Council Member Wong and seconded by Council Member Lau, motion carried by the following vote:

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

2. THE OATH OF OFFICE WILL BE ADMINISTERED TO THE NEWLY ELECTED OFFICIALS BY THE CITY CLERK, IN ACCORDANCE WITH ELECTION CODE 10265.

Council Member: Hans Liang

Council Member: Peter Chan

City Treasurer: Joseph Leon

City Clerk: Vincent D. Chang

Action Taken: City Clerk Barron administered the Oath of Office to the newly elected officials in accordance to Election Code 10265 to Council Member Liang, Council Member Chan, City Treasurer Leon, and City Clerk Chang.

3. SEATING OF NEWLY ELECTED CITY OFFICIALS

Action Taken: City Clerk Barron reorganized the seating of the newly elected officials and the newly elected council members took their seats on the dais.

4. INTRODUCTIONS AND COMMENTS BY NEWLY ELECTED OFFICIALS

Discussion: The newly elected officials made statements to the residents, individuals and associations expressing their appreciation to those who helped and participated in voting on Election Day. The newly elected officials all indicated their interest to serving the City of Monterey Park and moving the city forward.

Action Taken: No action required.

ADJOURNMENT

City Clerk Chang adjourned the meeting at 7:00 p.m.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
MARCH 20, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 20, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency and the Housing Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" Housing Successor Agency will include the notation of "HSA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Chang called the roll:

Council Members Present: Chan, Liang, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, City Librarian Arvizu, Interim Director of Public Works/Community Development Quintero, Financial Services Manager Yaung, Special Projects Coordinator Funk

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 2

1. SUCCESSOR AGENCY RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

See Successor Agency minutes.

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF FEBRUARY 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities,

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

See Successor Agency minutes.

SUCCESSOR AGENCY NEW BUSINESS ITEM 3

3. FINAL CERTIFICATE OF COMPLETION FOR THE ATLANTIC TIMES SQUARE PROJECT

The project is entering into its third full year of operation. Many of the economic objectives of the project have been met and exceeded. It would be appropriate for the Successor Agency to issue a Final Certificate of Completion.

See Successor Agency minutes.

This is the end of Successor Agency (SA) items.

ORAL AND WRITTEN COMMUNICATIONS

This item was heard after Successor Agency Item No. 2.

- Nancy Arcuri congratulated the newly elected officials and recommended that the council hold a town hall meeting for residents to discuss the proposed fire initiative and present a study report regarding the impact of transferring the City's fire services to Los Angeles County.
- Rita Miller spoke on behalf of residents concerns requesting a bus service off Portrero Grande. She also recommended that the city consider purchasing an additional vehicle for the city's Dial-a-Ride transportation program.
- Larry Sullivan addressed the council and residents and expressed his concerns regarding the Monterey Park Chamber of Commerce's non-profit organization affiliation and its Chinese Lunar New Year Dinner published program held on February 28, 2013.
- Joseph Leon spoke as a resident informing the council of his attendance at the Alhambra Unified School District meeting discussing the proposal of a inner fence enclosing Monterey Park Highlands Elementary School.
- Rick Burroughs addressed the council and residents stating he would like to correct a statement he made at the last council meeting on March 6, 2013.
- Thomas Wong spoke on behalf of the Environmental Commission inviting the council and residents to attend the 3rd Annual Monterey Park Earth Day Festival from 7:00 a.m. – 1:00 p.m. and participate in the city's Bike Ride to be held on Saturday, April 20, 2013.

- Yuki Kawaratani informed the council that on behalf of the Concerned Citizens Group of Monterey Park, he is recommending that the city council prepare a proposed ordinance approving a special city wide parcel tax to sustain the city's public safety services. He also requested that the proposed Public Safety Special Emergency Tax be brought back to the council for discussion at the next council meeting to be placed on the upcoming special election as a companion ballot measure.
- Terry DeWolfe congratulated the newly elected officials to the council. He spoke on behalf of the Concerned Citizens Group of Monterey Park stating a letter was filed on May 2, 2012 requesting the City Attorney's opinion that the proposed City of Monterey Park Safe and Affordable Fire and Emergency Services Maximization Ordinance meets Measure J requirements. He informed the council that a formal response has not yet been received.
- Lucia Su spoke as a concerned resident opposing the proposed City of Monterey Safe and Affordable Fire and Emergency Services Ordinance. She advised the council that the proposed initiative be translated in English, Spanish, and Chinese on the ballots.

The City Council called a Special Meeting of the Council in Room 266, Second Floor of City Hall on Tuesday, March 26, 2013 at 5:15 p.m.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEMS 4 - 7

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: Council Members approved and adopted Item Nos. 4 – 7 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Vice Mayor Real Sebastian and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

4. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11559** allowing certain claims and demands per Warrant Register dated **March 20, 2013 Totaling \$1,079,522.46** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11559, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **March 20, 2013** **Totaling \$1,079,522.46** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

5. INVESTMENT REPORT AS OF FEBRUARY 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council received and filed the investment report as of February 2013 on Consent Calendar.

6. EQUIPMENT REPLACEMENT -- LOADER/BACKHOE

At the December 19, 2012, the City Council approved the purchase of a Kubota loader/backhoe from Diamond "A" Equipment through an HGAC co-op purchase program. Kubota Tractor Corporation will no longer honor the joint purchase process so staff solicited and obtained three new bids for the purchase.

Action Taken: The City Council authorized the City Manager, or designee, to approve the purchase of a Kubota L45 loader/backhoe from Eberhard Equipment, the lowest bidder at the cost of \$61,256.14 on Consent Calendar.

7. WEBSITE UPGRADE 2013

A redesigned website is needed to provide users with easy to find and useful information presented in a more dynamic and engaging manner. It will include a refreshed visual layout that conforms to modern standards, and a content management system allows staff to update and manage the site more effectively and productively.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with CivicPlus to provide a complete redesign of the City's website, as well as the migration of pages from the current site, and hosting services for the next four years on Consent Calendar.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

8. ALTERNATE REPRESENTATIVE FOR THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY

Staff requests that the City Council select one (1) candidate for the position of Alternate Member of the Board of the San Gabriel Basin Water Quality Authority, and adopt a resolution casting its vote for the selected candidate. The following candidates, all Council Members, have been duly nominated by qualified cities for the office of city Alternate Member of the Board of the San Gabriel Basin Water Quality Authority for cities with pumping rights:

Robert Gonzales, City of Azusa
Bart Patel, City of El Monte
Mary Ann Lutz, City of Monrovia

Proposed Action Taken: The City Council selected Mary Ann Lutz, City of Monrovia, for the position of Alternate Member of the Board of the San Gabriel Basin Water Quality Authority.

Motion: Moved by Vice Mayor Real Sebastian and seconded by Mayor Ing, motion failed by the following vote:

Ayes: Council Members: Real Sebastian, Ing
Noes: Council Members: Chan, Liang, Wong
Absent: Council Members: None
Abstain: Council Members: None

Action Taken: The City Council (1) selected **Bart Patel, City of El Monte**, for the position of Alternate Member of the Board of the San Gabriel Basin Water Quality Authority; (2) adopted **Resolution No. 11558** of the Monterey Park City Council, casting its votes for Council Member Bart Patel from the City of El Monte, to be the alternate representative for Cities with prescriptive pumping rights on the Board of the San Gabriel Basin Water Quality Authority; and (3) directed the City Clerk to send a copy of the Resolution to the Central Basin Water Quality Authority no later than 12:00 pm March 25, 2013 via certified mail, UPS, FedEx with a signature required or hand delivered.

Resolution No. 11558, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, CASTING ITS VOTES FOR COUNCIL MEMBER TO BE THE ALTERNATE REPRESENTATIVE TO THE CITIES WITH PRESCRIPTIVE PUMPING RIGHTS ON THE BOARD OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY

Motion: Moved by Council Member Liang and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Wong
Noes: Council Members: Real Sebastian, Ing
Absent: Council Members: None
Abstain: Council Members: None

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Criteria for Boards and Commissions (Requested by Mayor Ing)

Discussion: The City Council advised the City Manager and Staff to take council's directions and criteria for Boards and Commissions and present a report back to the Council for approval at a future meeting.

Action Taken: No action required.

Consideration to waive attorney-client privilege to publicly release the City Attorney's legal opinion regarding transfer of the City's Fire Services to the County of Los Angeles Fire Protection District. (Requested by Council Member Wong)

Action Taken: The City Council approved and directed the City Attorney to waive the attorney-client privilege and publicly release his legal opinion regarding the transfer of the City's Fire Services to the County of Los Angeles Fire Protection District.

Motion: Moved by Council Member Wong and seconded by Council Member Liang, motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

Council Member Chan invited the council and residents to the Library Foundation Dinner and Dance on Friday, April 26, 2013 at Quiet Canyon in Montebello starting at 6:00 p.m. Council Member Wong informed the council of his attendance at the Play Days Committee Meeting inviting local businesses and residents to register to attend the Play Days Parade on Saturday, May 18, 2013. He also invited residents to attend the Monterey Park Lions Club Pancake Breakfast on June 2, 2013 stating all proceeds will support free vision screenings for local elementary students. Vice Mayor Real Sebastian spoke of her attendance at the Play Days Committee Meeting and informed the council and residents she will be participating in the Monterey Park Women's Club Spring Fashion Show on Saturday, March 23, 2013 and attending the Tri Cog Meeting at West Covina City Hall from 9:00 a.m. – 12: 00 p.m. on Tuesday, March 26, 2013. Mayor Ing congratulated the Mark Keppel High School Orchestra and Drama program on their successful musical.

CLOSED SESSION

None.

March 20, 2013

ADJOURNMENT

City Clerk Chang adjourned the meeting at 9:38 p.m In memory of Frank Soto, a long time city resident.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
MARCH 26, 2013**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 26, 2013 at 5:15 p.m.

CALL TO ORDER:

Mayor Ing called the meeting to order at 5:15 p.m.

ROLL CALL:

City Clerk Chang called the roll:

Council Members Present: Chan, Liang, Wong, Real Sebastian, Ing

Council Members Absent: None

Also Present: City Manager Talbot, Deputy City Attorney Berger, Fire Chief Birrell, Battalion Chief Harper

ORAL & WRITTEN COMMUNICATIONS

- Tilda DeWolfe spoke of her concerns stating as a long time resident she supports the proposed parcel tax to protect the city's public safety services.
- Yuki Kawatani spoke of his support of the proposed parcel tax stating it is a prudent insurance policy to ensure the city's fiscal responsibility to maintain public safety. He addressed the council and recommended that the City prepare a public safety tax ordinance as a companion ballot measure for the special county fire initiative election.
- Terry DeWolfe addressed the council and spoke of his concerns regarding the voter approved provisions of Measure J and the proposed fire initiative measure that would transfer fire services to Los Angeles County.
- Nancy Arcuri expressed her support for the proposed parcel safety tax measure stating her concerns to the city's fiscal budget.
- Rick Burroughs spoke as a resident opposing the proposed parcel tax to pay for public safety services and spoke of the county feasibility study and the proposed cost saving conversion costs to transfer the City's fire services to Los Angeles County.
- Gene Fowler addressed the council opposing the proposed parcel tax on residents stating his concerns and the opportunity to consolidate the City's fire services to County to maximize cost savings.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION DIRECTING THE CITY ATTORNEY TO PREPARE APPROPRIATE DOCUMENTS FOR THE APRIL 3, 2013 MEETING WHICH, IF ADOPTED AT THE APRIL 3RD MEETING, WOULD:

1. Place an initiative measure on the ballot that would transfer fire services to the Los Angeles County Consolidated Fire Protection District (aka "LAFD") in accordance with Monterey Park Municipal Code § 2.40.065 based upon the recommendations of the Fire Ad Hoc Committee.

Action Taken: This item was continued to the next regular council meeting on April 3, 2013.

2. Place an initiative measure on the ballot that would clarify MPMC § 2.40.065 and the City's participation in automatic and mutual aid agreements, as well as cooperative agreements which do not result in the transfer of services to another fire agency, upon authority of the City Council;

Action Taken: The City Council directed the City Attorney to prepare appropriate documents to place an initiative measure on the ballot that would clarify MPMC § 2.40.065 and the City's participation in automatic and mutual aid agreements, as well as cooperative agreements which do not result in the transfer of services to another fire agency.

Motion: Moved by Vice Mayor Real Sebastian and seconded by Mayor Ing, motion carried by the following vote:

Ayes:	Council Members: Chan, Liang, Wong, Real Sebastian, Ing
Noes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None

3. Place an initiative measure on the ballot for a special tax (a parcel tax) to pay for public safety services within the city of Monterey Park.

Action Taken: The City Council directed the City Attorney to prepare appropriate documents to place an initiative measure on the ballot for a special tax (a parcel tax) to pay for public safety services within the city of Monterey Park.

Motion: Moved by Council Member Chan and seconded by Council Member Wong, motion carried by the following vote:

Ayes:	Council Members: Chan, Liang, Wong, Real Sebastian, Ing
Noes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None

ADJOURNMENT

City Clerk Chang adjourned the meeting at 6:39 p.m.

Vincent D. Chang
City Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA DECLARING WEDNESDAY,
APRIL 24, 2013 TO BE "DENIM DAY MONTEREY PARK",
SUPPORTING SEXUAL ABUSE AWARENESS AND THE BELIEF
THAT THERE IS NO EXCUSE AND NEVER AN INVITATION TO
RAPE.**

WHEREAS, the United States Government has declared April as "Sexual Assault Awareness Month" and Peace Over Violence, a Los Angeles County based Sexual Assault and Domestic Violence Victim Advocacy Organization, has declared April 24, 2013 as "Denim Day" in Los Angeles County and the USA; and,

WHEREAS, "Denim Day" is intended to draw attention to the fact that rape and sexual assault remain serious issues in our society; and,

WHEREAS, harmful attitudes about rape and sexual assault allow these crimes to persist and allow victims and survivors to be revictimized; and,

WHEREAS, "Denim Day" was instituted to call attention to misconceptions and misinformation about rape and sexual assault, and the problem that many in society remain disturbingly uninformed with respect to issues of sexual assault and rape; and,

WHEREAS, with proper education on the matter, there is compelling evidence that we can be successful in reducing incidents of this physically and psychologically damaging crime; and,

WHEREAS, the members of the Monterey Park City Council strongly support the efforts of Peace Over Violence to educate people in our community about the true impact of rape and sexual assault in Southern California.

NOW, THEREFORE, the City Council of the City of Monterey Park does hereby resolve, declare, and determine and order as follows:

SECTION 1. April 24, 2013 is "Denim Day" in the City of Monterey Park. That City Employees, along with residents, business persons, students, and visitors to the City are urged to wear jeans April 24, 2013 to help communicate the message that there is "no excuse and never an invitation to rape."

SECTION 2. That the City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED this 17th day of April 2013

Teresa Real Sebastian
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

RESOLUTION NO.

Page 2

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 17th day of April, 2013, by the following vote:

Ayes:

Noyes:

Absent:

Abstain:

Dated this 17th day of April, 2013.

Vincent D. Chang, City Clerk
Monterey Park, California

STAFF REPORT

City of Monterey Park

DATE: April 17, 2013

TO: PAUL TALBOT, CITY MANAGER

FROM: ROBERT QUINTERO, INTERIM DIRECTOR OF PUBLIC WORKS

SUBJECT: FIRE STATION 62 AND 63 ROOF REPAIR – ACCEPTANCE OF WORK AND FINAL PAYMENT

DISCUSSION:

On December 5, 2012, the City Council awarded a contract to Adco Roofing in the amount of \$97,001 to complete the Fire Station 62 and 63 Roof Repair project. The project involved the installation of new roofing material and repair of the existing roof drainage systems at Fire Stations 62 and 63 to repair recurring leaks. The work has been completed, inspected and approved by the Public Works Department.

The final cost of the project was \$101,961.00, which included \$4,960.00 in change order work. The change order work included replacement of some wood decking and fabrication and installation of an all new site screen at Fire Station 62.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

As a repair to existing public facilities, this project is a Class 1 Categorically Exempt project pursuant to the California Environmental Quality Act (CEQA).

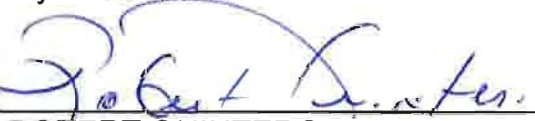
FISCAL IMPACT:

The project will be funded with Public Safety Impact Fees up to \$106,700 which included a 10% contingency approved by the City Council on December 5, 2012.

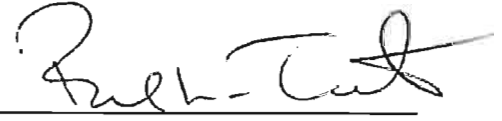
RECOMMENDATION:

It is recommended that the City Council accept the Fire Station 62 and 63 Roof Repair work performed by Adco Roofing and authorize staff to file a Notice of Completion with the Los Angeles County Recorder's Office and pay the final retention 35 days thereafter.

By


ROBERT QUINTERO
Interim Director of Public Works

Approved


Paul Talbot
City Manager

STAFF REPORT

City of Monterey Park

DATE: April 17, 2013

TO: PAUL TALBOT, CITY MANAGER

FROM: ROBERT QUINTERO, INTERIM DIRECTOR OF PUBLIC WORKS

SUBJECT: 2013 SIDEWALK REPAIRS – AUTHORIZATION TO ADVERTISE

The Engineering Division has prepared bid specifications for the 2013 Sidewalk Repairs and is requesting City Council's authorization to advertise the project for bids.

DISCUSSION:

The project involves the removal and replacement of concrete sidewalk at approximately 150 locations city wide to repair damaged sidewalk sections uplifted by street trees, and infilling missing sidewalk sections.

The anticipated bid opening date for the project is May 21, 2013, and the work is expected to be completed this summer.

CEQA (California Environmental Quality Act):

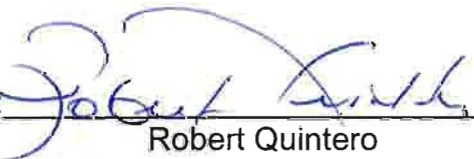
Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the California Environmental Quality Act (CEQA).

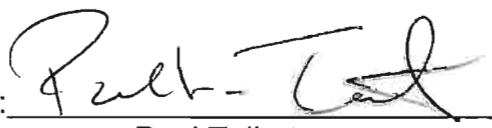
FISCAL IMPACT:

The engineer's estimate for the project is \$150,000. The project will be funded with SB-821 and Measure R funds.

RECOMMENDATION:

It is recommended that the City Council adopt a resolution authorizing staff to advertise the 2013 Sidewalk Repairs for bids.

By: 
Robert Quintero
Interim Director of Public Works

Approved: 
Paul Talbot
City Manager

RESOLUTION NO. __

**A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE
2013 SIDEWALK REPAIRS PURSUANT TO GOVERNMENT CODE §
830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT.**

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. City staff has prepared bid specifications for the 2013 Sidewalk Repairs ("Project");
- B. The City Engineer reviewed the completed design and plans for the Project and agrees with staff that the plans are complete and the Project may be constructed;
- C. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the plans and construction of the Project.

SECTION 2: *Environmental Assessment.* The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

SECTION 3: *Design Immunity; Authorization.*

- A. The design and plans for the Project are determined to be consistent with the City's standards and are approved.
- B. The design approval set forth in this Resolution occurred before actual work on the Project construction commenced.
- C. The approval granted by this Resolution conforms with the City's General Plan.
- D. The City Engineer, or designee, is authorized to act on the City's behalf in approving any alterations or modifications of the design and plans approved by this Resolution.
- E. The approval and authorization granted by this Resolution is intended to avail the City of the immunities set forth in Government Code § 830.6.
- F. The City Manager, or designee, may solicit bids for the Project in accordance with applicable law.

SECTION 4: *Project Payment Account.* For purposes of the Contract Documents administering the Project, the City Council directs the City Manager, or designee, to establish an account allocating SB-821 and Measure R funds from the current fiscal year budget to pay for the Project ("Project Payment Account"). The Project Payment Account is the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 5: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 6: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 20____.

Teresa Real Sebastian, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

Staff Report City of Monterey Park

DATE: April 17, 2013

TO: PAUL TALBOT, CITY MANAGER
FROM: ROBERT QUINTERO, INTERIM DIRECTOR OF PUBLIC WORKS
SUBJECT: CARBON CHANGE OUT OF WELLS 1, 3, 10 AND FERN VOC TREATMENT PLANT

BACKGROUND:

The Public Works Department, Water Utility Division, is seeking authorization to perform a maintenance carbon change at Wells 1, 3, 10 and the Fern Treatment Plant as part of Chapter 3.100 of the Monterey Park Municipal Code (MPMC).

DISCUSSION:

Wells 1,3,10 and the Fern Treatment Plant are connected into six groupings containing a total of 12 vessels, with 20,000 lbs of Granular Activated Carbon (GAC) in each vessel. Each grouping, or train, consists of a lead and a lag vessel. Under the City's California Department of Public Health (CDPH) operational permit, the water is drawn from the ground, run through the first line of vessels and then into the second line of vessels to ensure redundancy of protection. The water leaving the final vessel must have a zero level of detection for contaminants in order for the City to deliver water to its customers. The CDPH permits also requires the City to change out the carbon in the lead vessels, in-line, once VOCs are detected at the 50% sampling port on the lag vessels. Detection at the lag vessel indicates that the GAC in the lead vessel is no longer removing contaminants efficiently enough and is due to be replaced.

On January 2nd, staff detected low-levels of Tetrachloroethylene (PCE) leaving the lead effluent of 4 trains. A confirmation sample taken the following week and there was PCE detection at the remaining 2 trains. This is indicative of a required carbon change out in the not-too-distant future. This change out will include removal and proper disposal of spent carbon, vessel inspections, installation of virgin carbon and caustic washing as needed to remove bacteria.

The City bid this matter out in accordance with Chapter 3.100 of the MPMC. As a maintenance project, the City utilized the informal bidding process adopted by the City Council. The City mailed notices soliciting bids to three qualified contractors in accordance with MPMC § 3.100.600. Upon bid opening, the results were as follows:

Vendor	Price
Prominent Systems	\$133,053

Carbon Activated	\$151,512
Calgon	\$165,600

The City has a history with Prominent Systems and experience has shown that they are well-qualified and familiar with the City's equipment and operations.

FISCAL IMPACT:

The total estimated cost of a complete carbon change out at the Well 1, 3, 10 and Fern Treatment Plant is \$146,358.30, including a 10% contingency for minor adjustments. The total amount will be paid from the Wells 1, 3, 10 and Fern Treatment Plant Account.

It should be noted that this change out is eligible for EPA and/or WQA reimbursement in the future.

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager, or designee, to purchase 120,000 pounds of GAC from Prominent Systems in an amount not to exceed \$146,358.30 to complete required change out of media at the Well 1, 3, 10 and Fern Treatment Plant. Also, authorize staff to exclusively solicit competitive bids from the three GAC vendors for the next three years in accordance with Chapter 3.100 of the MPMC.

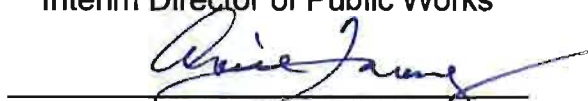
By:


Robert Quintero
Interim Director of Public Works

Approved:


Paul Talbot
City Manager

By:


Annie Young, CPFO
Financial Services Manager

Staff Report City of Monterey Park

DATE: April 17, 2013

TO: PAUL TALBOT, CITY MANAGER

FROM: JAMES FUNK, LEAD PLANNER AND SPECIAL PROJECTS
MANAGER

SUBJECT: PRELIMINARY PUBLIC HEARING TO SOLICIT COMMENTS FOR
INCORPORATION INTO THE 2013-2014 ONE YEAR ACTION PLAN

Local governments receiving Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program funds must prepare a Consolidated Plan every three to five years. The Consolidated Plan identifies needs and resources to achieve federal legislative for decent housing; creating suitable living environments; and expanding economic opportunities for every resident, particularly for extremely low-income and low-income residents. The Consolidated Plan will serve as the federal planning document for those jurisdictions. The One Year Annual Plan to the Consolidated Plan will operate on a single program year established by the City (i.e., July 1, 2013 through June 30, 2014). As required by federal requirements, the City will submit its One Year Annual Action Plan to the U. S. Department of Housing and Urban Development (HUD) by May 15, 2013.

The City of Monterey Park views the Annual Action Plan requirements as an opportunity to reassess its housing needs and priorities, as well as its programs and resources in a manner that will best meet the affordable housing and community development challenges of the Monterey Park community. The estimated City entitlement for FY 2013-14 is \$518,464 in CDBG funding and \$273,486 in HOME funding.

DISCUSSION

Cities may apply for funding from several distinct HUD programs, including Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The City of Monterey Park has been eligible to receive both CDBG and HOME funds. For Fiscal Year 2013-2014 the City's new entitlement amounts have decreased substantially to \$518,464 in CDBG and \$273,486 in HOME.

Before the City can receive funds, HUD requires that a preliminary public hearing be held to solicit public input before the final Action Plan is prepared and submitted to counsel for consideration.

HUD requires that a public hearing be held. The purpose of the first, also called the preliminary public hearing, is to solicit public input so that it may be considered and incorporated into the final Action Plan that will be submitted to council for consideration. The second public hearing formally considers adoption of the One-Year Action Plan.

A notice of public hearing is required for the two official public hearings and has been observed for this hearing. The public hearing notices were published in the *Monterey Park Wave/Progress*, in the *Chinese Daily News* and *La Opinion*, to encourage residents and other interested parties to provide input on the City's housing needs and community development goals. These notices were translated into Spanish and Chinese. Any comments received will be presented in the Action Plan for Council consideration.

The following activities, among others, are eligible for funding under the Community Development Block Grant Program (CDBG): residential rehabilitation, commercial rehabilitation, and code enforcement activities, Community Fund assistance to non-profit agencies, improvements for disabled persons, fair housing, infrastructure improvements, youth activities, child care, adult literacy program, housing for persons with special needs, special economic activities and affordable housing programs. Only a maximum of twenty percent (max. 20%) or approximately \$103,693 can be used on administration cost and only fifteen percent (max. 15%) or approximately \$77,769 can be used for social services.

The following activities are eligible for funding under the HOME Program: construction of affordable housing, acquisition of land for affordable housing, rental assistance for affordable housing tenants and rehabilitation of affordable housing.

Each activity assisted with CDBG and HOME funds must be an eligible use and must meet one of the three national objectives of the CDBG and HOME program: 1) benefit low and moderate-income persons; 2) aid in the prevention or elimination of slums or blight; or 3) meet an urgent community need.

In accordance with CDBG and HOME Program regulations, the proposed FY 2013-2014 CDBG and HOME Programs One Year Action Plan proposed activities and funding are as follows:

CDBG BUDGET

2013-2014 Allocation:	\$518,464
Reserve:	\$136,371
Total Budget:	\$654,835

Regarding the use of reserve funds in the amount of \$136,371, if the proposed One Year Action Plan is approved by the City Council the CDBG Reserve Fund will be reduced from \$528,801 to \$392,430.

CDBG ACTIVITIES

Administration	\$93,693
Fair Housing	\$10,000
Repayment of Section 108 loan:	\$551,142
Total Budget	\$654,835

HOME BUDGET

2013-2014 Allocation:	\$273,486
Reserve:	\$0
Total Budget:	\$273,486

HOME ACTIVITIES

Administration:	\$27,348
CHDO:	\$41,022
Housing Rehabilitation Program:	\$205,116
Total Budget:	\$273,486

Regarding the CHDO funds in the amount of \$41,022, it is anticipated that the City Council will desire to add these funds to the Housing Program Funds that are available to fund the proposed affordable housing complex (9 apartments contemplated to be integrated in design and primarily above the City's public parking lots) at the northwest and northeast corners of Newmark and Ramona Avenues. Prior to the City Council taking action at the final public hearing for the adoption of the Fiscal Year 2013-14 One-Year Action Plan, a City Council studied session will occur to review a proposal from LINC Housing for development of the two public parking lots as well as the assumption/management of the City's 24 affordable rental units.

FISCAL IMPACT

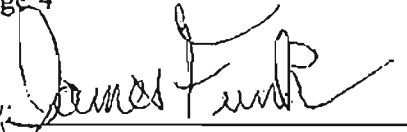
No impact to the General Fund. The Fiscal Year 2013-14 One-Year Action Plan will be funded by the CDBG entitlement and CDBG reserves. The estimated fiscal year 2013-2014 CDBG entitlement is \$518,464 and HOME entitlement is \$273,486. If additional CDBG funds are allocated to the City by HUD for Fiscal Year 2013-14, then the reserve amount of \$136,371 proposed to be used during in the Fiscal Year 2013-14 One-Year Action Plan will modified to reflect the additional monies.

RECOMMENDATION

Open the public hearing; after receiving public comment, authorize the City Manager, or designee, to amend the One-Year Action Plan as direct; and set the final public hearing for the adoption of the Fiscal Year 2013-14 One-Year Action Plan for May 1, 2013.

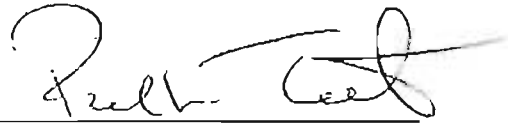
Paul Talbot
April 17, 2013
Page 4

By:



James Funk
Lead Planner & Special Projects Manager

Approved:



Paul Talbot
City Manager

By:



Annie Young, CPFO
Financial Services Manager

Attachments:

Draft 2013-14 Monterey Park Annual Action Plan

MONTEREY PARK

ANNUAL ACTION PLAN

FISCAL YEAR (FY) 2013- 2014



**City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754**

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GENERAL

The General Section contains narrative responses to questions in the following areas:

- A. Executive Summary: objectives and outcomes.
- B. General Questions: areas in which investment will be directed, basis for allocating investments geographically, actions to address obstacles to meeting underserved needs and resources expected to be available to address needs.
- C. Managing the Process: lead agency, process by which the Annual Action Plan was developed and actions to enhance coordination between public and private organizations.
- D. Citizen Participation: summary of the process, citizen comments, efforts to broaden participation including outreach to minorities and persons with disabilities and responses to comments.
- E. Institutional Structure: description of actions to develop institutional structure.
- F. Monitoring: description of actions to monitor housing and community development projects and ensure compliance with program requirements.
- G. Lead-based Paint: description of actions to evaluate and reduce the number of housing units containing lead-based paint.

A. Executive Summary

The 2013-14 Annual Action Plan implements the fourth year of the 2010-2015 Consolidated Plan and addresses the HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs. The City of Monterey Park's CDBG program is authorized by the Housing and Community Development Act of 1974, which provides eligible entitlement communities with annual grants that can be used to provide decent housing, suitable living environments, and expanded opportunities, principally for low and moderate income persons.

The 5 year Consolidated Plan outlines the action steps that the City of Monterey Park will use to address housing and community development needs in the City. The Annual Action Plan includes a listing of activities that the City will undertake during Fiscal Year 2013 - 2014 (July 1, 2013 through June 30, 2014) that utilize CDBG and HOME funds.

The primary objective of the CDBG Program is the development of viable urban communities, which is achieved by providing the following, principally for persons of low and moderate income:

- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low and moderate income households

1. Objectives and Outcomes

Table 1 identifies the City of Monterey Park's objective and outcome categories for CDBG and HOME funded activities in accordance with Federal Register Notice dated March 7, 2006. During the 2013-2014 Program Year, the City will fund activities in four objective/outcome categories – Affordability for the purpose of creating decent housing, Improve availability/accessibility for the purpose of creating a suitable living environment, Improve sustainability for the purpose of creating a suitable living environment and Improve availability/accessibility for the purpose of creating economic opportunity.

**Table 1
City of Monterey Park
Annual Action Plan – 2013-2014
Objectives and Outcomes**

DH-2 – Affordability for the Purpose of Creating Decent Housing
HOME Housing – Housing Rehabilitation Program
HOME Housing - CHDO Program
SL-1 Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment
SL-3 Improve Sustainability for the Purpose of Creating a Suitable Living Environment
CDBG – Fair Housing
EO-1 Improve Availability/Accessibility for the Purpose of Creating Economic Opportunity
CDBG – Section 108 Loan Repayment

In addition to national objectives and performance outcomes, the City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the service delivery system. The City has established priorities for allocating CDBG and HOME funds based on a number of criteria, including urgency of needs, cost efficiency, eligibility of activities and programs, availability of other funding

sources to address specific needs, funding program limitations, capacity and authority for implementing actions, and consistency with citywide goals, policies, and efforts.

Based on these priorities the projects to be funded during FY 2013-2014 are shown in Table 2 below.

The City will receive approximately \$518,464 in CDBG funds and \$273,486 in HOME funds for FY 2013-14. Due to federal budgetary constraints the amount of funding has decreased incrementally over past years. Fiscal year 2013-2014 funding amount is a 5% decrease compared to last year's. Due to this decrease, the 2013-2014 Annual Action Plan refocuses priority funding to address program obligations. The HOME matching requirement will be satisfied by the excess match carried over from prior year.

Table 2 shows the FY 2013-2014 CDBG and HOME funded programs/projects based on the funding level for CDBG of \$518,464 plus \$136,371 of reserves. Pursuant to the HOME program regulations, 15% of the \$273,486 of HOME funds is reserved for Community Development Housing Organization (CHDO) for housing development projects and 10% is reserved for program administration.

Table 2
City of Monterey Park
FY 2013-2014 CDBG and HOME Funded Projects

Category / Activity	Priority	CDBG Funding	Home Funding
CDBG			
General Administration	HIGH	\$93,693	
Fair Housing	HIGH	\$10,000	
Section 108 Loan Repayment	HIGH	\$551,142	
Public Services:	HIGH	\$0	
HOME			
General Administration	HIGH		\$27,348
Housing Rehabilitation Program	HIGH		\$205,116
CHDO	HIGH		\$41,022
TOTAL		\$654,835	\$273,486

B. General Questions

1. Geographic Areas in Which Assistance will be Directed

Assistance will be directed to neighborhoods that qualify for CDBG funds on an “area benefit” basis. An area benefit activity is one *that is available to benefit all the residents of an area* which is 1) primarily residential, and 2) where 51% of the population is low/mod income.

<u>Census Tract</u>	<u>Block Groups</u>
4817.11	4
4817.12	1, 4
4817.13	1, 2
4817.14	1, 2
4820.02	4
4821.01	3
4822.01	2
4827.01	3

Exhibit 1 shows the boundaries of the census tracts and block groups.

CITY OF MONTEREY PARK

UPDATED CDBG ELIGIBLE AREAS

2000

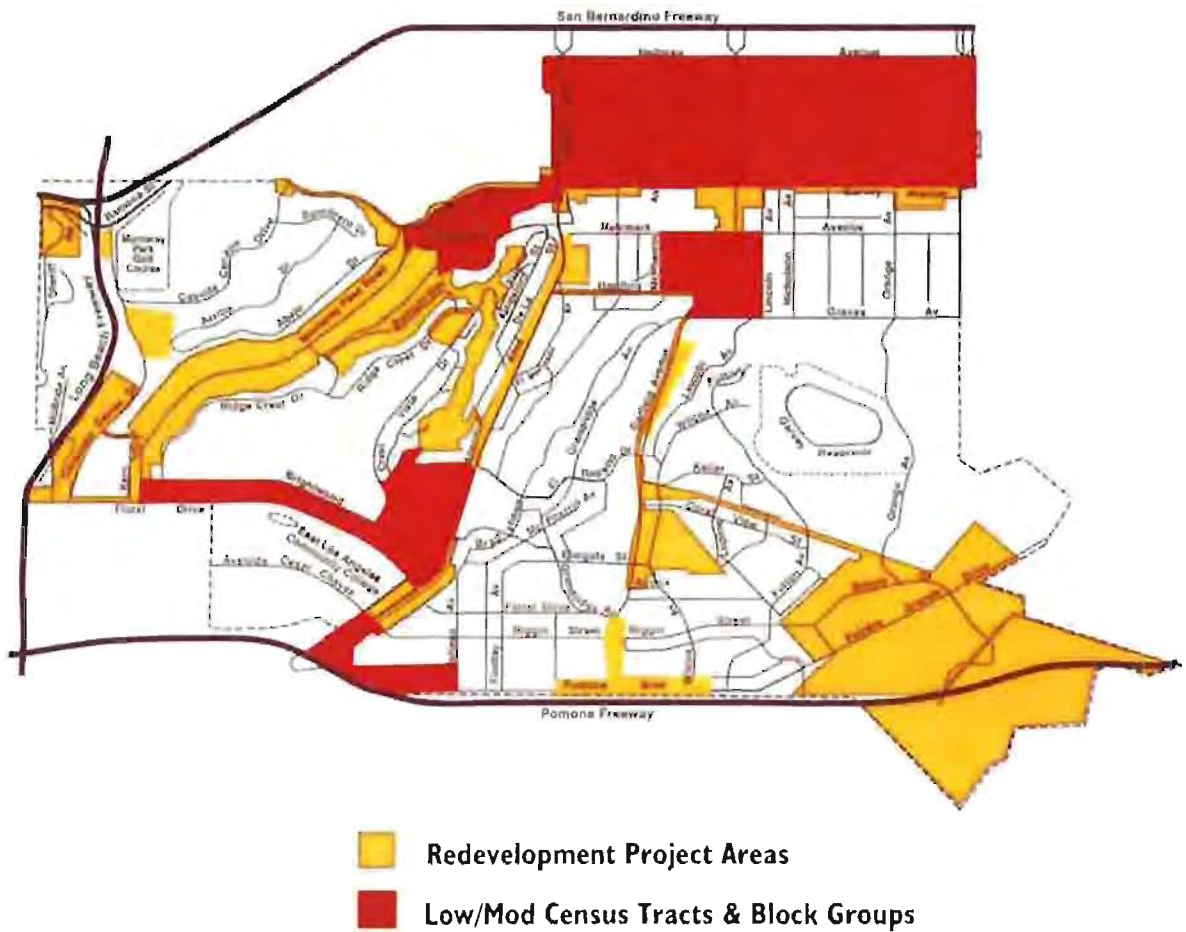


Exhibit 2-1

2. Basis for Allocating Investments Geographically

The basis for allocating investments reflects the results of input from the following:

- Public Consultation (e.g., homeless assistance providers, fair housing providers)
- Housing market conditions and influences
- 2008-2014 Housing Element of the General Plan
- Monterey Park Redevelopment Agency 2009-2014 Redevelopment Implementation Plan
- Los Angeles Homeless Services Authority, 2009 Priorities
- City Council Annual Action Plan Public Hearing – April 17, 2013 & May 1, 2013

National Objectives and Performance Outcomes

In order to be eligible for funding, every CDBG-funded activity/program must qualify as meeting one of the three national objectives established by HUD. This requires that each activity/program, except those carried out under the basic eligibility categories of program administration and planning and capacity building, meet specific test for either:

- Benefiting low- and moderate-income persons
- Preventing or eliminating slums or blight
- Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs

In addition to meeting one of the three national objectives, HUD established the following performance outcomes that each activity must either:

- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low - and moderate-income households

Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/ Accessibility
- Affordability
- Sustainability (Promoting Livable or Viable Communities)

Table 3 outlines how the national objectives are related to the performance outcomes used to measure specific annual objectives.

Table 3

Performance Criteria	National Objectives		
	Suitable Living Environment	Decent Housing	Economic Opportunity
Availability/Accessibility	SL-1	DH-1	EO-1
Affordability	SL-2	DH-2	EO-2
Sustainability	SL-3	DH-3	EO-3

Priorities Analysis and Outreach Process

In May 2010, when the 5 year Consolidated Plan was implemented, relative priorities and target funding proportions were established through identification of needs obtained through public outreach efforts. Outreach activities included a Community Workshop, Housing and Community Development Survey, and input from service providers. Based on this comprehensive needs assessment, priority ranking was assigned to each category of housing and community development needs as follows:

- **High Priority:** Activities to address these needs are expected to be funded during the Five-year period.
- **Medium Priority:** If funds are available, then activities to address these needs may be funded during the five-year period.
- **Low Priority:** The City will not directly fund activities using CDBG and HOME funds to address these needs during the five-year period. However, the City may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.
- **No Such Need:** The City finds that the activities or these needs are already substantially addressed.

The City must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the City's service delivery system based upon funding amounts received. The established priorities for FY 2013-2014 are:

Housing Priorities

- Conserve and improve affordable housing
- Support new affordable housing construction
- Promote equal housing opportunity

Community Development Priorities

- Support needed commercial rehabilitation
- Prioritize repayment of Section 108 loan
- Provide for planning and administration activities
- Provide for needed community and supportive services

3. Actions to Address Obstacles to Meeting Underserved Needs

Efforts to address obstacles to meeting underserved needs will include:

- The City will obtain data from the Housing Authority of the County of Los Angeles on the number of Section 8 households assisted by race, ethnicity, age and disability status. The City will compare who is being served to the demographics characteristics of the community. In this way, the City will be able to estimate more precisely underserved populations.
- The City will encourage and support the efforts of the Housing Authority of the County of Los Angeles to seek additional Section 8 Housing Choice Vouchers.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs housing.

C. Managing the Process

1. Lead Agency

The City of Monterey Park is the lead agency for overseeing the development of the Annual Action Plan and administration of the CDBG and HOME programs

2. Process by which the Program Year 2013-2014 Annual Action Plan was Developed

The City took the lead in developing the Annual Action Plan. The City accomplished the following in preparing the Consolidated Plan:

- Consulted with other City Departments including City Manager
- Organized and conducted a pre-development public hearing before the City Council – April 17, 2013 & May 1, 2013
- Consulted with adjacent local jurisdictions

The City used this information and updated information to prepare the 2013- 2014 Annual Action Plan.

3. Actions to Enhance Coordination

The City has developed an inventory of public and private housing, health and social services agencies. During the 2010-2011 program year, the City codified the inventory as a directory of services and currently maintains a point of contact for each agency. Additionally, the City will obtain the agency-specific 5-Year Consolidated and 1-Annual Action Plans and maintain these plans in a resource binder to facilitate coordination in future program years.

D. Citizen Participation

1. Summary of Citizen Participation Process

The City's citizen participation process included:

- Public Hearings held by the City Council – April 17, 2013 and May 1, 2013
- Prepared Public Notices advertising the Action Plan's public hearings in multi-language newspapers – March 14, 2012
- City Council approval of the Annual Action Plan – TBD

The Draft Action Plan was available for review from March 14, 2013 through April 16, 2013.

2. Summary of Citizen Comments or Views on the Action Plan

The City did not receive any written public comments and views on the Annual Action Plan during the 30-day review period (March 14, 2013 - April 16, 2013).

3. Summary of Efforts to Broaden Public Participation

The City's outreach effort to minority populations and non-English speaking persons was accomplished through the Public Notices advertising the Action Plan's public hearings in English, Spanish and Chinese.

These Notices were published in the Monterey Park Progress.

4. Response to Comments

The City Council held a public hearing to adopt the Annual Action Plan on April 17, 2013 and May 1, 2013. INSERT Comments

E. Institutional Structure

The City's Community Development Department is the key department involved in the 5 year Consolidated Plan and Annual Action Plan process. The Community Development Department is responsible for administration of the CDBG and HOME programs, including the Annual Action Plan, CAPER and program monitoring.

Additionally, the City will focus on:

- Strengthening the working relationship with the Housing Authority of the County of Los Angeles by providing input to and coordinating with that organization. Efforts to strengthen the institutional structure will involve review of the five-year and annual plans of the Housing Authority of the County of Los Angeles, encouraging the Authority to conduct outreach to local landlords, providing information to the Authority on the location of housing suitable for disabled persons, and other similar considerations.
- Developing a working alliance with private institutions such as local lenders and associations of Realtors. Local lenders may be a source of referrals for applicants to the Housing Rehabilitation Program. Local associations of Realtors may help the City to develop ways of increasing homeownership among all populations.

F. Monitoring

This part describes the City's compliance with the five monitoring requirements that are contained in 91.230 and the Consolidated Plan Checklist. These requirements include topics such as standards and procedures and ensuring compliance with City housing codes.

1. Standards and Procedures

The City monitors each funded activity to ensure compliance with the CDBG and HOME regulations, national objectives, and subrecipient agreement. The City has developed a CDBG Project Compliance Checklist used to monitor each funded activity and a second checklist to monitor record keeping in regard to complying with national objectives criteria.

The City requires any sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a four-year period.

Pursuant to the CDBG contract, progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements.

The City further ensures compliance with the Consolidated Plan and Action Plan by placing guidelines or conditions in its contracts with consultants that ensure implementation of the annual monitoring goals.

All CDBG funds are disbursed on a reimbursement basis. Invoices must be submitted for payment and must include a description of activities being reimbursed. Audit reports are further required at the close of the year.

2. Monitoring of City's Performance

The previously described Performance Measurement System will be used to monitor the City's performance in meeting its goals and objectives as set forth in the Consolidated Plan and Action Plan. The results of implementing the Performance Measurement System will be completely described in the Consolidated Annual Performance and Evaluation Report (CAPER), which will be completed by early September 2013.

3. Ensuring Compliance with Planning and Monitoring Requirements

The City makes every effort to comply with all CDBG, HOME and Consolidated Plan regulations. The Citizen Participation Plan ensures input from the community prior to action to approve or amend the Consolidated Plan or Action Plan. Housing rehabilitation, construction and professional services agreements are prepared to guarantee compliance with applicable CDBG and HOME program regulations. CDBG subrecipient agreements also contain language consistent with the program regulations. Additionally, the City continues on-site monitoring of CDBG recipients and housing units assisted by HOME funds and subject to affordability covenants.

4. Compliance with Housing Codes and On-Site Inspections

The City has established program guidelines that require all rental units must meet the City's Housing Code, Building Code, and Zoning Code.

City staff verifies compliance with property standards and the information submitted by owners on tenant's incomes, rents and other requirements during a project's period of affordability, conducts on-site inspections of HOME properties according to the total number of units in a project as follows:

1-4 units	every 3 years
5-25 units	every 2 years
25 or more units	annually

5. Monitoring of Subrecipients

As previously described, the City requires any sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a four-year period. Progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements.

G. Priority Needs Analysis and Strategies

1. Basis for Assigning Priorities

As stated earlier in this report, the four relative priorities are High, Medium, Low and No Such Need. HUD has identified nine priority needs categories.

The priorities per the 5-year Consolidated Plan have been assigned to each category based on the funding allocation received in CDBG and HOME funds. These priorities will be formally revised when the 5-year Consolidated Plan is amended in late 2013.

The 5-year Consolidated Plan stated the following priorities:

Homeless/HIV/AIDS: The allocation of CDBG funds to public services can address a portion of these needs. The City in the past has funded agencies providing outreach and other services to homeless people.

Non-Homeless Special Needs: The City does not plan to allocate CDBG funds for public services that address the needs of special populations such as the elderly, frail elderly. The City is founding MERCI that assists the disabled population. ADA improvements will address the needs of disabled people.

Rental Housing: HOME funds will be used to provide affordable rental housing. Rental housing will be provided through the HOME-funded Affordable Housing Incentives and CHDO Programs.

Owner-Occupied Housing: HOME funds will be allocated to the Housing Rehabilitation Program, which provides grants and loans to low/moderate income owners to improve their homes.

Public Facilities: During this fiscal year, the City will not allocate CDBG funds to a public facility.

Infrastructure Improvements: The City does not plan to expend CDBG funds on Infrastructure improvements.

Economic Development: The City does plan to allocate CDBG funds to economic development through the Commercial Rehabilitation Program.

Public Services: A high priority was assigned to public services in the 5-year Consolidated Plan because CDBG funds can help to address the needs of homeless people, non-homeless special needs populations and other low and moderate income persons; however, do to less CDBG funds being received the City is not funding public service agencies with 2013-2014 funds.

Code Enforcement: This need has been addressed in the past by CDBG funds; however this program will not receive CDBG funds during 2013-2014. All staff funded under this program have been transferred into non-CDBG accounts. Code enforcement activities will not be affected throughout the City.

Table 4
City of Monterey Park
2013-2014 Action Plan Priorities and
One-Year Funding Allocations

Project/Program	Estimated Funding Allocation	One-Year Goal
CHDO	\$41,022	1 unit
Owner Occupied Housing	\$197,116	5 units
Planning/Administration	\$113,042	N/A
Other - Fair Housing	\$10,000	100 people
Other - Section 108 Loan Repayment	\$551,142	N/A

2. Obstacles to Meeting Underserved Needs

As previously stated, the primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding available to the public and private agencies who serve the needs of low- and moderate-income residents. Adverse economic and financial conditions impact the funds available to meet the underserved needs of low/moderate income persons. While needs may be at their peak- due, in part to job losses and income reductions - resources to satisfy these needs are scarce and dwindling. The major obstacle, therefore, to meeting these underserved needs is that they cannot be satisfied entirely through CDBG funds alone. However, over time - such as the five-year period of the Consolidated Plan- some of these needs can be addressed.

H. Lead-based Paint

Efforts to reduce lead based paint hazards are integrated into the Monterey Park's housing rehabilitation programs. The City has prepared guidelines to provide a quick overview of the requirements to comply with the HUD regulations under its Lead Safe Housing Rules (24 CFR, Part 35), which requires *notification*, *evaluation*, and *reduction* of lead-based paint hazards in housing receiving federal assistance. This regulation applies to all residential properties built prior to 1978.

Evaluation methods include visual assessment, paint testing, and risk assessments. Lead based reduction requirements involve three approaches to addressing lead based paint hazards in HUD funded rehabilitation projects. These approaches are a function of the cost of the rehabilitation jobs as follows:

- | | |
|--|-----------------------------|
| ▪ "Do No Harm" | Jobs of less than \$5,000 |
| ▪ "Identify and Control Lead Based Paint Hazard" | Jobs of \$5,000 to \$25,000 |
| ▪ "Identify and Abate Lead Based Paint Hazard" | Jobs of more than \$25,000 |

In addition, the City will continue to work with the County's Childhood Lead Poisoning Prevention Program to provide information to City residents on lead hazards, lead poisoning prevention, and lead-based paint abatement.

HOUSING

The Housing Section contains narrative responses to questions in the following areas:

- H. Specific Housing Objectives: description of the priorities and specific objectives for the coming year and of the resources expected to be available to address needs.
- I. Needs of Public Housing: description of how the jurisdiction will address the needs of public housing.
- J. Barriers to Affordable Housing: description of the actions that will take place during the next year to remove barriers to affordable housing.
- K. HOME/American Dream Down Payment Initiative (ADDI):

I. Specific Housing Objectives

1. Priorities and Specific Housing Objectives

For this program year, the City's priority is the rehabilitation of owner-occupied homes. Five (5) homes will be rehabilitated during the Program Year.

The acquisition and rehabilitation of a rental housing development requires multi-year funding and, therefore, is not likely to be accomplished in 2013-2014. When a rental housing development is completed, the HOME final rule (24 CFR 92.351 a) requires the City to have the project owner design and employ a marketing plan that promotes fair housing by ensuring outreach to all potentially eligible households, especially those least likely to apply for assistance. The affirmative marketing must consist of actions that provide information and otherwise attract eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status (persons with children under 18 years of age, including pregnant women), or disability. The affirmative marketing requirements also apply to projects targeted to persons with special needs.

2. Resources Expected to be Available

HOME funds in the amount of \$273,486 will be available to support the Housing Rehabilitation Program. HOME funds also will be available for the Housing Programs and the CHDO Program. These funds will be combined with the 2010, 2011, and 2012 program year funds in order to accomplish the rehabilitation of a rental housing development. HUD and the Housing Authority of the County of Los Angeles provide the financial resources for the Section 8 Housing Choice Voucher Program.

The City contracts with the Housing Rights Center (HRC) to provide fair housing services and landlord tenant counseling services to residents of Monterey Park. A variety of issues are addressed, including evictions, security deposits, rent increases, repairs and lease/contract issues. The City will continue to contract with the Housing Rights Center or another qualified organization to provide housing services and landlord tenant counseling services to Monterey Park residents.

J. Needs of Public Housing

Public housing units are not located in the City of Monterey Park.

K. Barriers to Affordable Housing

In the *Housing Element Update*, the City has established barrier removal goals, policies and programs. During the Program Year, the City's Community Development Department will attempt to:

- Remove or reduce governmental constraints on affordable housing development.
- Continue efforts to streamline administrative procedures for granting approvals and permits. Review residential development standards, regulations, ordinances, review procedures and permitting fees related to the development of housing. Adjust, as appropriate, those that are determined to be a constraint to the development of housing.
- Encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- Provide appropriate definitions and zoning designations in the Zoning Ordinance to allow and facilitate the development of housing for extremely low-income and special needs persons.

The *Housing Element Update* contains specific programs to attain the goal and implement the policies. Additionally, the City will reduce barriers to affordable housing by encouraging and facilitating the development high density, mixed-use projects.

L. HOME/ American Dream Down Payment Initiative (ADDI)

1. Other Forms of Investment

92.205(b) describes how the City may invest HOME funds (e.g., equity investments, deferred payment loans, etc.). The City plans to use only the forms of investment and assistance that are explicitly listed in 92.205(b). No other forms of investment and assistance are planned in PY 2013-2014.

2. Recapture/Resale Guidelines

In PY 2013-2014, the City *does not* plan to use HOME funds for homebuyer down payment assistance. However, some homebuyers that were assisted in prior years may decide to sell their homes during the upcoming program year. In that event, the City will enforce the resale and recapture guidelines.

3. Refinancing of Multifamily Housing

The City does not plan to use HOME funds to refinance existing debt secured by multifamily housing. Therefore, refinancing guidelines are not described in this part.

4. ADDI Funds

The City will not be receiving ADDI Funds in PY 2013-2014.

HOMELESS

The Homeless Section contains narrative responses to questions in the following areas:

L. Specific Homeless Prevention Elements: description of the homeless resources and actions to prevent homelessness and to address chronic homelessness.

M. Emergency Solutions Grants: does not apply to the City of Monterey Park.

M. Specific Homeless Prevention Elements

1. Sources of Funds

During Program Year 2013-2014, the City is not funding agencies that assists the homeless population.

2. Homelessness Specific Objectives

Specific objectives will be established following the City Council decision on agencies that will receive public services funding.

3. Chronic Homelessness

Chronically homeless people will not be assisted by one or more agencies receiving public services this fiscal year.

4. Homeless Prevention

The City's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless includes rental assistance and other related homeless prevention services. Additionally, the City's strategy includes working with the Housing Authority on landlord outreach efforts and having the City's fair housing provider provide services to tenants/landlords.

Obstacles and barriers to addressing homelessness include: a) the transient nature of homelessness; b) homeless people reluctant to be assisted; c) connecting homeless people to the appropriate services; and d) lack of permanent supportive housing.

5. Discharge Coordination Policy

The City of Monterey Park does not receive McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds and is therefore under no obligation to develop and implement a Discharge Coordination Policy.

N. Emergency Solutions Grant (ESG)

The City of Monterey Park does not receive Emergency Solutions Grant (ESG).

COMMUNITY DEVELOPMENT

The Community Development Section contains narrative responses to questions in the following areas:

- N. Community Development: description of the priority non-housing community development needs and specific objectives.
- O. Antipoverty Strategy: description of the actions that will take place during the next year to reduce the number of poverty level families.

O. Community Development

1. Priority Non-Housing Community Development Needs Eligible for Assistance

The City's non-housing community needs eligible for assistance include:

- Fair Housing
- Public Services

2. Specific Long-Term and Short-Term Objectives

The City's long-term and short-term objectives are noted below:

- Fair Housing Provide services to 1,100 people in five years
 Provide services to 100 people in Program Year 4
- Public Services Provide services to 3,753 persons in five years
 Provide services to TBD persons in Program Year 4

The long term objectives will be revised when the 5-year Consolidated Plan is amended in late 2013.

P. Antipoverty Strategy

In order to contribute to a reduction of poverty income level families, the City will carry out the following actions:

- The City will encourage childcare facilities through density bonuses. In accordance to Government Code 65915-65918, density bonuses must be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities. The City will adopt regulations that specify how compliance with Government Code 65915-65918 will be implemented.

- The City will continue to support the Section 8 Housing Choice Voucher Program. The City will work with the Housing Authority of the County of Los Angeles to increase the number of households that obtain rental assistance.
- The City will work with the Housing Authority of the County of Los Angeles to determine the number of Monterey Park families participating in the Family Self-Sufficiency Program. To the extent possible, the City will encourage Monterey Park families to participate and graduate from the FSS Program.

NON-HOMELESS SPECIAL NEEDS HOUSING

The Non-Homeless Special Needs Housing Section contains narrative responses to questions in the following areas:

- P. Non-homeless Special Needs: description of the priorities and specific objectives for the coming year and resources expected to be available to address needs.
- Q. Housing Opportunities for People with AIDS: does not apply to the City of Monterey Park.
- R. Specific HOPWA Objectives: does not apply to the City of Monterey Park.

Q. Non-homeless Special Needs (91.220 (c) and (e))

1. Priorities and Specific Objectives

The City's priorities include addressing the needs of the following non-homeless special needs populations:

- Elderly
- Frail Elderly
- Disabled

Specific objectives will be established following City Council decisions at a noticed public hearing on the public services funding.

2. Available Resources

Available resources for the Program Year 2013-2014 Action Plan will be determined at the City Council public hearing.

R. Housing Opportunities for People with AIDS

The City of Monterey Park does not receive HOPWA funds.

S. Specific HOPWA Objectives

The City of Monterey Park does not received HOPWA funds.

OTHER NARRATIVE

Include any Action Plan information that was not covered by a narrative in any other section.

Leveraging

HOME funds will be used to partner with a Community Housing Development Organization (CHDO) to focus efforts on acquiring additional housing to meet the City's and HUD objectives of providing housing for low income families and veterans.

Minority Outreach Program

The actions the City will take to administer a minority outreach program is to notice in the City newspaper any affordable housing projects that will be constructed or have major rehabilitation work performed.

APPENDIX “A”

SF 424 Forms

Application for Federal Assistance SF-424

Version 02

***1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

***2. Type of Application**

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify)
_____**3. Date Received:****4. Applicant Identifier:**

B-13-MC-06-0548

5a. Federal Entity Identifier:***5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:**

*a. Legal Name: City of Monterey Park

*b. Employer/Taxpayer Identification Number (EIN/TIN):
95-6000474*c. Organizational DUNS:
141693445**d. Address:**

*Street 1: 320 W. Newmark Avenue
Street 2: _____
*City: Monterey Park
County: Los Angeles
*State: CA
Province: _____
*Country: USA
*Zip / Postal Code 91754

e. Organizational Unit:Department Name:
Community DevelopmentDivision Name:
Housing**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Mr. *First Name: Paul
Middle Name: _____
*Last Name: Talbot
Suffix: _____

Title: City Manager

Organizational Affiliation:

*Telephone Number: 626-307-1485

Fax Number: 626-280-4537

*Email: ptalbot@montereypark.ca.gov

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant Program (CDBG)

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Monterey Park

***15. Descriptive Title of Applicant's Project:**

Application for CDBG Funds: Administration and funding of eligible projects.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: 29th

*b. Program/Project: CA-029

17. Proposed Project:

*a. Start Date: 07/01/13

*b. End Date: 6/30/14

18. Estimated Funding (\$):

*a. Federal	_____	518,464
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	518,464

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Paul

Middle Name: _____

*Last Name: Talbot

Suffix: _____

*Title: City Manager

*Telephone Number: 626-307-1485

Fax Number: 626-280-4537

* Email: ptalbot@monterypark.ca.gov

*Signature of Authorized Representative:

*Date Signed:

Application for Federal Assistance SF-424.

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 20 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:	Item	Entry:
1.	Type of Submission: (Required) Select one type of submission in accordance with agency instructions. - Preapplication - Application - Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.	10.	Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.
		11.	Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
2.	Type of Application: (Required) Select one type of application in accordance with agency instructions. - New – An application that is being submitted to an agency for the first time. - Continuation – An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. - Revision – Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)	12.	Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
		13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
		14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
3.	Date Received: Leave this field blank. This date will be assigned by the Federal agency.	15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
4.	Applicant Identifier: Enter the entry identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.	16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all Districts affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-025 for California 5 th district, CA-012 for California 12 th district, NC-103 for North Carolina's 103 rd district. - If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. - If nationwide, i.e., all districts within all states are affected, enter US-all. - If the program/project is outside the US, enter 00-000.
5a.	Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any.		
5b.	Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.		
6.	Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable.		
7.	State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable.		
8.	Applicant Information: Enter the following in accordance with agency instructions: a. Legal Name: (Required) Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with OCR may be obtained by visiting the Grants.gov website. b. Employer/Taxpayer Number (EIN/TIN): (Required) Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444. c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website. d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province/County (Required), Zip/Postal Code (Required, if country is US). e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the	17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
		18.	Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
		19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	assistance activity, if applicable.		State intergovernmental review process. Select the appropriate box. If "a" is selected, enter the date the application was submitted to the State																								
	f. Name and contact information of person to be contacted on matters involving this application: Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.	20.	Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.																								
8.	Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.	21.	Authorized Representative (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)																								
	<table border="1"> <tr> <td>A. State Government</td><td>M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>B. County Government</td><td>N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>C. City or Township Government</td><td>O. Private Institution of Higher Education</td></tr> <tr> <td>D. Special District Government</td><td>P. Individual</td></tr> <tr> <td>E. Regional Organization</td><td>Q. For-Profit Organization (Other than Small Business)</td></tr> <tr> <td>F. U.S. Territory or Possession</td><td>R. Small Business</td></tr> <tr> <td>G. Independent School District</td><td>S. Hispanic-serving institution</td></tr> <tr> <td>H. Public/State Controlled Institution of Higher Education</td><td>T. Historically Black Colleges and Universities (HBCUs)</td></tr> <tr> <td>I. Indian/Native American Tribal Government (Federally Recognized)</td><td>U. Tribally Controlled Colleges and Universities (TCCUs)</td></tr> <tr> <td>J. Indian/Native American Tribal Government (Other than Federally Recognized)</td><td>V. Alaska Native and Native Hawaiian Serving Institutions</td></tr> <tr> <td>K. Indian/Native American Tribally Designated Organization</td><td>W. Non-domestic (non-US) Entity</td></tr> <tr> <td>L. Public/Indian Housing Authority</td><td>X. Other (specify)</td></tr> </table>	A. State Government	M. Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)	B. County Government	N. Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)	C. City or Township Government	O. Private Institution of Higher Education	D. Special District Government	P. Individual	E. Regional Organization	Q. For-Profit Organization (Other than Small Business)	F. U.S. Territory or Possession	R. Small Business	G. Independent School District	S. Hispanic-serving institution	H. Public/State Controlled Institution of Higher Education	T. Historically Black Colleges and Universities (HBCUs)	I. Indian/Native American Tribal Government (Federally Recognized)	U. Tribally Controlled Colleges and Universities (TCCUs)	J. Indian/Native American Tribal Government (Other than Federally Recognized)	V. Alaska Native and Native Hawaiian Serving Institutions	K. Indian/Native American Tribally Designated Organization	W. Non-domestic (non-US) Entity	L. Public/Indian Housing Authority	X. Other (specify)		
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Application for Federal Assistance SF-424

Version 02

***1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

***2. Type of Application**

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify)

3. Date Received:

4. Applicant Identifier:

B-13-MC-06-0548

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Monterey Park

*b. Employer/Taxpayer Identification Number (EIN/TIN):
95-6000474*c. Organizational DUNS:
141693445**d. Address:**

*Street 1: 320 W. Newmark Avenue
Street 2: _____
*City: Monterey Park
County: Los Angeles
*State: CA
Province: _____
*Country: USA
*Zip / Postal Code 91754

e. Organizational Unit:Department Name:
Community DevelopmentDivision Name:
Housing**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Mr. *First Name: Paul
Middle Name: _____
*Last Name: Talbot
Suffix: _____
Title: City Manager

Organizational Affiliation:

*Telephone Number: 626-307-1485

Fax Number: 626-280-4537

*Email: ptalbot@montereypark.ca.gov

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: C. City or Township Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify)	
*10 Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14-239 CFDA Title: Home Investment Partnership Program (HOME)	
*12 Funding Opportunity Number: *Title: 	
13. Competition Identification Number: Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): City of Monterey Park	
*15. Descriptive Title of Applicant's Project: Application for HOME Funds: Administration and funding of eligible projects.	

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: 29th

*b. Program/Project: CA-029

17. Proposed Project:

*a. Start Date: 07/01/13

*b. End Date: 6/30/14

18. Estimated Funding (\$):

*a. Federal	273,486
*b. Applicant	
*c. State	
*d. Local	
*e. Other	
*f. Program Income	
*g. TOTAL	273,486

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E. O. 12372

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☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: Paul

Middle Name: _____

*Last Name: Talbot

Suffix: _____

*Title: City Manager

*Telephone Number: 626-307-1485

Fax Number: 626-280-4537

* Email: ptalbot@monterypark.ca.gov

*Signature of Authorized Representative:

*Date Signed:

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 20 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (2648-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

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4.	Applicant Identifier: Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.	13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
5a.	Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any.	14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
5b.	Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.	15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
6.	Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable.	16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all Districts affected by the program or project. Enter in the format: 2 characters State Abbreviation - 3 characters District Number, e.g., CA-05 for California's 5 th district, CA-012 for California's 12 th district, NC-103 for North Carolina's 103 rd district. • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e., all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
7.	State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable.	17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
8.	Applicant Information: Enter the following in accordance with agency instructions: a. Legal Name: (Required) Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. b. Employer/Taxpayer Number (EIN/TIN): (Required) Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444. c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website. d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province/County (Required), Zip/Postal Code (Required, if country is US). e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the	18.	Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
		19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the

	assistance activity, if applicable.		State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State.																								
	f. Name and contact information of person to be contacted on matters involving this application: Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.	20.	Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes. If yes, include an explanation on the continuation sheet.																								
9.	Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.	21.	Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)																								
	<table border="0"> <tr> <td>A. State Government</td><td>M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>B. County Government</td><td>N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)</td></tr> <tr> <td>C. City or Township Government</td><td>O. Private Institution of Higher Education</td></tr> <tr> <td>D. Special District Government</td><td>P. Individual</td></tr> <tr> <td>E. Regional Organization</td><td>Q. For-Profit Organization (Other than Small Business)</td></tr> <tr> <td>F. U.S. Territory or Possession</td><td>R. Small Business</td></tr> <tr> <td>G. Independent School District</td><td>S. Hispanic-serving institution</td></tr> <tr> <td>H. Public/State Controlled Institution of Higher Education</td><td>T. Historically Black Colleges and Universities (HBCUs)</td></tr> <tr> <td>I. Indian/Native American Tribal Government (Federally Recognized)</td><td>U. Tribally Controlled Colleges and Universities (TCCUs)</td></tr> <tr> <td>J. Indian/Native American Tribal Government (Other than Federally Recognized)</td><td>V. Alaska Native and Native Hawaiian Serving Institutions</td></tr> <tr> <td>K. Indian/Native American Tribally Designated Organization</td><td>W. Non-domestic (non-US) Entity</td></tr> <tr> <td>L. Public/Indian Housing Authority</td><td>X. Other (specify)</td></tr> </table>	A. State Government	M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)	B. County Government	N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)	C. City or Township Government	O. Private Institution of Higher Education	D. Special District Government	P. Individual	E. Regional Organization	Q. For-Profit Organization (Other than Small Business)	F. U.S. Territory or Possession	R. Small Business	G. Independent School District	S. Hispanic-serving institution	H. Public/State Controlled Institution of Higher Education	T. Historically Black Colleges and Universities (HBCUs)	I. Indian/Native American Tribal Government (Federally Recognized)	U. Tribally Controlled Colleges and Universities (TCCUs)	J. Indian/Native American Tribal Government (Other than Federally Recognized)	V. Alaska Native and Native Hawaiian Serving Institutions	K. Indian/Native American Tribally Designated Organization	W. Non-domestic (non-US) Entity	L. Public/Indian Housing Authority	X. Other (specify)		
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APPENDIX “B” HUD Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under Section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1.
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The Consolidated Plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the Strategic Plan.

Section 3 -- It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Paul Talbot, City Manager _____

Name and Title

320 W. Newmark Avenue _____

Address

Monterey Park, CA 91754 _____

City/State/Zip

626-307-1255 _____

Telephone Number

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed Citizen Participation Plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570.)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2010 - 2012 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public

improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-Discrimination Laws -- The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R of Title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Paul Talbot, City Manager

Name and Title

320 W. Newmark Avenue

Address

Monterey Park, CA 91754

City/State/Zip

626-307-1255

Telephone Number

**Optional Certification
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 507.208 (c)

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Paul Talbot, City Manager

Name and Title

320 W. Newmark Avenue

Address

Monterey Park, CA 91754

City/State/Zip

626-307-1255

Telephone Number

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Paul Talbot, City Manager

Name and Title

320 W. Newmark Avenue

Address

Monterey Park, CA 91754

City/State/Zip

626-307-1255

Telephone Number

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying And Drug-Free Workplace Requirements:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code). Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall	320 W. Newmark Avenue	Monterey Park	Los Angeles	CA	91754

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. All "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Paul Talbot, City Manager
Name and Title

320 W. Newmark Avenue
Address

Monterey Park, CA 91754
City/State/Zip

626-307-1255
Telephone Number

APPENDIX “C” Public Notices

**PUBLIC NOTICE
OF THE AVAILABILITY FOR REVIEW OF THE
DRAFT 2013-2014 ANNUAL ACTION PLAN AND
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that the City of Monterey Park, California will receive approximately \$518,464 dollars in Community Development Block Grant (CDBG) and \$273,486 dollars in HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) to fund eligible projects during Fiscal Year 2013-2014.

The City of Monterey Park announces that the Draft 2013-2014 Annual Action Plan, as required by the Department of Housing and Urban Development (HUD), will be available for **public review for a 30-day period** on or about March 14, 2013 through April 16, 2013. The Draft Annual Action Plan details the City's proposed uses of the CDBG and HOME funds for FY 2013-2014.

The City Council of the City of Monterey Park will conduct **two** Public Hearings to receive public comments on the Draft Annual Action Plan and the final Action Plan for the CDBG and HOME programs for Fiscal Year 2013-2014. The first public hearing to receive comments on the 2013-2014 Draft Annual Action Plan will be held on Wednesday, **April 17, 2013** and the second public hearing to receive comments on the final 2013-2014 Action Plan will be Wednesday, **May 1, 2013**. Both public hearings will be at 7:00 pm in the City Hall Council Chambers, 320 West Newmark Avenue, Monterey Park, California.

All interested persons are invited to attend the public hearings to comment on the City's proposed CDBG and HOME funded projects for FY 2013-2014. In addition, copies of the report may be obtained by contacting the Community Development Department and/or written comments may be submitted prior to the public hearing to the Community Development Department, 320 West Newmark Avenue, Monterey Park, California., telephone number (626) 307-1385.

03/14/2013

MONTEREY PARK PROGRESS

公共通知
有關審核 2013-2014 年度行動草案計劃書
和公共聽證會通知

現通知加州蒙特利市市政府，為籌集 2013-2014 財政年度所需的項目資金，已從美國房屋部門和城市發展部門(HUD)，獲得一筆款項約為\$518,464 美元的社區發展補助金(CDBG)，和一筆數為\$273,486 美元的住宅投資合作計劃(HOME)資金。

依照美國房屋部門和城市發展部門(HUD)的要求，蒙特利公園市政府，將於或約 2013 年 3 月 14 日至 4 月 16 日期間，公開 2013-2014 年度行動草案計劃書給社區民眾查閱審核，為期 30 天。此年度行動草案計劃書內容，將成為市政府擬議 2013-2014 財政年度的 CDBG 和 HOME 計劃資金用途。

蒙特利公園市市議會，將舉行 2 個公共聽證會，採納 2013-2014 財政年度行動草案計劃書和最終行動計劃中，有關 CDBG 和 HOME 項目的公共意見和建議。接受有關 2013-2014 年度行動草案計劃書意見的第一次公共聽證會，將於 2013 年 4 月 17 日，星期三舉行，接受有關 2013-2014 年度最終行動計劃意見和建議的第二次公共聽證會，則將於 2013 年 5 月 1 日，星期三舉行。兩個公共聽證會都將設在市議廳會議室，晚上 7 點舉行。地址：320 West Newmark Avenue, Monterey Park, California。

所有有興趣參加公共聽證會的居民，歡迎前來為市政府擬議的 2013-2014 財政年度 CDBG 和 HOME 計劃資金，提供寶貴意見和建議。此外，您可與社區發展部門聯繫，索取報告副本，或者在公共聽證會舉行之之前，以書面形式向社區發展部門提交意見和建議。地址：320 West Newmark Avenue, Monterey Park, California，電話：(626) 307-1385。

03/14/2013
MONTEREY PARK PROGRESS
蒙特利公園市 PROGRESS 日報

AVISO PÚBLICO
DE LA DISPONIBILIDAD PARA REVISAR EL
BORRADOR DEL PLAN DE ACCIÓN ANUAL DE 2012-2013 Y
AVISO DE AUDIENCIAS PÚBLICAS

POR LA PRESENTE SE DA AVISO que la Ciudad de Monterey Park, California, recibirá fondos de aproximadamente \$ 518,464 dólares de el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG) y \$ 273,486 dólares de HOME el Programa de Asociación para Inversiones en Vivienda (HOME) del Departamento de Vivienda y Desarrollo Urbano de EE.UU.(HUD) para financiar proyectos durante el Año Fiscal 2013-2014.

La Ciudad de Monterey Park anuncia que el Borrador del Plan de Acción Anual de 2013-2014, según lo requiere el Departamento de Vivienda y Desarrollo Urbano de EE.UU.(HUD), estará disponible para **revisión pública durante un período de 30 días** en o alrededor del 14 de marzo de 2013 hasta el 16 de abril de 2013. El Borrador del Plan de Acción Anual detalla los usos propuestos por la Ciudad sobre los fondos de CDBG y HOME para el Año Fiscal 2013-2014.

El Consejo Municipal de la Ciudad de Monterey Park llevará a cabo **dos** Audiencias Públicas para recibir comentarios públicos sobre el Borrador del Plan de Acción Anual y el Plan de Acción final para los programas CDBG y HOME para el Año Fiscal 2013-2014. La primera audiencia pública para recibir comentarios sobre el Borrador del Plan de Acción Anual de 2013-2014 se llevará a cabo el miércoles, **el 17 de abril de 2013** y la segunda audiencia pública para recibir comentarios sobre el Plan de Acción final de 2013-2014 será el miércoles, **1ro de mayo de 2013**. Ambas audiencias públicas serán a las 7:00 pm en las Cámaras de la Municipalidad, 320 W. Newmark Avenue, Monterey Park, California.

Todas las personas interesadas están invitadas a asistir a las audiencias públicas para comentar sobre los CDBG y HOME proyectos financiados propuestos por la Ciudad para el Año Fiscal 2013-2014. Además, las copias del reportaje se pueden obtener contactando con el Departamento de Desarrollo Comunitario y / o comentarios escritos podrán presentarse antes de la audiencia pública al Departamento de Desarrollo Comunitario, 320 West Newmark Avenue, Monterey Park, California., número de teléfono (626) 307-1385.

03/01/2013

MONTEREY PARK PROGRESO

APPENDIX “D”
Table 3’s

Project Name: CDBG General Program Administration

Description: The funding for this activity will provide for salaries and benefits for staff and consultants implementing the CDBG Program. This activity provides for general management oversight, coordination and monitoring for the CDBG program. Staff will provide local officials and citizens with information about the CDBG program; prepare budgets and schedules; prepare reports (Annual Action Plan and Consolidated Annual Performance Evaluation Report), enters IDIS data, and other HUD-required documents. The proposed funding amount is the maximum allowed for Administration; however, it is not anticipated that these funds will be fully expended. The funding amount may change when final programs and projects are determined.

IDIS Project #	To be completed with receipt of CDBG entitlement.
Location	320 West Newmark Avenue Monterey Park, CA 91754
Priority Need Category	Planning/Administration
Priority Need Category Explanation	The project is a priority because it is necessary for the proper administration of the CDBG program including oversight of the subrecipients and implementation of the citizen participation process.
Expected Completion Date	June 30, 2014
Objective Category	N/A
Outcome Category	N/A
Specific Objectives	N/A
Accomplishment Type	Other - Program Administration
Proposed	N/A
Underway	N/A
Complete	N/A.
Proposed Outcome	N/A
Performance Measure	N/A
Actual Outcome	N/A.
Matrix Code	21A/General Program Administration
Funding Source	CDBG
Proposed Amount	\$93,693
Actual Amount	To be filled out at end of year.

Project Name: Housing Rights Center/Fair Housing Services

Description: Housing Rights Center (HRC) will provide fair housing services that will benefit low- and moderate-income persons. The services include three components: housing discrimination complaint investigation; tenant and landlord counseling; and outreach. HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights under California law and local city ordinances. HRC also administers a comprehensive outreach and education program that includes the distribution of written materials.

IDIS Project #	To be completed with receipt of CDBG entitlement.
Location	Citywide
Priority Need Category	Planning/Administration
Priority Need Category Explanation	HRC will assist the City in taking actions to affirmatively further fair housing. HRC will handle housing discrimination complaints or tenant/landlord counseling.
Expected Completion Date	June 30, 2014
Objective Category	Suitable Living Environment
Outcome Category	Improve availability/accessibility
Specific Objectives	Improve the services for low/mod income persons.
Accomplishment Type	01/People
Proposed	100 people
Underway	The City will be re-funding the Housing Rights Center and fair housing services.
Complete	To be filled out at end of fiscal year.
Proposed Outcome	150 low- and moderate-income persons assisted
Performance Measure	Number of persons assisted with improved access to fair housing services.
Actual Outcome	To be filled out at end of fiscal year.
Matrix Code	21D/Fair Housing Activities (subject to 20% Administration cap)
Funding Source	CDBG
Proposed Amount	\$10,000
Actual Amount	To be filled out at end of year.

Project Name: Section 108 Loan Repayment

Description: The project involves the repayment of a Section 108 Loan Guarantee for the Monterey Park Market Place Shopping Center and acquisition.

IDIS Project #	To be completed with receipt of CDBG entitlement.
Location	Pomona Freeway and Greenwood Avenue Monterey Park, CA 91754
Priority Need Category	Other – Section 108 Payment
Priority Need Category Explanation	This project is a priority because there is a need to pay the debt obligation for the Section 108 loan in connection with the Monterey Park Market Place Shopping Center and Acquisition.
Expected Completion Date	June 30, 2014
Objective Category	Economic Opportunity
Outcome Category	Availability/Accessibility
Specific Objectives	Improve economic opportunities for low income persons
Accomplishment Type	Other – Section 108 Loan Payment
Proposed	Make annual Section 108 payment.
Underway	The City will fund this project in PY 2013-2014.
Complete	To be filled out at end of year.
Proposed Outcome	N/A
Performance Measure	N/A
Actual Outcome	To be filled out at end of year.
Matrix Code	19F/Repayments of Section 108 Loan Principal
Funding Source	CDBG
Proposed Amount	\$551,142
Actual Amount	To be filled out at end of year.

Project Name: HOME Program Administration

Description: The project provides oversight, management and coordination of the HOME Program.

IDIS Project #	To be completed with receipt of HOME entitlement.
Location	320 West Newmark Avenue Monterey Park, CA 91754
Priority Need Category	Planning/Administration
Priority Need Category Explanation	This project is a priority because it is necessary for the proper administration of the HOME program including oversight of the CHDO projects and implementation of the citizen participation process.
Expected Completion Date	June 30, 2014
Objective Category	N/A
Outcome Category	N/A
Specific Objectives	N/A
Accomplishment Type	Other – Program Administration
Proposed	N/A
Underway	N/A
Complete	N/A
Proposed Outcome	N/A
Performance Measure	N/A
Actual Outcome	N/A
Matrix Code	21H/Funding of Administration/Planning Costs of PJ
Funding Source	HOME
Proposed Amount	\$27,348
Actual Amount	To be filled out at end of year.

Project Name: HOME CHDO Program

Description: The project provides funds to Community Housing Development Organizations (CHDOs) for the development of affordable housing. Projects will involve acquisition and rehabilitation of a structure(s) that will be used to provide affordable housing.

IDIS Project #	To be completed with receipt of HOME entitlement.
Location	Community Wide
Priority Need Category	Housing
Priority Need Category Explanation	This project is a priority because it is necessary to allocate 15% of the HOME funds to projects owned, operated, or sponsored by CHDOs.
Expected Completion Date	June 30, 2014
Objective Category	Creating Decent Housing
Outcome Category	Affordability
Specific Objectives	Increase the supply of affordable rental housing.
Accomplishment Type	1 Housing Units
Proposed	Acquisition and rehabilitation of housing units over the 5-year Consolidated Plan period.
Underway	The City will provide HOME funds to a CHDO affordable housing project.
Complete	To be filled out at end of year.
Proposed Outcome	CHDOs funds are not enough to acquire and rehabilitate housing units each year. The proposed outcome is affordable housing units over a 5-year period.
Performance Measure	Number of units acquired, rehabilitated and made affordable.
Actual Outcome	To be filled out at end of year.
Matrix Code	14G/Acquisition for Rehabilitation
Funding Source	HOME
Proposed Amount	\$41,022
Actual Amount	To be filled out at end of year.

Project Name: HOME Owner Occupied Housing Rehabilitation Program

Description: The project will provide grants and deferred loans to owner occupied residential properties to eliminate code violations and make the property meet housing standards. HOME funds will available for grants and loans to income and property qualified property owners.

IDIS Project #	To be completed with receipt of HOME entitlement.
Location	Community Wide
Priority Need Category	Housing Rehabilitation
Priority Need Category Explanation	This project is a priority because there is a need to increase the supply of affordable housing.
Expected Completion Date	June 30, 2014
Objective Category	Creating Decent Housing
Outcome Category	Affordability
Specific Objectives	Increase the supply of affordable rental housing.
Accomplishment Type	5Housing Units
Proposed	Rehabilitate eight (8) residential properties.
Underway	The City will provide HOME funds to low-and moderate-income owners.
Complete	To be filled out at end of year.
Proposed Outcome	Rehabilitation of five (5) residential properties.
Performance Measure	Number of units rehabilitated.
Actual Outcome	To be filled out at end of year.
Matrix Code	14A/ Rehab Single-Unit Residential
Funding Source	HOME
Proposed Amount	\$205,116
Actual Amount	To be filled out at end of year.

Staff Report City of Monterey Park

Public Hearing
Agenda Item 12

Date: April 17, 2013

TO: Paul Talbot, City Manager

**FROM: James Funk, Lead Planner/Economic and Development
Special Projects Manager**

SUBJECT: PUBLIC HEARING: TITLE 21 ZONING CODE AMENDMENT (CA-13-01) (COUNCIL ACTION)

SUMMARY

The proposed amendments to Title 21 of the Monterey Park Municipal Code ("MPMC") – which implements the City's zoning regulations – was brought before the Planning Commission on March 13th and 26rd, 2013. At the March 26 meeting, the Planning Commission provided comments on two items.

First, the Planning Commission considered the required number of parking spaces for multi-unit residential developments in the Off-Street Parking Chapter. The required number of parking spaces was previously determined by the number of dwelling units. Since the March 23 meeting, the required number of parking spaces for multi-unit residential developments was revised to be determined by the number of dwelling units and the number of bedrooms.

Second, the Planning Commission considered the Minor Modification maximum percentage to be processed administratively in the Permit Procedures Chapter. The maximum percentage was previously 20 percent. Since the March 23 meeting, the maximum percentage was revised to 10 percent. Additionally, the updated Wireless Chapter was provided to the Planning Commission for review.

On March 26, 2013, the Planning Commission was satisfied with the updates, but requested one other item be revised. The Planning Commission requested that the square footage for residential addition projects subject to Design Review Board approval be revised from 3,000 square feet to 2,000 square feet in the Design Review Board Chapter. This provision has been revised since the March 26 meeting. The Planning Commission recommended that the City Council certify the Negative Declaration prepared for the Ordinance and adopt the Ordinance amending Title 21 of Monterey Park Municipal Code (CA-13-01).

DISCUSSION

The proposed amendments will accomplish three primary tasks, including:

- 1) Implementing Measures D and O, which were voted on by the people of Monterey Park in 1998 and 2001, respectively, and resolve inconsistencies between the Zoning Code and General Plan; and
- 2) Implementing the policies of the updated Housing Element 2009-2014; and
- 3) Creating a more user-friendly Code by changing the format and organization of the Code, removing redundant information and outdated land uses, eliminating internal inconsistencies, and updating the Code to be consistent with changes in State law.

While the Code changes amend certain restrictions concerning which uses may be permitted in a specific zone, the amendment does not directly permit any additional new development as compared to the existing zoning regulations and does not directly increase the height, density, or permitted uses within the City (other than as required by State law).

State and Municipal Laws

In 2001, the City updated the General Plan and adopted new goals and policies, which focused on physical development and land use mixes. These changes included several goals and policies which impact the City's zoning regulations, thereby requiring that the zoning regulations be updated to maintain consistency. Since zoning is one of the primary means of implementing the General Plan, the success of the General Plan, and in particular the Land Use Element, rests in part upon the effectiveness of consistent zoning regulations in translating the long-term objectives and policies contained in the General Plan into everyday decisions.

In accordance with Government Code § 65400, the Planning Commission must investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the General Plan so that it will serve as an effective guide for orderly growth and development. Therefore, one of the primary goals of the proposed Ordinance is to implement the goals and policies of the General Plan update to ensure consistency with the previously adopted General Plan changes.

Additionally, the zoning regulations have not been comprehensively updated in over 30 years. There are several areas of California law that have changed over the years that require changes in City regulations to ensure consistency. For example, State regulations regarding density bonuses, affordable housing, regulation of transitional housing, medical services, and treatment centers, all have evolved over time and require changes to City zoning regulations to provide predictable and transparent regulation in these areas.

Description of Tasks

In April 14, 1998, the People of Monterey Park adopted Ordinance No. 1933 approving

Measure D (see attached Ordinance), which affected the land use and zoning designations of the McCaslin Business Park area, located in the southeastern portion of the City. The following amendments to the General Plan, zoning regulations, and Zoning Map were approved by the vote of the people:

1. Creation and addition of Chapter 21.14, entitled O-P (Office Professional) Zone in the zoning regulations;
2. Modification of MPMC § 21.70.030 by adding certain conditionally permitted uses in the O-P Zone; and
3. McCaslin Business Park was affected by Measure D, which changed the General Plan land use from Industrial to Commercial and the Zoning designation, from Manufacturing (M) to Office Professional (O-P).

On July 18, 2001, the City Council adopted Resolution No. 10655 (Measure O) approving a comprehensive update of the City's General Plan (see attached Resolution). The following amendments to the Land Use Element were approved by the vote of the people:

1. Commercial and/or Residential zoning was changed to Mixed-Use commercial residential zoning along portions of the North Atlantic, Garfield, East Garvey, Baltimore, and Pomona;
- 2a. Industrial zoning was changed to Employment Technology zoning along Monterey Pass Road and west of the Long Beach Freeway;
- 2b. Industrial zoning was changed to Public Facilities zoning west of the Long Beach Freeway and adjacent to the west City boundary;
- 2c. Industrial zoning was changed to commercial zoning between Potrero Grande Drive and the Pomona Freeway;
3. Public and Semi-Public Facilities zoning was changed to Open Space zoning south of the Pomona Freeway;
4. Residential zoning was changed to Commercial zoning on Hillview, and Mable; and
5. Increased residential density uses were permitted on Cesar Chavez across from East Los Angeles College and on Potrero Grande east of Kenton.

In March 4, 2009, the City Council adopted Ordinance No. 2062 approving the 2008-2014 Housing Element (see attached Ordinance). The following programs were created to illustrate to the Department of Housing and Community Development (HCD) Monterey Park's commitment to promote conservation and improvement of the existing housing stock:

1. Program 5: Efficient Permit Processing

- Review existing design review procedures for residential and mixed-use development and revise the zoning regulations, as part of the comprehensive update, to include design guidelines related to scale and massing for new residential and mixed-use development for the Design Review Board to use in assessing projects; and

2. Program 6: Density Bonuses

- Adopt the State density bonus law to facilitate development of affordable housing; and
- Continue to provide regulatory incentives to developers of senior housing through the Senior Citizen Housing Overlay Zoning; and

3. Program 7: Extremely Low-Income and Special Needs Housing

- Amended zoning regulations must facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SROs). Establish a process to monitor applications for SROs to ensure processing procedures and standards do not hinder the development of SROs;
- Continue to allow the establishment of transitional housing and supportive housing that functions as residential uses in the residential zones consistent with similar residential uses; and
- Permit emergency shelters by right in the Office-Professional (O-P) Zone and to amend the zoning regulations to include emergency shelters as a permitted use in the M Zone. Emergency shelters are to have the same development standards as dwelling units allowed in the M Zone for the purpose of guarding and caretaking operations and businesses. Additional written objective standards are to be developed for emergency shelters to regulate the following, as permitted under SB 2:
 - The maximum number of beds/persons permitted to be served nightly;
 - Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
 - The size/location of exterior and interior on-site waiting and client intake areas;
 - The provision of on-site management;
 - The proximity of other emergency shelters are not required to be more than 300 feet apart;
 - The length of stay;

- Lighting; and
- Security during hours of operation.

4. Program 16: Zoning Ordinance Revision

- Amend the zoning regulations to revise or remove the definition of family.

Summary of Changes

Most of the proposed changes are intended to resolve internal inconsistencies, eliminate redundancy, and make the Code easier to understand and more accessible to City residents and applicants. The below table represents a summary of the changes that staff believes are most significant as compared to the existing Code, and the reason for the proposed change.

Proposed Change	Reason for Change
Community Centers are Conditionally Permitted in R-2 and R-3 Zones	Consistent with City's Climate Action plan of locating community uses nearby residential areas to decrease vehicular trips
Congregate Care Facilities are Conditionally Permitted in R-2 and R-3 Zones	Required by Welfare & Institutions Code (Lanterman Developmental Disabilities Services Act)
Golf Courses and Public Parks are Conditionally Permitted in Residential Zones	Increases recreational uses nearby residential areas, thereby promoting City parks and recreation consistent with the General Plan
Supportive and Transitional Housing is Conditionally Permitted in the R-3 Zone	Required by Welfare & Institutions Code (Lanterman Developmental Disabilities Services Act) and Government Code Section 65583
New regulations of Extended Lodging Facilities	Provides regulation of facilities that offer lodging for more than 30 days. Permitted in R-S, C-S, and C-P Zones.
Eliminate Manufacturing Zone	Consistent with Measure O previously approved by City voters
Include tattoo/body piercing and emergency shelters as permitted uses in the O-P Zone	Pursuant to State law and recent case law, these uses cannot be prohibited in the City. Staff believes that these uses would be best situated in the O-P Zone.
Include wholesaling use in O-P Zone.	Given the large size of many of the existing structures in the O-P Zone, wholesaling uses are appropriate, given the need for a large amount of floor area for sales and storage. This provides a beneficial use for certain properties that cannot be used for manufacturing, warehousing, or industrial uses pursuant to Measure O.
Incorporation of Design Standards for Downtown	Consistent with General Plan policy of enhancing the aesthetic character of Downtown with a unifying

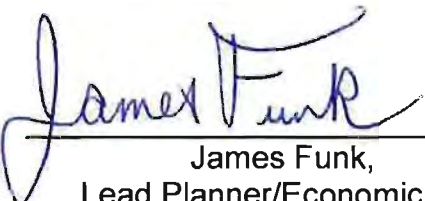
	development theme.
Update affordable housing, senior citizen housing, and density bonus regulations.	Required to comply with changes in State affordable housing and senior citizen housing regulations.
Revised parking regulations.	Required to update confusing and ambiguous regulations regarding the required number of parking spaces per use.
Regulations for minor modifications and minor variances.	Creates a procedure for minor changes in code requirements (less than 20%) or changes to previous approvals to permit more efficient streamlining of projects and approvals.
Wireless telecommunications facility regulations.	Required to comply with Federal Telecommunications Act.

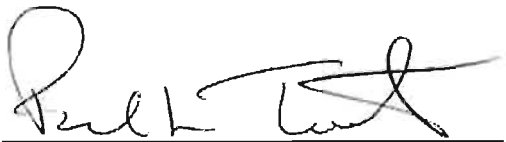
FISCAL IMPACT:

There is no impact on the General Fund. The City was awarded the Energy Efficiency and Conservation Block Grant (EECBG) from State Department of Energy in 2009. One of the project objectives identified in the Grant is the codification of the proposed zoning regulations Amendment.

RECOMMENDATION:

Following the public hearing, that the City Council considered introducing and waiving first reading of an Ordinance amending Title 21 of Monterey Park Municipal Code (CA-13-01). Second reading and adoption would occur on May 1, 2013.

By: 
James Funk,
Lead Planner/Economic and
Development Special Projects
Manager

Approved: 
Paul Talbot
City Manager

Exhibits:

- A) Proposed City Council Ordinance
- B) Planning Commission Resolution No. 01-13
- C) Draft Title 21 Zoning Code Amendment
- D) Initial Study and Draft Negative Declaration
- E) Resolution No. 10655
- F) Ordinance No. 1933
- G) Ordinance No. 2062

Exhibit A

Proposed City Council Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE IN ITS ENTIRETY REGULATING ZONING

The City Council does ordain as follows:

SECTION 1: The City Council finds as follows:

- A. The amendments proposed by this Ordinance amend Title 21 of the Monterey Park Municipal Code (“MPMC”) which contains the City’s regulations concerning zoning procedures and zoning regulations to comply with recent changes in state law; increase transparency; and maintain consistency with the City’s General Plan.
- B. The Planning Commission held public hearings on March 13 and March 26, 2013, at which time it received oral and documentary evidence from the public, regarding the proposed amendments.
- C. On March 26, 2013, the Planning Commission recommended the City Council approve the proposed amendments to Title 21 of the MPMC as provided in attached Exhibit “A,” which is incorporated by reference, and certify the Negative Declaration.
- D. After a public hearing held on April 17, 2013, the City Council finds that it is in the public interest to adopt this Ordinance to amend the MPMC as set forth in Exhibit A.

SECTION 2: *Environmental Assessment.* City reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines. An Initial Study of Environmental Impacts was prepared pursuant to CEQA Guidelines § 15063. The Negative Declaration of Environmental Impacts attached as Exhibit “B,” and incorporated by this reference, was prepared pursuant to CEQA Guidelines § 15070. The Negative Declaration prepared for this project reflects the City’s independent judgment and analysis and is certified upon this Ordinance becoming effective.

SECTION 3: Title 21 Zoning of the Monterey Park Municipal Code (“MPMC”) is amended in its entirety to read as shown in Exhibit A.

SECTION 4: Savings Clause. Repeal of any provision of the MPMC or any other regulation by this Ordinance does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 5: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 6: Validity of Previous Code Sections. If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes.

SECTION 7: Publication. The City Clerk must certify as to the adoption of this ordinance; cause a summary to be published within fifteen calendar (15) days of its adoption; and post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code §§ 36993, *et seq.*

SECTION 8: Effective Date. This Ordinance will take effect thirty (30) days after its adoption pursuant to Government Code § 36937.

PASSED, APPROVED AND ADOPTED this 17th day of April, 2013.

Teresa Real Sebastian, Mayor

ATTEST:

Vincent D. Chang, City Clerk

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on 17th of April, 2013, by the following vote, to wit:

AYES:
NOES:
ABSENT:

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

Exhibit B

Planning Commission Resolution No. 01-13

RESOLUTION NO. 01-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK, CALIFORNIA RECOMMENDING APPROVAL OF A ZONING CODE AMENDMENT AMENDING MONTEREY PARK MUNICIPAL CODE TITLE 21 REGULATING ZONING PROCEDURES AND REGULATIONS IN THE CITY OF MONTEREY PARK

The Planning Commission of the City of Monterey Park resolves as follows:

SECTION 1. The amendments proposed by this Resolution are intended to update Title 21 of the Monterey Park Municipal Code ("MPMC"), which contains the City's regulations concerning zoning procedures and zoning regulations to comply with recent changes in state law; increase transparency; and maintain consistency with the City's General Plan.

SECTION 2. The Planning Commission held duly noticed public hearings on March 13 and March, 26 2012, at which time it received oral and documentary evidence from the public regarding the proposed amendments.

SECTION 3. The Planning Commission hereby finds, determines and declares that the amendments to Title 21 described herein have been processed in accordance with State law and City ordinances and regulations, and that said amendments are in the public interest and consistent with the General Plan and will not be detrimental to the public health, safety and welfare. The amendments incorporate changes to the City's zoning regulations consistent with General Plan amendments approved by City voters pursuant to Measures D and O. Further, the proposed changes are necessary to comply with changes in State law, eliminate internal Code redundancies and inconsistencies, and make the Zoning Code more accessible and easier to understand for City residents and applicants.

SECTION 4. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines.

SECTION 5. An Initial Study of Environmental Impacts was prepared pursuant to CEQA Guidelines § 15063. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines § 15070. The Draft Initial Study and Mitigated Declaration, incorporated herein by reference, were circulated for public review and comment from February 4, 2013 to February 24, 2013. The Initial Study revealed that the project does not have to potential to result in a significant impact on the environment. Consequently, the Negative Declaration is appropriate for the project and the City does not need to prepare an Environmental Impact Report. The Negative Declaration prepared for this project reflects the City's independent judgment and analysis.

PLANNING COMMISSION
RESOLUTION NO. 01-13
PAGE 2 OF 2

SECTION 6. The Planning Commission hereby recommends approval of the zoning code amendments to amend Title 21 of the MPMC as provided in Exhibit 1, attached hereto and incorporated herein by reference, and associated Negative Declaration.

SECTION 7. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Council.

ADOPTED AND APPROVED this 26th day of March 2013.

Chairperson Hamner

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26th day of March 2013, by the following vote of the Planning Commission:

AYES:	Chairperson Hamner, Vice-Chair Sullivan, Commissioner Ruiz
NOES:	None
ABSTAIN:	None
ABSENT:	None



James Funk, Liaison

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Robert M. Smith
Assistant City Attorney

Exhibit C

Draft Title 21 Zoning Code Amendment

Exhibit D

Initial Study and Draft Negative Declaration

**NEGATIVE DECLARATION
AND
INITIAL STUDY**

**MONTEREY PARK
ZONING REGULATIONS REVISION
MONTEREY PARK, CALIFORNIA**

LEAD AGENCY:

**CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPARTMENT
320 WEST NEWMARK AVENUE
MONTEREY PARK, CALIFORNIA 91754**

FEBRUARY 20, 2013

MTPK 005

NEGATIVE DECLARATION

- PROJECT NAME:** Monterey Park Zoning Regulations Revision
- PROJECT ADDRESS:** The zoning regulations revision applies to the entire City of Monterey Park.
- CITY AND COUNTY:** City of Monterey Park, Los Angeles County
- PROJECT:** The City of Monterey Park (the designated lead agency) is revising the City's zoning ordinance. The zoning regulations revision is a project pursuant to the California Environmental Quality Act (CEQA). As part of the proposed project's environmental review, the City of Monterey Park has authorized the preparation of the attached initial study. The initial study prepared pursuant to the CEQA Guidelines that provide local governments with guidance regarding the manner in which the environmental review process is to be implemented at the local level.
- FINDINGS:** The environmental analysis provided in the attached initial study indicates that the project will not result in any significant adverse unmitigable impacts. For this reason, the City of Monterey Park has determined that a *negative declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached initial study:
- The adoption and subsequent implementation of the project *will not* have the potential to degrade the quality of the environment.
 - The adoption and subsequent implementation of the project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
 - The adoption and subsequent implementation of the project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
 - The adoption and subsequent implementation of the project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The environmental analysis is provided in the attached initial study prepared for the proposed project. The project is also described in greater detail in the attached initial study.

Signature
City of Monterey Park Community Development Department

Date

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF INITIAL STUDY

This initial study evaluates the environmental impacts associated with the adoption and subsequent implementation of the revised zoning ordinance for the City of Monterey Park (the “project”). The City reviewed the environmental impacts of the project in accord with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines (“Monterey Park Guidelines”; collectively, CEQA, the CEQA Guidelines, and the Monterey Park Guidelines are referred to as “CEQA”).

The project is a “project” under CEQA. Approving the project is a discretionary action by the Monterey Park City Council.

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of an action or project. Pursuant to the CEQA Guidelines, additional purposes of this initial study include the following:

- To provide the City of Monterey Park with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the review and possible changes to the project environmental assessment early in the planning phases;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated the project.

For this project, the City determined that a negative declaration would provide the requisite environmental clearance pursuant to CEQA.

1.2 INITIAL STUDY’S ORGANIZATION

The overall format and structure of this document generally reflects that of the initial study checklist, provided in Section 1.3 of this initial study. The following annotated outline summarizes the format and content of this initial study:

- *Section 1 Introduction* provides the procedural context surrounding this initial study's preparation and insight into its composition.
- *Section 2 Project Description* provides an overview of the project and indicates those sections that have been revised or eliminated.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the adoption and the subsequent implementation of the project.

- *Section 4 Conclusions* summarizes the mandatory findings of significance.
- *Section 5 References* identifies the sources used in the preparation of this initial study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this initial study indicates that the adoption and subsequent implementation of the project will not result in any significant adverse impacts on the environment. The following findings may be made based on the analysis completed as part of this initial study's preparation:

- The project *will not* have the potential to degrade the quality of the environment.
- The project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The project *will not* have impacts that are individually limited, but cumulatively considerable.
- The project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The findings of this initial study are summarized in Table 1-1 provided below and on the following pages.

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts. <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Section 3.2 Agriculture and Forestry Resources Impacts. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland).				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g))?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X
Section 3.3 Air Quality Impacts. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X
Section 3.4 Biological Resources Impacts. Would the project have a substantial adverse effect:				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				X
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) On federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
Section 3.5 Cultural Resources Impacts. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
Section 3.6 Geology Impacts. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground shaking, liquefaction, or landslides?				X
b) Substantial soil erosion or the loss of topsoil?				X
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Location on expansive soil, as defined in California Building Code (2001), creating substantial risks to life or property?				X
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Section 3.7 Greenhouse Gas Emissions Impacts. <i>Would the project</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			X	

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.8 Hazards and Hazardous Materials Impacts. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
Section 3.9 Hydrology and Water Quality Impacts. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level.				X
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on-or off-site?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use and Planning Impacts. Would the project:				
a) Physically divide an established community, or otherwise result in an incompatible land use?				X
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
Section 3.11 Mineral Resources Impacts. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, project, or other land use plan?				X
Section 3.12 Noise Impacts. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of people to or generation of excessive ground-borne noise levels?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Section 3.13 Population and Housing Impacts. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services Impacts. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	
d) Other governmental services?			X	
Section 3.15 Recreation Impacts. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.16 Transportation Impacts. Would the project:				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?			X	
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)				X
e) Result in inadequate parking capacity?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
Section 3.17 Utilities Impacts. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
h) Result in a need for new systems, or substantial alterations in power or natural gas facilities?				X
i) Result in a need for new systems, or substantial alterations in communication systems?				X
Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				X
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				X
c) Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.			X	
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X

SECTION 2 PROJECT DESCRIPTION

2.1 LOCATION OF THE PLANNING AREA

The geographic area that is governed by the project includes all of the real property located within the City's jurisdictional boundaries. The City is centrally located within the urbanized portion of Los Angeles County and is located approximately 4.8 miles east of downtown Los Angeles. Monterey Park is bounded on the north by Alhambra, on the south by unincorporated East Los Angeles, on the east by Rosemead, Montebello, and unincorporated East Los Angeles, and on the west by Los Angeles and unincorporated East Los Angeles.¹

The City is located adjacent to three area freeways that provide north-south and east-west access to the Southern California region. Monterey Park is served on the west by the Long Beach Freeway (710), on the north by the San Bernardino Freeway (Interstate 10), and the south by the Pomona Freeway (State Highway 60).² The City's location in a regional context is shown in Exhibit 2-1. A Citywide map is provided in Exhibit 2-2.

2.2 PROJECT BACKGROUND

In 1998 and 2001 the City residents voted and approved Measures D and O, respectively. Measures D and O authorized several changes to the General Plan, zoning regulations, and zoning map. The project is intended, in part, to ensure consistency between the General Plan and zoning regulations as required by applicable law. Most of the remaining recommended changes are not substantive in nature, in that many of the changes are text and format changes that will not result in any increase in permitted densities.

¹ www.google.com/imgt

² City of Monterey Park General Plan. Introduction. <http://ci.monterey-park.ca.us/index.aspx?page=40>



EXHIBIT 2-1
REGIONAL LOCATION MAP
Source: Delorme Street Atlas USA, 2009

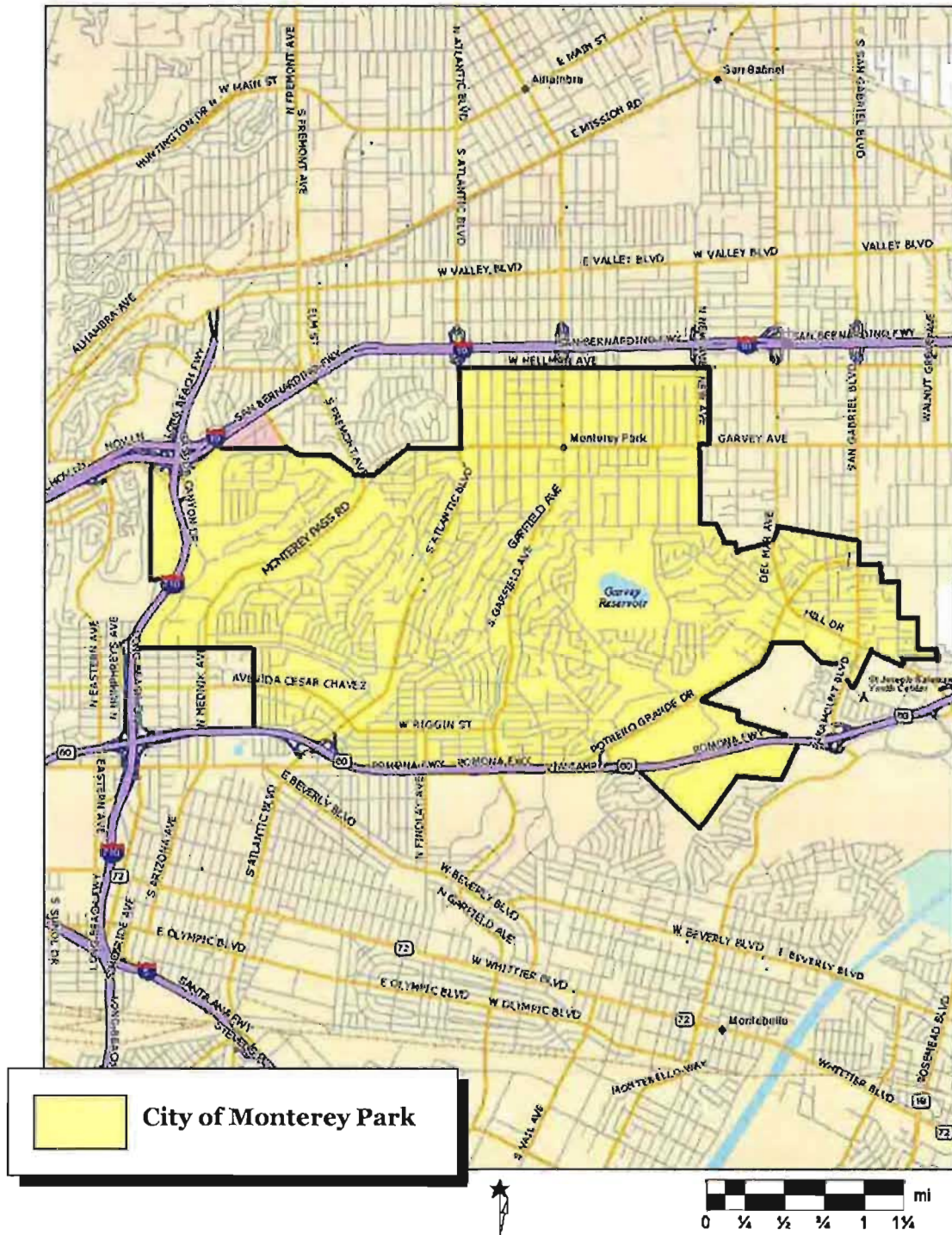


EXHIBIT 2-2
CITYWIDE MAP OF MONTEREY PARK
Source: Delorme Street Atlas USA, 2009

In April 14, 1998, City voters adopted Ordinance No. 1933 approving Measure D which affected the land use and zoning designations that were applicable to the McCaslin Business Park area located in the southeastern portion of the City. Measure D consisted of the following elements:

- The creation and addition of Chapter 21.14 O-P (Office Professional Zone) to the Monterey Park Municipal Code (“MPMC”).
- Modification of MPMC § 21.70.030 by adding certain conditionally permitted uses in the O-P Zone.
- The McCaslin Business Park was directly affected by the approval of Measure D which changed the General Plan’s land use designation for the area from *Industrial* to *Commercial* and the corresponding zoning designation, from Manufacturing (M) to Office Professional (O-P).³

In July 18, 2001, the City council adopted Resolution No. 10655 (Measure O) approving a comprehensive update of the City’s General Plan and the following amendments to the land use element were approved by voter approval of the residents:

- The General Plan *Commercial* and *Residential* land use designations were subsequently changed to *Mixed-Use* commercial residential development along portions of N. Atlantic Boulevard, Garfield Avenue, E. Garvey Avenue, Baltimore Avenue, and Pomona Boulevard.
- The General Plan designations along Monterey Pass Road and west of the Long Beach Freeway were changed from *Industrial* to *Employment Technology*.
- The General Plan designations west of the Long Beach Freeway and adjacent to the westernmost City boundary were changed from *Industrial* to *Public Facilities*.
- The General Plan *Industrial* designations between Potrero Grande Drive and the Pomona Freeway were changed to *Commercial* uses.
- The *Public* and *Semi-Public Facilities* General Plan designations located south of the Pomona Freeway were changed to *Open Space*.
- The *Residential* General Plan use designations on Hillview Avenue and Mable Avenue were changed to *Commercial*.
- The residential densities were increased on Cesar Chavez across from the East Los Angeles College and on Potrero Grande Drive east of Kenton Drive.⁴

In March 4, 2009, the City council adopted Ordinance 2062 approving the 2008-2014 Housing Element. The Housing Element, which was certified by the State Department of Housing and Community, called for

³ City of Monterey Park. Executive Summary (e-mailed to the preparers of this initial study in October 22, 2011).

⁴ Ibid.

the creation of a number of new programs that would also necessitate a revision to the MPMC. The new programs that require revisions to the MPMC are outlined below.

- The Housing Element calls for the City review of existing design review procedures for residential and mixed-use development. The program also requires revisions to the MPMC to include design guidelines (related to scale and massing for new residential and mixed-use development) to assist the design review board in assessing projects;
- The City must adopt the State-approved density bonus law to facilitate development of affordable housing;
- Continue to provide regulatory incentives to developers of senior housing through the *Senior Citizen Housing Overlay* zone;
- The zoning regulations must be amended to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SROs);
- The zoning regulations must be revised to allow the establishment of transitional housing and supportive housing in the residential zones; and
- The zoning regulations must be revised to permit emergency shelters by right in the *Office-Professional (O-P)* zone. Additional written objective standards are to be developed for emergency shelters, as permitted under SB 2.

2.3 CHANGES TO THE ZONING REGULATIONS

As indicated in the previous section, the revisions that have been made to the zoning regulations involve reformat and text changes to bring the zoning regulations into conformance with the General Plan. As indicated previously, Measures D and O authorized several changes to the General Plan, zoning regulations, and zoning map. Though the changes were made to the General Plan, the associated changes require integration into the zoning regulations and zoning map. These recommended changes are not substantive in nature. In addition, many of the changes are text and format changes that will not result in any increase in residential densities or substantive changes in development patterns.

Table 2-1 outlines the manner in which the zoning regulations were reformatted. The left hand column indicates the existing and proposed ordinances while the right-hand column describes the proposed revisions.

Table 2-1
Format of the Existing and Proposed Zoning Regulations

Ordinance Sections	Description of Proposed Changes
Existing Chapter 21.02 General Provisions	This chapter will be retained and amended.

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Existing Chapter 21.04 Definitions	This chapter will be retained and amended.
Existing Chapter 21.06 Zones – Zoning Map	This chapter has been repealed and sections have been related to Chapter 21.02 General Provisions.
Existing Chapter 21.07 O-S—Open Space Zone	This chapter will be retained and amended.
Existing Chapter 21.08 R-1—Single-Family Residential Zone	This chapter will be repealed and the sections have been moved to the new residential chapter (Chapter 21.08).
New Chapter 21.08 – Residential Zones	New chapter will include the Chapters 21.08, 21.10, and 21.12 that will be moved to this new chapter
Existing Chapter 21.10 R-2—Medium Density Residential Zone	This chapter will be repealed and the sections have been moved to the new residential chapter (Chapter 21.08.)
New Chapter 21.10 – Commercial Zones	New chapter will include the existing Chapters 21.16, 21.18, 21.20, 21.22, 21.24, and 21.26.
Existing Chapter 21.12 R-3—High Density Residential Zone	This chapter will be repealed and the sections have been moved to the new residential chapter.
Existing Chapter 21.14 O-P—Office Professional Zone	This chapter will be amended and renumbered to Chapter 21.12.
Existing Chapter 21.16 C-P—Commercial Professional Zone	This chapter will be repealed and relocated to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.18 N-S—Neighborhood Shopping Zone	This chapter will be repealed and relocated to the new commercial chapter (Chapter 21.10).
New Chapter 21.18 – Affordable Housing Incentives, Density Bonuses	New chapter.
Existing Chapter 21.20 S-C—Shopping Center Zone	This chapter will be repealed and relocated to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.22 C-B—Central Business Zone	This chapter will be repealed and relocated to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.24 R-S—Regional Specialty Center Zone	This chapter will be repealed and relocated to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.26 C-S—Commercial Center Zone	This chapter will be repealed and relocated to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.28 M—Manufacturing Zone	This chapter will be repealed. This zone was eliminated by Measure O.
Existing Chapter 21.30 Overlay Zones—H-D—Hillside District Zone	This chapter has been repealed and sections have been moved to the new residential chapter (21.08).

Table 2-1
Format of the Existing and Proposed Zoning Regulations (continued)

Section of Existing and Proposed Ordinance	Description of Proposed Changes
Existing Chapter 21.32 Overlay Zones –C-D—Civic District Zone	This chapter will be repealed and will not be replaced.

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New Chapter 21.32 – Permit Procedures, Generally	This is a new proposed chapter.
Existing Chapter 21.34 Overlay Zones—P-D—Planned Development District Zone	This chapter will be amended and renumbered to Chapter 21.14.
New Chapter 21.34 – Wireless Communication Facilities	This is a new proposed chapter.
Existing Chapter 21.36 Overlay Zones —S-C-H—Senior Citizens Housing Zone	This chapter will be amended and renumbered to Chapter 21.16.
Existing Chapter 21.38 Mapped Streets	This chapter will be amended and renumbered to Chapter 21.06.
Existing Chapter 21.40 Off Street Parking Regulations	This chapter will be amended and renumbered to Chapter 21.20.
Existing Chapter 21.42 Trip Reduction and Travel Demand Measures	This chapter will be amended and incorporated into the new commercial and parking chapters (Chapters 21.10 and 21.20).
Existing Chapter 21.44 Yard Regulations	This chapter will be repealed and the sections have been moved to the new residential chapter (Chapter 21.08).
Existing Chapter 21.48 Walls, Fences, and Hedges	This chapter will be repealed and the sections have been moved to the new residential chapter (Chapter 21.08) and the new commercial chapter (Chapter 21.10).
Existing Chapter 21.50 Sign Regulations	This chapter will be amended and renumbered to Chapter 21.22.
Existing Chapter 21.52 On Sale and Off Sale Alcoholic Beverage Uses – Standards for Conditional Use Permit Issuance	This chapter will be repealed and the sections have been moved to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.53 Sexually Oriented Business Regulations	This chapter will be amended and renumbered to Chapter 21.24.
Existing Chapter 21.54 Utilities	This chapter was repealed and the sections have been moved to the new commercial and residential chapters.
Existing Chapter 21.56 Construction Uses	This chapter was repealed and the sections have been moved to the new residential and commercial chapters (Chapters 21.08 and 21.10).
Existing Chapter 21.58 Service Station Performance Standards for Conditional Use Permit Issuance	This chapter was repealed and the sections have been moved to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.60 Vehicle Dismantling Repair or Storage	This chapter will be amended and incorporated into the new residential chapter (Chapter 21.08).
Existing Chapter 21.62 Mechanical Equipment Location	This chapter will be amended and incorporated into the new residential and commercial chapters (Chapters 21.08 and 21.10).

**Table 2-1
Format of the Existing and Proposed Zoning Regulations (continued)**

Section of Existing and Proposed Ordinance	Description of Proposed Changes
Existing Chapter 21.64 Certificate of Occupancy and Building Permits	This chapter will be amended and incorporated into the new commercial chapter (Chapter 21.10).

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Existing Chapter 21.66 Temporary Uses	This chapter will be amended and renumbered to Chapter 21.26.
Existing Chapter 21.68 Nonconforming Uses, Buildings, and Structures	This chapter will be amended and renumbered to Chapter 21.28.
Existing Chapter 21.70 Variances and Conditional Use Permits	This chapter will be repealed and incorporated into the new permit procedures chapter (Chapter 21.32).
Existing Chapter 21.72 Design Review	This chapter will be amended and renumbered to Chapter 21.36.
Existing Chapter 21.74 Administration	This chapter will be renumbered to Chapter 21.02.
Existing Chapter 21.76 Amendments	This chapter will be renumbered to Chapter 21.40.
Existing Chapter 21.78 Voter Approval of Changes	This chapter will be renumbered to Chapter 21.42.
Existing Chapter 21.80 Tenant Mix Leasing Plans and Floor Area Ratio Adjustments	This chapter will be repealed and the sections have been moved to the new commercial chapter (Chapter 21.10).
Existing Chapter 21.90 Internet Arcade Regulations	This chapter will be repealed. Certain sections will be incorporated into the new chapter governing commercial uses (Chapter 21.10).
Existing Chapter 21.100 Regulations on Tattooing, Body Piercing, Body Painting, Body Scarring, and Body Branding Services	This chapter will be repealed. Certain sections will be incorporated into the new chapter governing commercial uses (Chapter 21.10).
Existing Chapter 21.110 Development Agreements	This chapter will be renumbered to Chapter 21.44.

Source: City of Monterey Park 2011

Table 2-2 described the revisions that were made to the individual chapters that comprise existing adopted zoning regulations. The individual chapters (numbers and titles) are identified in the left hand column. The specific revisions are noted in the right hand column. Where a chapter has been moved to a new chapter, the proposed chapter number is noted.⁵ As is evident from the review of Table 2-2, the majority of the changes involve reformatting and text revisions.

Table 2-2
Overview of Proposed Revisions to the Zoning Regulations

Section of Existing Ordinance	Description of Proposed Changes
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⁵ City of Monterey Park. E-mail sent to the preparer of this initial study. October 22, 2011.

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Chapter 21.02 General Provisions	The chapter was revised. New sections outlining the specific duties of the planning commission, planning director and other City officials have been identified. A section indicating the manner in which ambiguities are to be resolved has been added. Other new sections were added including Authority, Approved Discretionary Entitlements and Projects, Ministerial Projects, Relationship to Other Regulations, Repeal of Previous Provisions, Amendments, Zoning Provisions, Responsibilities (various City bodies), and Zone Designations.
Chapter 21.04 Definitions	This chapter has undergone extensive revisions with a number of new definitions added and many other old and obsolete definitions eliminated. Many definitions were added to be in compliance with changes in State law.
Chapter 21.06 Zones – Zoning Map	The listing of Zone Districts was revised.
Chapter 21.07 O-S—Open Space Zone	Minor changes were made to this chapter to maintain consistency with other code changes.
Chapter 21.08 R-1—Single-Family Residential Zone	The R-1 Zone regulations were relocated to the new residential chapter. Certain land use regulations, including some related to temporary uses and yards, have been eliminated. Supportive housing and transitional housing uses are permitted, consistent with State law.
Chapter 21.10 R-2—Medium Density Residential Zone	The R-2 Zone regulations will be relocated to the new residential chapter. Certain land use regulations related to utilities has been eliminated from this chapter.
Chapter 21.12 R-3—High Density Residential Zone	The R-3 Zone regulations will be relocated to the new residential chapter. Most of the changes to the R-2 Zoning also impacted the R-3 Zone.
Chapter 21.14 O-P—Office Professional Zone	Chapter will be moved to Chapter 21.12. Standards in this section were moved to Section 21.12 (Land Use Regulations). New text was added to the Purpose and Intent section. A new section, Limitations and Special Standards, was added. The development standards were reformatted and placed into a new table (Table 21.12 (B)). The section entitled “Exceptions” has been eliminated. The section entitled “Limitations on Permitted Uses” was moved to Section 21.12.030 Land Use Regulations] New wholesaling regulations were added. A variety of additional restrictions will be added <u>regulating</u> conditional uses in the O-P Zone.
Chapter 21.16 C-P—Commercial Professional Zone	The C-P Zone regulations will be relocated to the new commercial chapter. The listing of permitted uses has been included in a table provided in the new chapter. Buildings are permitted to exceed the previously permitted building height in certain circumstances. A variety of additional restrictions <u>will be added regulating</u> conditional uses in commercial zones.
Chapter 21.18 N-S—Neighborhood Shopping Zone	The N-S Zone regulations will be relocated to the new commercial chapter. The listing of permitted uses has been included in a table provided in the new chapter. Commercial shopping centers are permitted as a conditional <u>use</u> .
Chapter 21.20 S-C—Shopping Center Zone	The S-C Zone regulations will be relocated to the new commercial chapter. The listing of permitted uses has been included in a table provided in the new chapter. Other regulations governing building height have been eliminated.
Chapter 21.22 C-B—Central Business Zone	The C-B Zone regulations will be relocated to new commercial chapter. The listing of permitted uses has been included in a table provided in the new chapter. Two substantive changes include permitting bars as an accessory use and permitting tattoo parlors and body piercing shops (as <u>required by State law</u>).
Chapter 21.24 R-S—Regional Specialty Center Zone	The R-S Zone regulations will be relocated to the new commercial chapter. The listing of permitted uses has been included in a table provided in the new chapter. A substantive change is that auto sales and extended lodging uses are permitted as a conditional use.

**Table 2-2
Overview of Proposed Revisions to the Zoning Regulations (continued)**

Section of Existing Ordinance	Description of Proposed Changes
Chapter 21.26 C-S—Commercial Center Zone	The C-S Zone regulations will be relocated to the new commercial chapter. The listing of permitted uses has been included in a table provided in the new chapter.
Chapter 21.28 M—Manufacturing Zone	This chapter will be eliminated. The M zone was eliminated pursuant to Measure O and the General Plan changes. Many of the permitted uses identified in the M-zone will be transferred to the O-P zone. Other uses will be removed.
Chapter 21.30 Overlay Zones—H-D—Hillside District Zone	This section will be eliminated. Hillside developments will be addressed in the new residential chapter.
Chapter 21.32 Overlay Zones —C-D—Civic District Zone	This chapter will be eliminated. The C-D Overlay Zone is unnecessary for the development of City buildings. All City buildings will be permitted in all zones.
Chapter 21.34 Overlay Zones—P-D—Planned Development District Zone	The chapter will be moved to Chapter 21.12. New text will be added under the “Purpose” section. Section containing definitions will be relocated to Section 21.04. The sections outlining permitted uses and conditional uses were modified. New sections related to design, including specific design regulations for Downtown Monterey Park, signage, and the design review process will be added.
Chapter 21.36 Overlay Zones —S-C-H—Senior Citizens Housing Zone	The chapter will be moved to Chapter 21.16. Section containing definitions will be eliminated and the definitions were relocated to a new table (Table 21-16 (A)). Finally, the floor area requirements will be changed to reflect state requirements.
Chapter 21.38 Mapped Streets	Chapter will be moved to Chapter 21.06. Section containing definitions will be relocated to Section 21.04.
Chapter 21.40 Off Street Parking Regulations	Chapter will be moved to Chapter 21.20. Section governing Purpose and Intent, Applicability, and Parking Dimensions will be added. Off-street parking regulations for specific land uses will be clarified in a new table (Table 20.21A). In addition, standards concerning parking space dimensions will be revised. Finally portions of the existing section governing the location of onsite parking facilities will be eliminated. Regulations regarding guest parking spaces and other parking requirements will be amended and simplified.
Chapter 21.42 Trip Reduction and Travel Demand Measures	This chapter will be eliminated. Provisions of this chapter have been incorporated into the amended commercial and parking sections of the new MPMC.
Chapter 21.44 Yard Regulations	This chapter will be eliminated. Provisions of this chapter will be moved to the residential chapter.
Chapter 21.48 Walls, Fences, and Hedges	This chapter will be eliminated. Sections will be incorporated into the residential, commercial and office professional chapters
Chapter 21.50 Sign Regulations	The chapter will be moved to Chapter 21.22. New text was added under the “Purpose” section. The section entitled “General Requirements” has been changed to “Sign Standards.” The section has undergone substantial modifications. The signage requirements applicable to the individual zone districts have been placed into Table 21.22 (A). The section entitled “Conditionally Permitted Signs” has been modified.

**Table 2-2
Overview of Proposed Revisions to the Zoning Regulations (continued)**

Section of Existing Ordinance	Description of Proposed Changes
Chapter 21.52 On Sale and Off Sale Alcoholic Beverage Uses – Standards for Conditional Use Permit Issuance	This chapter will be incorporated into the proposed commercial chapter.
Chapter 21.53 Sexually Oriented Business Regulations	Chapter will be moved to Chapter 21.24. The section governing "Location Standards" was modified to conform to current state law and changes to the definitions contained herein have been incorporated in the Definitions chapter.
Chapter 21.54 Utilities	This chapter will be incorporated into the new commercial and residential chapters.
Chapter 21.56 Construction Uses	This chapter will be incorporated into the residential and commercial chapter. The section governing temporary real estate offices and billboards will be eliminated.
Chapter 21.58 Service Station Performance Standards for Conditional Use Permit Issuance	The regulations included in this chapter will be relocated to new commercial chapter. Certain regulations have been eliminated. The section entitled "Retroactive Effect" will be eliminated.
Chapter 21.60 Vehicle Dismantling Repair or Storage	This chapter will be amended and relocated into the new commercial chapter (Chapter 21.10).
Chapter 21.62 Mechanical Equipment Location	This chapter will be eliminated. Applicable provisions of this chapter shall be incorporated into the residential and commercial chapters.
Chapter 21.64 Certificate of Occupancy and Building Permits	This chapter will be incorporated into the new commercial chapter (Chapter 21.10).
Chapter 21.66 Temporary Uses	The chapter will be moved to Chapter 21.26. Limited modifications were made to this section. New requirements governing promotional sales, fundraising sales or events and promotional events will be added.
Chapter 21.68 Nonconforming Uses, Buildings, and Structures	Chapter will be moved to Chapter 21.28. New sections that were added include Purpose, Application of Regulation, and other sections related to the abatement and/or modifications to non-conforming uses.
Chapter 21.70 Variances and Conditional Use Permits	The section entitled "Standards for Issuance" will be expanded. The existing table outlining conditionally permitted uses will be eliminated. This chapter is moved to the new chapter regarding permit procedures (Chapter 21.32).
Chapter 21.72 Design Review	Chapter will be moved to Chapter 21.36. Sections describing the purpose and applicability of the chapter were added. Minor revisions to the section entitled development plan submittal requirements will be made. This section will be renamed "design review requirements."
Chapter 21.74 Administration	Provisions of this chapter will be incorporated into the new "General Provisions" chapter. Additional sections outlining the responsibilities of various departments will be added.
Chapter 21.76 Amendments	Chapter will be moved to Chapter 21.40. No substantive changes will be made.

**Table 2-2
Overview of Proposed Revisions to the Zoning Regulations (continued)**

Section of Existing Ordinance	Description of Proposed Changes
Chapter 21.78 Voter Approval of Changes	This section will not be changed.
Chapter 21.80 Tenant Mix Leasing Plans and Floor Area Ratio Adjustments	This chapter will be incorporated into the new commercial chapter. Certain regulations will be eliminated.
Chapter 21.90 Internet Arcade Regulations	This chapter will be repealed. Certain regulations will be moved to the chapter governing commercial uses.
Chapter 21.100 Regulations on Tattooing, Body Piercing, Body Painting, Body Scarring, and Body Branding Services	This chapter will be repealed. Certain regulations will be moved to the chapter governing commercial uses.
Chapter 21.110 Development Agreements	Chapter will be moved to Chapter 21.44. Minor revisions will be made to this chapter.
Massage Ordinance	Provisions for regulating massage parlors are included in Title 5 (Business Licenses and Regulations). The project includes definitions related to massage uses, requirements for certification, and other regulations applicable to such uses.

The project's adoption, by itself, will not lead to any physical environmental changes in the environment. The proposed revisions do not include approval of any particular development, project, zone change (other than those required by Measures D and O), or amendment to the General Plan. Any project or development which includes a use that is affected by the proposed changes would need to seek approval of an entitlement or permit permitting such a use. The project, however, will promote certain types of development during the course of its implementation.

2.4 OBJECTIVES OF THE PROJECT & DISCRETIONARY ACTIONS

The City of Monterey Park seeks to accomplish the following objectives with the proposed zoning regulations revision.

- To implement Measures D and O, which were voted on by the people of Monterey Park in 1998 and 2001, respectively;
- To reconcile the zoning regulations and the General Plan;
- To implement policies of the updated Housing Element 2009-2014;
- To update the zoning regulations to incorporate changes required by State law; and
- To create a user-friendly zoning regulations changing its format and organization, removing redundant information and outdated land uses, and introducing new provisions.

A discretionary decision is an action taken by a government agency (for this project, the government agency is the City of Monterey Park) that calls for an exercise of judgment in deciding whether to approve a project. The City of Monterey Park will be required to consider the adoption of the project and the negative declaration.

SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the initial study analyzes the potential environmental impacts that may result from the adoption and subsequent implementation of the project. The issue areas evaluated in this initial study include:

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| <ul style="list-style-type: none">➤ Aesthetics (Section 3.1);➤ Agricultural and Forestry Resources (Section 3.2);➤ Air Quality (Section 3.3);➤ Biological Resources (Section 3.4);➤ Cultural Resources (Section 3.5);➤ Geology and Soils (Section 3.6);➤ Greenhouse Gas Emissions; (Section 3.7);➤ Hazards and Hazardous Materials (Section 3.8); | <ul style="list-style-type: none">➤ Hydrology and Water Quality (Section 3.9);➤ Land Use and Planning (Section 3.10);➤ Mineral Resources (Section 3.11);➤ Noise (Section 3.12);➤ Population and Housing (Section 3.13);➤ Public Services (Section 3.14);➤ Recreation (Section 3.15);➤ Transportation (Section 3.16);➤ Utilities (Section 3.17); and, |
|--|--|

The environmental analysis contained in this section reflects the initial study checklist format used by the City of Monterey Park Community Development Department in its environmental review process pursuant to the CEQA Guidelines as amended. Under each issue area, an assessment of impacts is provided in the form of questions and answers. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this initial study's preparation. To each question, there are four possible responses:

- *No Impact.* The adoption and subsequent implementation of the project will not have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The adoption and subsequent implementation of the project may have the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Monterey Park or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The adoption and subsequent implementation of the project may have the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The adoption and subsequent implementation of the project may result in environmental impacts that are significant.

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or,
- A new source of substantial light and glare that would adversely affect day or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project affect a scenic vista? No Impact.

Dominant visual elements in the City include the San Gabriel Mountains located approximately 10 miles north of the City. Additional view elements include the hills located within the City that dominate local views. The project would permit some uses not previously permitted in certain zones, although it does not modify the particular zoning of any area other than the PS Business Park and zone changes consistent with Measures D and O. The project indicates specific development standards that must be adhered to as part of any future development in the City. These standards indirectly protect views by limiting building height and massing within the various zoning districts. The project will not involve the adoption and subsequent implementation of any regulations that would lead to the obstruction of views or scenic vistas. The project will continue to promote architectural design standards. These design standards will continue to elevate and improve the aesthetic quality of new construction in the future. Further, the proposed revisions do not increase the height or density permitted in any particular zone. While the new density bonus regulations would permit greater density for affordable housing properties, these bonuses are already available for applicants under State regulations. As a result, because the revised ordinance would not permit the development of larger structures likely to block existing views, the project's adoption and subsequent implementation will result in a less than significant adverse impact with respect to scenic vistas.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? No Impact.

No natural undeveloped areas remain within the City. In addition, there are no designated state or county designated scenic highways in the vicinity of the City.⁶ The Urban Design Plan included in the General Plan identifies the following significant City gateways: North Atlantic Boulevard, North Garfield Avenue, New Avenue, South Atlantic Boulevard, and South Garfield Avenue.⁷ These areas are already fully

⁶ California Department of Transportation. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

⁷ City of Monterey Park. City of Monterey Park General Plan, Land Use Element.

developed. The existing zoning regulations include a chapter (Chapter 21.72) that governs the design review process. This existing chapter was moved to Chapter 21.36. The new sections that have been added to the project describe the purpose and applicability of the chapter. Revisions to the section entitled “Development Plan Submittal Requirements” were made. This section was renamed “Design Review Requirements.” Future development will continue to be subject to the new design review regulations. The project will not lead to any inconsistencies with the existing urban design policies or regulations. Further, additional design regulations have been added to the zoning regulations to improve the aesthetic appearance of developments along major City thoroughfares, including most of the City gateways. As a result, no significant adverse impacts are anticipated as part of the adoption and subsequent implementation of the project.

C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? No Impact.

The existing adopted zoning regulations address light and glare in the number of chapters and sections. The key provisions in the existing adopted zoning regulations include the following:

- All outdoor lighting shall be located and shielded so as to prevent the direct spillage of *light* or glare onto adjacent lots and streets. Areas of open parking shall be illuminated to provide an average lighting level of no less than two foot-candles, and a minimum individual lighting level of no less than one foot-candle. All parking garage structures shall be illuminated to provide an average lighting level of no less than five foot-candles, and a minimum individual lighting level of no less than two foot-candles.⁸
- Suitable lighting shall be provided so as to properly illuminate any parking area having spaces for five or more vehicles or new or used car sales area, permitted by this chapter; such lighting shall be arranged so as to reflect the light away from adjacent premises.⁹
- All exterior lighting operated or maintained in conjunction with any activity or purpose on any R-3 zoned lot shall be arranged so as to reflect the light away from any other property.¹⁰

The project will not result in any changes that control the amount and direction of light and glare from new development. Further, the proposed revisions do not permit any additional uses that would generate significant amounts of additional nighttime lighting. As a result, no significant adverse impacts are anticipated as part of the adoption and subsequent implementation of the project.

3.1.3 CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. Furthermore, the analysis determined that the implementation of the project would not result in any significant adverse aesthetic impacts. As a result, no cumulative aesthetic impacts are anticipated.

⁸ City of Monterey Municipal Code. Title 21 Zoning. §21.28.180 Lighting.

⁹ Ibid. §21.40.130 Lights.

¹⁰ Ibid. §21.12.060 Limitations on uses [R-3 Zones], Exterior Lighting.

3.1.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis determined that the project's adoption and subsequent implementation would not result in any significant adverse aesthetic or light and glare impacts. As a result, no mitigation measures are required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

3.2.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of prime farmland, unique farmland or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act contract;
- A conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g));
- The loss of forest land or the conversion of forest land to a non-forest use; or
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.*

There are no soils in the City designated as *Prime Farmland, Unique Farmland* or *Soils of Statewide Importance*.¹¹ In addition, the City is urbanized with most of the properties having previously undergone development. No agricultural uses are located in the City. As a result, no significant adverse impacts are anticipated as part of the adoption and subsequent implementation of the project.

B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract? No Impact.*

No agricultural activities are presently located within the City, although these uses are permitted in the Open Space (O-S) zone and would still be permitted upon approval of the revisions.¹² In addition, the project would not affect any properties within the City that are subject to a Williamson Act contract

¹¹ State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995. [THIS IS NEARLY 20 YEARS OLD; USE UPDATED INFO, E.G., FROM http://redirect.conservation.ca.gov/DLRP/fmmp/county_info_results.asp]

¹² Ibid.

because there are no such properties. [CONFIRM] As a result, no impacts on existing or future Williamson Act contracts will result from the adoption and subsequent implementation of the project.

C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or zoned timberland production (as defined by Government Code § 51104(g))? No Impact.

The City is located in the midst of a larger urban area and no forest lands are located within the City or in the surrounding area.¹³[THE CITATION IS FROM 1979; THERE'S NOTHING MORE RECENT? ALSO, PRC § 4526 INCLUDES "OTHER FOREST PRODUCTS" SUCH AS "CHRISTMAS TREES"; THERE ARE NO SUCH AREAS?] As a result, no impacts on forest land or timber resources will result from the adoption and subsequent implementation of the project.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? No Impact.

As indicated previously, the City is located in the midst of an urban area. No forest land is located within the City nor does the General Plan provide for any forest land protection.¹⁴ [SAME COMMENT] As a result, no loss or conversion of forest lands will result from the adoption and subsequent implementation of the project.

E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? No Impact.

No agricultural uses are located in the City though these uses are permitted in the Open Space (O-S) zone.¹⁵ No changes to this chapter of the existing zoning regulations are proposed that would impact agricultural uses. As a result, the proposed adoption and subsequent implementation of the project will not involve the conversion of any existing farmland area to urban uses.

3.2.3 CUMULATIVE IMPACTS

The analysis determined that there is no remaining agricultural or forestry resources in the City. Furthermore, the analysis determined that future development arising from the implementation of the project would not result in any significant adverse impacts. As a result, no cumulative impacts on agricultural or farmland resources will occur.

3.2.4 MITIGATION MEASURES & STANDARD CONDITIONS

¹³ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979

¹⁴ Blodgett/Baylosis Associates surveyed the City on number occasions between September and October 2011. Also refer to the United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979

¹⁵ Monterey Municipal Code. Title 21 Zoning.

The analysis of agricultural and forestry resources indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.3 AIR QUALITY

3.3.1 THRESHOLDS OF SIGNIFICANCE

A project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O₂)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₂ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM₁₀* refers to particulate matter less than ten microns in diameter. PM₁₀ causes a greater health risk than larger-sized particles, since fine particles can more easily cause irritation.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Though SO₂ concentrations have been reduced to levels well below State and Federal standards, further reductions in SO₂ emissions are desirable since SO₂ is a precursor to sulfate and PM₁₀.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact.*

The City of Monterey Park is located within the South Coast Air Basin which covers a 6,600-square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the basin is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the area.¹⁶ Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).¹⁷ The 2007 AQMP replaced the 2003 AQMP and is designed to meet both state and federal Clear Air Act planning requirements for all of the geographic areas under the jurisdiction of the SCAQMD, including the South Coast Air Basin (Los Angeles County, Orange County, San Bernardino County, and Riverside County) and the Riverside County portion of the Salton Sea Air Basin (including the Coachella Valley). The most recent 2007 AQMP focused on the control of ozone and smaller particulates and their precursors. The AQMP also incorporated significant new scientific data, emission inventories, ambient measurements, control strategies, and air quality modeling. The Final 2007 AQMP was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).¹⁸

The South Coast Air Basin has experienced poor air quality due in large part due to the area's topography as well as metrological influences that often lead to the creation of inversion layers that prevent the dispersal of pollutants. During the mid-20th century, the South Coast Air Basin experienced the worst air pollution in the nation which gave rise to various strategies to improve air quality. The region's air quality has shown a steady and gradual improvement since the 1970's. This improvement in air quality has been largely due to the elimination of many stationary emission sources, more stringent vehicle emissions controls, and new regulations governing activities that contribute to air pollution (such as open-air fires). The primary criteria pollutants that remain non-attainment in the region include PM_{2.5} and Ozone.

Two consistency criteria that may be referred to in determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. Consistency Criteria 1 refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. Criteria 2 refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.¹⁹

The project is intended to update and clarify existing zoning regulations, without any additional changes or revisions to the General Plan. Accordingly, the project by itself will not conflict with an adopted air quality plan. Individual project applications that are subject to the zoning revisions will each be reviewed for their environmental and air quality impacts. It is anticipated that the zoning regulation revisions that are part

¹⁶ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

of the project will help ensure that the future development will be consistent with applicable air quality plans. Further, AQMP strategy is based on projections from local general plans. Projects that are consistent with the local general plan are considered consistent with the air quality-related regional plan. Any future development will be required to be consistent with the General Plan. As a result, the proposed project will not result in any significant adverse impact related to the implementation of the AQMP.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less Than Significant Impact.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less Than Significant Impact.

Short-Term Construction Emissions

The SCAQMD has regional emissions significance thresholds for carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NO_x), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), and fine inhalable particulate matter (PM_{2.5}). SoCAB is currently designated as an area of nonattainment for ozone, PM₁₀ and PM_{2.5}. If the City subsequently approves a project with a density bonus or pursuant to the additional proposed uses in certain zones, its action could result in slightly more intense construction activity on a particular site than what would be currently expected. However, none of the proposed MPMC changes would permit projects at a greater maximum density than what is permitted under the current Municipal Code or State law. Further, future development would be required to implement SCAQMD construction emission mitigation measures, which would ensure compliance with SCQAMD guidelines. Therefore, this would be considered a less than significant impact.

Long-Term Operational and Mobile Source Emissions

The revisions that have been made to the existing adopted zoning regulations include a reformat and text changes to bring the zoning regulations into conformance with the City's General Plan, as well as additional updates to maintain conformity with State law requirements. As indicated previously, Measures D and O authorized several changes to the General Plan, zoning regulations, and zoning map. The project will help reconcile these changes to the General Plan with existing zoning regulations. The project will also permit certain additional uses in zones where they were not previously permitted. For example, the project would allow transitional housing in residential zones. The revisions also include a density bonus ordinance required to be incorporated pursuant to State law.

The proposed revisions include regulations for several previously unregulated uses, which may result in additional vehicular trips to and from the City. The project includes new regulations related to a variety of health and care uses regulated by State law, including rehabilitation facilities, sober living facilities, transitional housing, and child care facilities. The project also includes new regulations regarding wholesaling operations. These uses are not expected to generate operational emissions that are substantially different than other uses permitted in their respective zones. Any analysis of mobile source emissions attributable to any particular use would be dependent on the specific proposal, its location within the City, and its specific relation to the City's circulation pattern. While density bonus approvals could generate some amount of additional residential units and associated traffic, the new density bonus regulations are similar to what is already required by California law. The proposed changes do not allow

for any additional development (and associated traffic) beyond that which is legally required. Any traffic impacts (and associated emissions) will be evaluated on a case-by-case basis as particular projects are proposed consistent with the new regulations. Therefore, the project would result in a less than significant impact.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? Less Than Significant Impact.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.²⁰ These population groups are generally more sensitive to poor air quality. The primary mobile source pollutant of local concern is CO, which is a direct function of vehicle idling time and, thus, traffic flow conditions. CO transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. However, under certain extreme meteorological conditions, CO concentrations proximate to a congested roadway or intersection may reach unhealthful levels, affecting local sensitive receptors (residents, school children, the elderly, hospital patients, etc).

Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service (LOS) or with extremely high traffic volumes. In areas with a high ambient background CO concentration, modeling is recommended to determine a project's effect on local CO levels.²¹

The proposed changes to the existing adopted zoning will not lead to any specific new development nor will it result in any additional activities that would result in any significant impacts on sensitive receptors. The proposed changes incorporate certain changes required by California law. The City would help mitigate the impact on sensitive uses on a case-by-case basis. Further, the project eliminates Manufacturing uses from the existing zoning regulations as required by Measure O, thereby reducing potential CO emissions and truck traffic in the City. Therefore, the code revisions will have a less than significant impact.

E. Would the project create objectionable odors affecting a substantial number of people? No Impact.

The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.²² The existing zoning regulations regulate odor emissions from permitted land uses. The regulation is included in a number of sections entitled "Limitations on permitted uses." The regulation reads as follows:

²⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

²¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

²² Ibid.

- No use shall be permitted which produces or causes or emits any dust, gas, smoke, glare, noise, fumes, *odors*, electromagnetic emanations or vibrations which are or may be detrimental to the safety, welfare, health and peace of the City and its residents.²³

The uses associated with the adoption and subsequent implementation of the project will continue to be required to adhere to the above regulation. Further, as required by Measure O, the zoning regulations eliminate many manufacturing and industrial uses, that have the potential to generate odors. As a result, no significant adverse impacts are anticipated.

3.3.3 CUMULATIVE IMPACTS

The project's adoption and subsequent implementation would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. As a result, no significant adverse cumulative impacts will occur.

3.3.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential air quality impacts indicated that no significant unmitigable adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;

²³ City of Monterey Park. E-mail sent to the preparer of this initial study. October 22, 2011.

- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

As indicated in the preceding sections, the City is located in an urbanized area. There are no areas within the City that presently contain native habitats.²⁴ Potential development associated with the proposed project would be primarily located in areas already developed with existing uses in the residential and commercial zones of the City. While the proposed revisions include new regulations related to certain specified uses, the additional regulated uses would result in substantially similar impacts to sensitive habitats and species as other uses permitted in the zone. In addition, site specific projects are subject to review consistent with the California Department of Fish and Game regulations, which would ensure that any proposed development is carried out in a manner that would not negatively impact biological resources. As a result, no impacts on any candidate, sensitive, or special status species will result from the adoption and subsequent implementation of the project.

- B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

There are no undisturbed natural riparian plant habitats located within the City. Potential development associated with the project would be primarily located in areas already developed with existing uses in the residential and commercial zones of the City. The project's implementation will not affect any stream channel or riparian habitat. In addition, all existing parcels that are currently designated as *Open Space (O-S)* in the existing zoning regulations will continue to be so designated in the project. As a result, no significant adverse impacts on natural or riparian habitats will result from the project's adoption and subsequent implementation.

- C. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.*

The project's implementation will not affect any federally protected wetlands. The location and extent of permitted land uses and development will not change under the project. Furthermore, the revisions will

²⁴ California Department of Fish and Game, *Natural Diversity Database*, 2010.

not affect those chapters related to industrial storm water runoff and discharge.²⁵ As a result, adoption and subsequent implementation of the project will not result in any significant adverse impact on any protected wetland area or designated blue-line stream.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.

As indicated in the preceding sections, the City is developed with no natural or native vegetation remaining. No natural open space areas are located in the City that function as animal migration corridors.²⁶ In addition, the City of Monterey Park is surrounded by urban development. As a result, no significant adverse impacts are anticipated.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.

The existing municipal code includes a number of references related to tree protection and tree preservation.²⁷ In addition, the existing zoning regulations indicate landscaping requirements for the individual zone districts as well as the maintenance requirements. The project will not affect the existing zoning requirements as they relate to tree preservation, maintenance, or removal. As a result, no impacts are anticipated to occur as part of the project's adoption and subsequent implementation.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.

Monterey Park is located within an urbanized setting and no natural habitat is located within the City. The City is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or state habitat conservation plans will result from the adoption and subsequent implementation of the project.

3.4.3 CUMULATIVE IMPACTS

The analysis determined that future development arising from the implementation of the project would not result in any significant adverse impacts. Finally, the project's implementation would not result in an incremental loss or degradation of those protected habitats found in the Southern California region. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

3.4.4 MITIGATION MEASURES & STANDARD CONDITIONS

²⁵ City of Monterey Park municipal Code, Title 6. Health and Sanitation.

²⁶ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979

²⁷ City of Monterey Park municipal Code, Title 9. Peace, Safety and Morals

The analysis indicated that the adoption and subsequent implementation of the project would not result in any significant adverse impacts on biological resources. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The destruction of a unique paleontological resource, site or unique geologic feature; or
- The disturbance of any human remains, including those interred outside of formal cemeteries.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO) also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of Interior has established specific guidelines and criteria that indicates the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.

No structures or sites within the City are currently listed in the federal register. There are two locations that are included in the State of California's designated historical resources. The Jardin del Encanto otherwise known as El Encanto, is located at 700 El Mercado Avenue. A second location directly across the street is the Cascades also known as Heritage Falls Park. This site is located at 700 Kingsford Street. Both sites were part of a residential development known as Midwick View Estates which was developed by Peter N. Snyder.²⁸

El Encanto and Heritage Falls Park are located in the existing Civic District (C-D) Overlay Zone. The intent of the C-D Overlay Zone is to provide for compatibility of land uses, buildings, and structures with

²⁸ Monterey Park Historical Society. www.ci.monterey-park.ca.us/index.aspx

existing or future public uses, buildings and facilities in these areas. The C-D overlay permits no building, structure, or use other than a single-family dwelling unit, or a use accessory to a single-family dwelling. There are no development standards for this zone and, as a matter of past practice, the City has applied R-1 (Single-Family Residence) standards to propose developments within this overlay zone. While the proposed changes would eliminate the C-D Overlay Zone, this would not impact the historical designation of El Encanto or Heritage Falls Park. Both uses would continue to be used for their existing uses and are both located an underlying Open Space Zone, which would significantly restrict the use of the properties for incompatible uses.

The MPMC also established a Historical-Heritage Commission that has the responsibility of increasing public awareness of Monterey Park's history, maintaining a written history of the City, and acting in an advisory capacity to the City Council on all matters pertaining to the City's history and heritage. Members of the commission are appointed by the mayor, confirmed by the city council, and carry out a three-year term.²⁹ The revised zoning will not affect the location and extent of permitted land uses and development. Historically significant structures that may be affected by future development will still be subject to the review requirements outlined in Title 2 of the municipal code. As a result, the implementation of the project will not result in any significant adverse impacts on any historic site or other historic structures.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.

The only areas of the City where the discovery of cultural resources is more likely to occur are located in those open space areas where development has not yet taken place. The revised zoning will not affect the location and extent of permitted land uses and development in the Open Space Zone.³⁰ In addition, any new development that is discretionary in nature will be subject to environmental review under CEQA. If construction activities were to disturb any as yet undiscovered archaeological resources during construction, the project applicant would be required to comply with state law regulations regarding their disposition, including regulations regarding disposition and handling of Native American remains and artifacts, which falls within the jurisdiction of the California Native American Heritage Commission. As a result no impacts on archaeological resources are anticipated from the adoption and subsequent implementation of the project.

C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.

The entire City is completely urbanized. The potential for paleontological resources in the lowland areas of the City are considered low due to the character of subsurface soils (recent alluvium) and the amount of disturbance associated with the past development.³¹ The hillside areas consist of uplifted marine terraces and any grading within these hillside areas may yield fossil materials. The revised zoning will not affect the location and extent of permitted land uses and development within hillside areas.³² In addition, any new development that is discretionary in nature will be subject to environmental review and will be subject to

²⁹ City of Monterey Park Municipal Code. Title 2 Administration and Personnel. §21.062.010-040.

³⁰ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979

³¹ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979.

³² Ibid.

CEQA. As a result, the implementation of the project will not result in any significant adverse impacts on any paleontological resources.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries?
No Impact.

There are no cemeteries located in the corporate boundaries of the City. Furthermore, the existing zoning regulations do not identify cemeteries as a permitted use within any of the zone districts. The Open Space (O-S) zone does not identify cemeteries as a permitted use. The project does not include any reference related to cemeteries as a permitted use. As a result, the implementation of the project will not result in any significant adverse impacts on any cemeteries.

3.5.3 CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the adoption and subsequent implementation of the project would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the adoption and subsequent implementation of the project.

3.5.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.6 GEOLOGY

3.6.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code (2001), creating substantial risks to life or property; or

- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground –shaking, liquefaction, or landslides?*
No Impact.

There are no designated Alquist-Priolo Earthquake Fault Zones within the City of Monterey Park though there are a number of known faults within close proximity to the City. These nearby faults include the Newport-Inglewood Fault Zone, the Whittier-Elsinore Fault, the Norwalk Fault, and the Elysian Park Fault.³³ The Newport-Inglewood Fault Zone consists of a series of northwesterly trending folded hills and echelon faults extending over 40 miles from the Santa Monica Mountains to the offshore area near Newport Beach. The Whittier fault extends over 20 miles from the Whittier Narrows area continuing southeasterly to the Santa Ana River where it merges with the southeasterly trending Elsinore fault. These two faults combined with smaller faults, form the Whittier-Elsinore fault zone. The Norwalk fault is approximately 16 miles long and is located approximately 10 miles to the south of Monterey Park. The San Andreas Fault is 50 miles to the northeast of Monterey Park. The fault extends more than 600 miles. An earthquake along the San Andreas Fault zone could affect most of Southern California.

The City also is located over a number of blind thrust faults. The faults are referred to as blind because they do not intercept the ground surface and therefore cannot be detected visually. These northwest-dipping low-angle faults include the Puente Hills Fault, the Elysian Park Fault, and the East Los Angeles Fault. The Elysian Park Fault extends through Monterey Park. This fault produced the 5.9 magnitude Whittier Narrows earthquake. This fault is a blind thrust fault that extends from the Puente Hills into downtown Los Angeles.

Recent studies have been completed by the State of California Geological Survey's (CGS) Seismic Hazard Zones Mapping Program. According to the Seismic Hazard Evaluations of the Whittier and Fullerton 7.5 Minute Quadrangle (March 1999) prepared by the California Geological Survey (CGS), a small portion of the City located along both sides of Monterey Pass Road south of Garvey Avenue, is located within a potential liquefaction hazard zone. The MPMC includes a number of regulations governing seismic building standards.³⁴ The project is limited to Title 21. Title 16, which contains the City's building code, will not be changed. The evaluation of potential geological impacts occurs when a particular development or use is proposed for a specific project site. As a result, the implementation of the project will not result in any significant adverse seismic impacts.

³³ United States Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region-An Earth Science Perspective (USGS Professional Paper 1360)*, 1981.

³⁴ City of Monterey Park municipal Code, Title 16. Building and Construction, Chapter 16.11 Building Code.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? No Impact

The MPMC includes a number of regulations governing soil tests and investigations to ensure that soils are adequate to support development. MPMC Title 13 requires that soil tests be provided by the subdivider at its own expense. Recognized testing laboratories or agencies must be used exclusively for such tests and be accomplished as directed by the City engineer. The depth and classifications of subgrade materials must be determined from such tests.³⁵ Further, the evaluation of soil impacts occurs as part of building and grading permits associated with a particular development or use proposed for a specific project site. The project is limited to Title 21. Those titles that govern soils and grading requirements will not change. As a result, the implementation of the project will not result in any significant adverse soil impacts.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? No Impact.

As indicated in the previous section, the MPMC includes a number of regulations governing soil tests and investigations to ensure that soils are adequate to support development. The project is limited to Title 21. The other titles that govern soils and grading requirements will not be changed. As a result, the implementation of the project will not result in any significant adverse landslide impacts.

D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Uniform Building Code (2001), creating substantial risks to life or property? No Impact.

As indicated in the previous section, the MPMC includes a number of regulations governing soil tests and investigations to ensure that soils are adequate to support development. The project is limited to Title 21. The titles that govern soils and grading requirements will not be changed. As a result, the implementation of the project will not result in any significant adverse soil impacts.³⁶

E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.

Future development will likely be required to connect to a sanitary sewer system. However, the MPMC makes provisions for the use of septic system. The existing zoning regulations require review of septic systems as part of a project's development review.³⁷ This section will not be changed. As a result, no impacts associated with the use of septic tanks will occur as part of the project's adoption and subsequent implementation.

³⁵ MPMC § 13.04.030.

³⁶ City of Monterey Park municipal Code, Title 13 Public Property. Chapter 13.04 Specifications and Standards. 13.04.030 Soil tests.bid.

³⁷ Title 21. § 21.72.040 Development plan submittal requirements.

3.6.3 CUMULATIVE IMPACTS

The potential cumulative impacts related to earth and geology are site specific. Furthermore, the analysis herein determined that the adoption and subsequent implementation of the project would not result in significant adverse impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts will occur as part of the proposed project's implementation.

3.6.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis determined that the adoption and subsequent implementation of the project would not result in any significant adverse impacts related to earth and geology. As a result, no mitigation measures are required.

3.7 GREENHOUSE GAS EMISSIONS

3.7.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses.

3.7.2 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Less Than Significant Impact.

The State of California requires CEQA documents include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler.³⁸ However, emissions from fossil fuel combustion by humans have elevated the concentrations of GHG in the atmosphere to above natural levels. Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe.

³⁸ California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. Currently, there are no federal standards for GHG emissions and federal regulations have not yet been promulgated. Recently, the U.S. Supreme Court ruled that the effects associated with climate change are serious and the EPA must regulate GHG as pollutants including the development of regulations for GHG emissions from new motor vehicles. A number of states, including California, have set statewide GHG emission targets. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020.³⁹

The City of Monterey Park recently approved a climate action plan (CAP). The CAP is essential to identify strategies that are unique to the community as a means to achieve GHG emission reductions. One of the key elements of the CAP is the baseline GHG emission inventory. Local governments can utilize existing climate calculators to estimate GHG emission inventories of facilities or operations in order to determine the amount of GHG produced in a specific year. The results may then be used to identify which sources contribute the greatest to local emissions and prioritize strategies for reducing GHG emissions.

Individual projects subject to zoning regulations implemented by the project would be analyzed as to GHG emissions. Approving the project would not, by itself, result in a direct impact to GHG. Individual projects subject to the zoning regulations might contribute to GHG emissions. However, such projects would require individual analysis under CEQA. This project, by itself, would have a less than significant impact on GHG.

B. Would the project conflict an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? No Impact.

The proposed project would incorporate several design features that are consistent with the California Office of the Attorney General's recommended measures to reduce GHG emissions. The City's process for the future evaluation of discretionary projects would include a consistency analysis with the development standards of the project. AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% reduction in "business as usual" GHG emissions for the entire state. The project will also not affect the CAP. Therefore, the MPMC revisions would have a less than significant impact on greenhouse gas emission policies and plans.

3.7.3 CUMULATIVE IMPACTS

This analysis demonstrates that this project, by itself, will not result in any significant adverse impacts related to the emissions of greenhouse gasses. As a result, no significant adverse cumulative impacts will result from the proposed project's implementation.

3.7.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse

³⁹ Ibid.

impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.8 HAZARDS & HAZARDOUS MATERIALS

3.8.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact.*
- B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No Impact.*

The project will not introduce any land uses and development that would result in a new health risk to the community. To the contrary, the project proposes elimination of the Manufacturing zoning designation in the City which would prohibit heavy manufacturing uses. This will eliminate many potential uses involved in the transport of hazardous materials. Further, the project does not include the approval of any specific development or construction project. Any proposed development permitted pursuant to the MPMC revisions must comply with state and Los Angeles County regulations concerning the transportation, use and disposal of hazardous materials, including the Hazardous Waste Control Law (Health & Safety Code §§ 25100 – 25249), the Carpenter-Presley-Tanner Hazardous Substance Account Act (Health & Safety Code §§ 25300 – 25395.45), and regulations promulgated by the Health Hazardous Materials Division of the Los Angeles County Fire Department. The project will not permit the use of any hazardous materials beyond those that are commercially available and typically used in a household or commercial setting. As a result, no significant adverse impacts concerning a transport, use, disposal, or release of hazardous materials are anticipated.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No impact.

Should the City Council approve the project, the City will not include any zoning for industrial or agricultural uses that would typically use or dispose hazardous materials. All uses within one quarter-mile of existing schools are zoned for single-family residential uses, commercial uses, or multi-family uses, which would not be expected to generate or handle hazardous emissions or hazardous materials. The use of any hazardous materials in any future development will be limited to those that are commercially available and typically used in a household setting. The project will not permit any new development to generate hazardous emissions. As a result, no significant impacts on area schools are anticipated as part of the adoption and subsequent implementation of the project.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 (the Cortese List), and, as a result, would it create a significant hazard to the public or the environment? No Impact.

The only site in the City that is included on the state's Cortese listing is the former Operating Industries, Inc. (OII) located at 900 Potrero Grande Drive. In 1948, landfill operations commenced at this 190-acre site located in the southeast corner of the City. The site was purchased in 1952 by OII and over the years, many different types of residential, commercial, and hazardous wastes were disposed of in the landfill. In 1984, the landfill, still owned by OII, stopped accepting wastes and the site was placed on the EPA's National Priority List (Superfund site) in 1986. Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the EPA has worked with Monterey Park and the neighboring cities to develop long-term remediation plan for the site. Cleanup focuses on soil, groundwater, and leachate contamination. EPA and State agencies have certified that the cleanup of the north parcel of this property was completed. The project will not affect the remaining environmental remediation on the south parcel or development of the north parcel. No other Cortese sites are found in the City of Monterey Park.⁴⁰ As a result, no impacts will occur with respect to locating a potential

⁴⁰ California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2009.

development on a site included on a hazardous list pursuant to the Government Code. There are a number of other closed landfills in the City of Monterey Park that include the following: ⁴¹

- *Ramona Land Reclamation* (Corporate Center Drive and Casual Canyon Road). This dump began operations in the 1920s and ceased operations in the 1930s. During its operation, the dump accepted green waste and inert waste.
- *Cogen Dump* (4500 City Terrace Drive). This dump began operations in 1951 and ceased operations in 1959. During its operations, the dump accepted hazardous waste, inert waste, and household waste. A portion of the dump area was subsequently developed as part of the 60 Freeway. Caltrans subsequently sold a portion of its property for use as a Sheriff's Relief Association facility.
- *Blanchard Street Dump* (Blanchard Street and McBride Avenue). This dump, also referred to as the Kepner Dump) began operations in 1948 and ceased operations in 1958. During its operations, the dump accepted hazardous waste, inert waste, liquid waste, and household waste.
- *Security Company Dump* (350 S. Atlantic Boulevard). This landfill accepted inert materials during its period of operation. This dump was used for the burning of trash. The materials were subsequently removed and reburied and the site was developed.
- *Biscailuz Tract* (350 S. Atlantic Boulevard). This landfill accepted inert materials during its period of operation.
- *D. L. Schafer Dump* (357 Tegner Drive). This landfill is actually part of the Monterey Park City Dump which also includes the J. D. Anderson Dump. Both closed landfills are located within Garvey Ranch Park. This dump began operations in 1949 and ceased operations in 1965.
- *J. D. Anderson Dump*, 950 Tegner Drive. This landfill is actually part of the Monterey Park City Dump which also includes the D. L. Schafer Dump. Both closed landfills are located within Garvey Ranch Park. This dump began operations in 1949 and ceased operations in 1965.

Methane gas has been detected at both the Cogen and Blanchard facilities which triggered a July 2010 study to install a gas monitoring system. Routine inspections at the Security and Ramona facilities have not detected methane gas at these closed landfills. The project will not affect any ongoing remediation that is either occurring or may be required at these close landfills. As a result, no significant adverse impacts will occur.

E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.

⁴¹ County of Los Angeles Department of Public Works. Solid Waste Information Management System <http://dpw.lacounty.gov/epd/swims/site/factsheet.aspx?id=1884&action=2>; and E-mails from Mr. Jack Wong JWA Urban Consultants, Inc. February 25, 2011.

The City of Monterey Park is not located within two miles of an operational public airport. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁴² As a result, any future development arising as part of the project's implementation will not present a safety hazard to aircraft or airport operations at a public use airport.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact.

The City of Monterey Park is not located within two miles of an operational private airport or airstrip. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁴³ As a result, future development will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip.

G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.

At no time will any designated emergency evacuation routes be closed to vehicular traffic as a result of the project's implementation. While the project may permit certain additional development, no changes to existing roadways are anticipated or authorized by the revisions. Thus, no impacts on emergency response or evacuation plans will result from the project's construction.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? No Impact.

The entire City is urbanized and there are no areas of native vegetation found within Monterey Park. Brush fires present a minimal threat in the hillside areas located adjacent to Monterey Pass Road near the Garvey Reservoir. The fire department's weed abatement requirements minimize the potential for brush fires to flare up and endanger lives and property. All future development within the City will still be subject to the requirements of Title 17 (Fire Code) which states:

- For the purpose of prescribing regulations governing conditions hazardous to life and property from fire, panic, or explosion, and subject to the amendments, additions, and deletions specified in this chapter, that certain code known as the California Fire Code (CFC), 2010 Edition, including all its indices and appendices is incorporated by reference and made a part of the Monterey Park Municipal Code, pursuant to the provisions of California Government Code Sections 50022.1, et seq., providing for the adoption of codes by reference. At least one copy of said California Fire Code, 2010 Edition, has been and is now filed in the office of the City clerk.⁴⁴

⁴² United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979.

⁴³ Ibid.

⁴⁴ MPMC § 17.01.010.

Any proposed developments authorized by the project will be subject to these requirements and Los Angeles County Fire Department fuel modification standards. As a result, there is no wildfire risk associated with the adoption and subsequent implementation of the project.

3.8.3 CUMULATIVE IMPACTS

The potential impact related to hazardous materials is site specific. Furthermore, the analysis herein also determined that the adoption and subsequent implementation of the project would not result in any significant unmitigable impacts related to hazards and/or hazardous materials. As a result, no significant adverse cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

3.8.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential impacts related to hazardous materials indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.9 HYDROLOGY & WATER QUALITY

3.9.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;

- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure;
- The exposure of a project to inundation by seiche, tsunami or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements? No Impact.

The City is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB). The Los Angeles RWQCB has municipal and construction permits that control the amount of pollution discharged in drainage areas, watersheds, and waterways. The project revises zoning regulations within the MPMC. The project does not approve any specific development or construction project. Any project proposed pursuant to the revised MPMC regulations would be required to comply with RWQCB and City regulations. Specifically, all construction sites over one acre in size must complete a stormwater pollution prevention plan (SWPPP) to control water pollution during construction and all commercial projects over 100,000 square feet must develop a standard urban stormwater mitigation plan (SUSMP) to control stormwater runoff during project operation.⁴⁵ The proposed MPMC revisions will not affect these requirements. As a result, no water quality impacts are anticipated with the adoption and subsequent implementation of the project.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact.

The only section of the existing zoning that discussed groundwater is included in the Hillside District Overlay Zone which is incorporated into the residential zones of the revised zoning regulations. The existing zoning regulations require development within the Hillside Overlay Zone to prepare a “hillside plan.” The revisions that have been made to the zoning regulations include a reformat and text changes to bring the zoning regulations into conformance with the General Plan. Future developments and alterations permitted by the MPMC revisions, upon approval of certain entitlements, would occur in existing developed suburban areas that have been fully developed with built structures, parking lots, driveways, landscaping, and hardscape. The proposed revisions do not revise the amount of pervious surface required or permitted for particular uses, substantially revise landscaping regulations, or impact the development or maintenance of groundwater production wells in the City. As a result, no groundwater impacts are anticipated with the adoption and subsequent implementation of the project.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? No Impact.

⁴⁵ Los Angeles RWQCB 2009.

- D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on-or off-site? No Impact.*
- E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? No Impact.*
- F. Would the project otherwise substantially degrade water quality? No Impact.*

Future development that may be permitted pursuant to the MPMC revisions would be located in existing developed suburban areas and, therefore, would not substantially increase the rate and volume of stormwater runoff over existing conditions. Further, the Los Angeles RWQCB requires implementation of a stormwater pollution prevention plan (SWPPP) to control water pollution during construction projects over one acre in size, which requires implementation of Best Management Practices (BMP) designed to limit off-site stormwater flows. Therefore, the proposed MPMC revisions would not substantially alter the existing drainage pattern or create or contribute to runoff water.

- G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No Impact.*

The National Flood Insurance Act includes provisions for the National Flood Insurance Program (NFIP). Participating jurisdictions must exercise land use controls and purchase flood insurance as a prerequisite for receiving funds to purchase or build a structure in a flood hazard area. The NFIP provides federal flood insurance subsidies and federally financed loans for eligible property owners in flood-prone areas. Monterey Park is identified on the National Flood Insurance Program's Flood Insurance Rate Maps as being within "Zone X" which is defined as an area that is subject to minimal flooding. Thus, flood hazards are not a concern in the City. MPMC Title 16 (Buildings and Construction) contains provisions for the control of water runoff and flooding during construction.⁴⁶ The project would not result in a zone change or other amendment permitting additional housing or development of other structures in a flood hazard area. As a result, no flooding impacts are anticipated with the adoption and subsequent implementation of the project.

- H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? No Impact.*

As indicated previously, the City is not located within a designated 100-year flood hazard area as defined by Federal Emergency Management Agency (FEMA).⁴⁷ As a result, the future development contemplated as part of the project's implementation will not impede or redirect the flows of potential floodwater, since the planning area is not located within a flood hazard area. Therefore, no flood-related impacts anticipated.

⁴⁶ City of Monterey Municipal Code. Title 16 Zoning. § 21.72.040 Development plan submittal requirements.

⁴⁷ Ibid.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? No Impact.

The only potential inundation hazards in the City involve Garvey Reservoir and the Laguna Basin. Garvey Reservoir is owned by the Metropolitan Water District of Southern California (MWD) and stores municipal water supplies for MWD customers. The Laguna Basin is a flood control facility integral to the regional system maintained by the Los Angeles County Department of Public Works. A major seismic event has the potential to result in dam failure or seiche conditions at these facilities. However, the project would not result in a zone change or other amendment permitting additional housing or development of other structures in areas where they are not currently permitted. As a result, no inundation impacts are anticipated with the adoption and subsequent implementation of the project.

J. Would the project result in inundation by seiche, tsunami, or mudflow? No Impact.

The potential seiche hazards are discussed in the previous section. The City of Monterey Park is located inland approximately 20 miles from the Pacific Ocean and the City would not be exposed to the effects of a tsunami. As a result, no impacts related to seiche, tsunami, or mudflows will result from the adoption and subsequent implementation of the project.

3.9.3 CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site specific. The adoption and subsequent implementation of the project will not result in any significant adverse impacts related to hydrology. As a result, no cumulative impacts are anticipated.

3.9.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis indicated that no significant adverse impacts related to hydrology and water would result from the project's adoption and subsequent implementation. As a result, no mitigation is required.

3.10 LAND USE

3.10.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy or regulation of the agency with jurisdiction over the project; or
- A conflict with any applicable conservation plan or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use? No Impact.*

The project does not permit development in any new area of the City where development is currently prohibited and does not include any zone changes or amendments to the General Plan. Therefore, it has no impact on the established community areas and would not result in physically dividing any established community.

- B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, revised zoning ordinance, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No Impact.*

According to MPMC Chapter 21.78, any change that increases the residential densities or changes the land use element of the General Plan, the zoning map, or the zoning of parcels larger than one acre of land, must be approved by a Citywide vote of the residents. In 1998 and 2001, City residents voted and approved Measures D and O, respectively. Measures D and O authorized a number of changes to the General Plan, zoning regulations, and zoning map. Though changes were made to the General Plan, they were never integrated into the zoning regulations and zoning map. Measure D consisted of the following elements that were directly related to land use and development:

- The creation and addition of Chapter 21.14 *O-P (Office Professional Zone)* to the MPMC.
- The modification of MPMC § 21.70.030 by adding certain conditionally permitted uses in the *O-P Zone*.
- The McCaslin Business Park was directly affected by the passage of Measure D which changed the General Plan's land use designation for the area from *Industrial* to *Commercial* and the corresponding zoning designation, from Manufacturing (M) to Office Professional (O-P).

Measure O consisted of the following elements that were directly related to land use and development:

- The General Plan *Commercial* and *Residential* land use designations were changed to *Mixed-Use* commercial residential development along portions N. Atlantic Boulevard, Garfield Avenue, E. Garvey Avenue, Baltimore Avenue, and Pomona Boulevard.
- The General Plan designations along Monterey Pass Road and west of the Long Beach Freeway were changed from *Industrial* to *Employment Technology*.
- The General Plan designations located west of the Long Beach Freeway and adjacent to the westernmost City boundary were changed from *Industrial* uses to *Public Facilities*.
- The General Plan *Industrial* designations between Potrero Grande Drive and the Pomona Freeway were changed to *Commercial*.

- The *Public* and *Semi-Public Facilities* General Plan designations located south of the Pomona Freeway were changed to *Open Space*.
- The *Residential* General Plan use designations on Hillview Avenue and Mable Avenue were changed to *Commercial*.
- The residential densities were increased on Cesar Chavez across from the East Los Angeles College and on Potrero Grande Drive east of Kenton Drive.

The project also contains a number of changes to implement certain provisions of the City's recently adopted Housing Element. The changes are outlined below.

- The Housing Element called for the City review of existing design review procedures for residential and mixed-use development. The program also requires revisions to the MPMC to include design guidelines (related to scale and massing for new residential and mixed-use development) to assist the design review board in assessing projects; and
- The zoning regulations will be revised to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SROs).
- The zoning regulations will be revised to allow the establishment of transitional housing and supportive housing in the residential zones.
- The zoning regulations will be revised to permit emergency shelters by right in the *Office-Professional (O-P) Zone*.

The project will continue to indicate the location and extent of permitted land uses and development. However, all of the changes reflected in the project are consistent with the adopted General Plan.

The other substantive changes are made to make the MPMC internally consistent and consistent with State law. The proposed changes would therefore have a beneficial impact on the MPMC, making it more accessible and easier to use. Future development permitted pursuant to the MPMC revisions would be required to comply with existing entitlement and zoning procedures, including applying for a conditional use permit, if applicable. Therefore, no significant adverse impacts are anticipated.

C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact

No natural open space areas are located within the proposed project site or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. There are no areas within the City that are subject to a habitat conservation plan or local coastal plan. Finally, there are no designated significant ecological areas (SEAs) located within one mile of the City. As a result, the project will not result in any impact on a habitat conservation plan or natural community conservation plan.

3.10.3 CUMULATIVE IMPACTS

The proposed project involves the adoption and subsequent implementation of the revised zoning regulations. The analysis determined that the project would not result in any significant adverse impacts. As a result, no significant adverse cumulative land use impacts will occur.

3.10.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of land use and development impacts indicated that no significant adverse impacts on land use and planning impacts would result from the adoption and subsequent implementation of the project. As a result, no mitigation measures are required.

3.11 MINERAL RESOURCES

3.11.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, zoning ordinance, or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the state? No Impact.*
- B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, revised zoning ordinance or other land use plan? No Impact.*

According to maps provided by the State of California Department of Conservation, there are a number of wells currently located within the City. The majority of these wells have been abandoned and plugged.⁴⁸ Furthermore, the planning area is not located within a significant mineral aggregate resource area (SMARA) nor is it located in an area with active mineral extraction activities. The project will continue to indicate the location and extent of permitted land uses and development. Any changes reflected in the project are consistent with the adopted General Plan and no significant adverse impacts are anticipated.

3.11.3 CUMULATIVE IMPACTS

⁴⁸ State of California Department of Conservation. *Regional Wildcat Map*. October 2011.

The potential impacts on mineral resources are site specific. Furthermore, the analysis determined that the adoption and subsequent implementation of the project would not result in any impacts on mineral resources and no cumulative impacts will occur.

3.11.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.12 NOISE

3.12.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

Fundamentals of Sound and Environmental Noise

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise is frequently defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this

background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq} – The equivalent energy noise level is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- CNEL – The Community Noise Equivalent Level is a 24-hour average L_{eq} with a 5 dBA penalty added to noise during the hours of 7:00 p.m. to 10:00 p.m. and a 10 dBA “penalty” added to noise during the hours of 10:00 p.m. to 7:00 a.m., to account for noise sensitivity in the evening and nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 45 dBA, moderate in the 45–60 dBA range, and high above 60 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

Under controlled conditions, in an acoustics laboratory, the trained healthy human ear is able to discern changes in sound levels of 1 dBA, when exposed to steady, single frequency “pure tone” signals in the mid-frequency range. Outside of such controlled conditions, the trained ear can detect changes of 2 dBA in normal environmental noise. It is widely accepted that the average healthy ear, however, can barely perceive noise level changes of 3 dBA. Changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA increase is readily noticeable, while a difference of 10 dBA would be perceived as a doubling of loudness.

Fundamentals of Ground-borne Vibration

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called ground-borne noise. The ground motion caused by vibration is measured as peak particle velocity (PPV) in inches per second. The general human response to different levels of ground-borne vibration velocity levels is described in Table 2-3.

Table 2-3
Human Response to Different Levels of Ground-borne Vibration

Human Response	Maximum PPV in Inches per Second
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	Transient Sources	Continuous/Frequent Intermittent Sources
Barely Perceptible	0.04	0.01
Distinctly Perceptible	0.25	0.04
Strongly Perceptible	0.9	0.10
Severe	2.0	0.4

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment. Source: California Department of Transportation, Transportation- and Construction-Induced Vibration Guidance Manual, June 2004.

Ground-borne vibration levels that could induce potential damage to buildings are identified in Table 2-4.

**Table 2-4
Ground-borne Vibration Damage Potential Criteria**

Structure and Condition	Maximum PPV in Inches per Second	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely Fragile Historic Buildings, Ruins, Ancient Monuments	0.12	0.08
Fragile Buildings	0.2	0.1
Historic and Some Old Buildings	0.5	0.25
Older Residential Structures	0.5	0.3
New Residential Structures	1.0	0.5
Modern Industrial/Commercial Buildings	2.0	0.5

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment. Source: California Department of Transportation, Transportation- and Construction-Induced Vibration Guidance Manual, June 2004.

Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Less Than Significant Impact.*
- C. *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Less Than Significant Impact.*
- D. *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Less Than Significant Impact.*

The General Plan's primary goal with regard to community noise is to minimize the exposure of residential neighborhoods, schools, and hospitals to excessive or unhealthy noise levels, to the extent possible. The

City's health and safety element establishes noise/land use compatibility guidelines. These guidelines are based upon cumulative noise criteria for outdoor noise. New residential development will also be required to comply with Title 24 standards.⁴⁹ For existing residential development along major roadways that experience higher levels of traffic noise, the City may also implement a neighborhood traffic control program process outlined in the circulation element of the General Plan. Devices such as turn restrictions, traffic circles, and speed humps can relieve traffic and reduce traffic noise through residential neighborhoods.⁵⁰

The City's noise control standards are outlined in MPMC Title 9. MPMC Title 21 includes performance standards that prohibit excessive noise emissions in certain zone districts. The project will not change any provision of the existing noise control requirements outlined in MPMC Title 9 or Title 21. In addition, the project will continue to indicate the location and extent of permitted land uses and development. The project does not allow any additional uses in residential zones or other sensitive receptors that would be likely to create significant amounts of new noise. Further, the project eliminates Manufacturing uses from the existing zoning regulations as required by Measure O, thereby eliminating potential sources of noise from industrial operations and truck traffic in the City. All of the proposed land use changes proposed by the project are consistent with the adopted General Plan. As a result, no significant adverse impacts are anticipated.

B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels? No Impact.

The project does not include approval of any specific development or construction project. Any future development that may be permitted consistent with the project would be subject to the existing City noise regulations contained in MPMC Titles 9 and 21. No significant adverse impacts are anticipated to result from the adoption and subsequent implementation of the project.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.

The City is not located within two miles of an operational public airport. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁵¹ As a result, no significant adverse impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.

⁴⁹ Title 24 of the State Health and Safety Code establishes standards for interior noise levels for new residential development, requiring that sufficient insulation be provided to reduce interior ambient noise levels to 45 CNEL.

⁵⁰ City of Monterey Park. Health and Safety Element. ci.monterey-park.ca.us/Index.aspx?page=735#noise

⁵¹ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979. [EVEN GOOGLE MAPS IS BETTER]

The City is not located within two miles of an operational private airport. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁵² As a result, no impacts related to the exposure of persons to aircraft noise from a private airstrip will result from the proposed project.

3.12.3 CUMULATIVE IMPACTS

The analysis indicated the adoption and subsequent implementation of the project would not result in any significant adverse cumulative noise impacts. As a result, no significant adverse cumulative noise impacts will occur.

3.12.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential noise impacts indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.13 POPULATION & HOUSING

3.13.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? Less Than Significant Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. No such services would be provided as a direct result of the project. The project does have the potential to indirectly permit greater density in residential zones, including permitting density bonuses in exchange for affordable housing. This has the potential to induce some amount of population growth in the area. However, the

⁵² Ibid.

residential zones of the City are fully developed and any future development utilizing the proposed density bonus regulations would be separately reviewed for compliance with CEQA. Therefore, the project would have a less than significant impact on population growth.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.

No existing residential units will be displaced as a result of the project's adoption and subsequent implements. Under Measure O, the *Residential* General Plan use designations on Hillview Avenue and Mable Avenue were changed to *Commercial*. The adoption of Measure O converted the existing residential uses to legally non-conforming land uses. Over time, these existing uses would be replaced by non-residential development assuming the property owners elect to redevelop their properties. However, this transition could occur in the absence of the project's approval since it is permitted under the General Plan. The project will be consistent with the adopted General Plan (including the provisions of Measure O) which have already been adopted. As a result, no significant adverse growth inducing impacts are anticipated.

3.13.3 CUMULATIVE IMPACTS

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no significant adverse cumulative population and housing impacts will occur.

3.13.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation is required.

3.14 PUBLIC SERVICES

3.14.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in

order to maintain acceptable service ratios, response times or other performance objectives relative to police protection services;

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to school services; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to other government services.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services? Less Than Impact.*

The City maintains its own fire department. Fire station locations include the City Hall, on Monterey Pass Road, and on Garfield Avenue. These stations allow for response to any incident within 8 to 14 minutes with an average response time of 10 minutes.⁵³ The department maintains standards to assist in fire prevention and protection throughout the City. These standards are from the California Fire Code, which has been adopted by the City. All future development within the City will still be subject to the California Fire Code requirements incorporated in MPMC Title 17. The project does not have a physical effect on government facilities and does not directly permit any specific development or construction project. The project is not anticipated to result in a significant increase in residential or commercial development that would result in an additional burden on City resources or an increased response rate by police, fire or emergency services. Therefore, the project would have a less than significant impact on fire services.

- B. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection? Less Than Significant Impact.*

The City has its own police department. The police department operates out of its facility located in City Hall. MPMC Title 9 outlines the duties of the police department. The project, by itself, will not increase demand for law enforcement services, as it does not directly permit any specific development or construction project. Therefore, the project would have a less than significant impact on police services..

- C. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant*

⁵³ City of Monterey Park. Health and Safety Element. ci.monterey-park.ca.us/Index.aspx?page=735#noise

environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? Less Than Significant Impact.

- D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to other governmental services? Less Than Significant Impact.*

The City is located within the service areas of a number of school districts including the Alhambra, Garvey, Los Angeles, and Montebello School Districts. Monterey Park is also located within the service area of the East Los Angeles Community College. The project will not result in any new types of land uses or increased development densities beyond that previously authorized under Measure D, Measure O, and state law. As a result, there is no increased demand for educational services associated with the adoption and subsequent implementation of the project. In addition the City will continue to collect school fees in accordance with California law. Therefore, the project would have a less than significant impact on school facilities and other governmental services..

3.14.3 CUMULATIVE IMPACTS

The project's adoption and subsequent implementation will not result in an incremental increase in the demand for police and fire service calls. No new facilities are will be required and no cumulative impacts are anticipated.

3.14.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of public service impacts indicated that no significant adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation, with respect to public services, is required.

3.15 RECREATION

3.15.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Less Than Significant Impact.*

The City is responsible for the maintenance and operation of the City's public parks and recreational facilities.⁵⁴ Local parks and recreational services operated by the City include the following:

- *Barnes Park* is located at 350 S. McPherrin Avenue and includes approximately 17 acres. Improvements located within this park include a community center, basketball gym, a memorial bowl, a sheltered picnic pavilion, an Olympic-sized pool, a lighted softball field, tennis courts, and a children's play area.
- *Bella Vista Park* is located at 400 Pomona Boulevard. This park has a land area of approximately 4 acres. And includes a softball field, children's play area, outdoor basketball, picnic facilities, lighted tennis court, and restrooms.
- *Edison Trails Park* is located at 1600 S. Garfield Avenue and has a land area of approximately 11 acres. Facilities at this park includes picnic facilities, a play area, restrooms and hiking trail.
- *Garvey Ranch Park* is located at 781 S. Orange Avenue, on the north side of the Garvey Reservoir. The park's land area is approximately 28 acres and the park's facilities include two lighted baseball fields, picnic facilities, restrooms, lighted tennis courts, children's playground, a community room, a museum, and an observatory.
- *George Elder Park* is located at 1950 Wilcox Avenue, one half block east of the Garfield Avenue and Elmgate Street intersection. The park features a basketball gym, a community center, a swimming pool, picnic facilities, lighted tennis courts, a children's area, and restrooms. This park's land area is approximately 15 acres.
- *Highlands Park* is located at 400 Casuda Canyon Drive and contains approximately 6 acres. This park is located adjacent to Monterey Highlands School and features lighted tennis courts, a children's area, passive open space, and restrooms.
- *La Loma Park* is located at 1950 Fulton Avenue and includes approximately 7.5 acres. This park includes baseball and softball fields, a children's play area, a restroom, and picnic facilities.
- The *Langley Senior Center* is located on 400 West Emerson Avenue. This center provides activities for the local seniors. Activities at this park include dances, a lunch program, billiards, table tennis, computer classes, flea markets and special events.
- *Sequoia Park* is located at 750 Ridgecrest Avenue and has a total land area of approximately 5 acres. This park offers a Japanese garden with Azumaya View Deck, a softball field, a children's play area, lighted tennis courts, outdoor basketball court, restrooms and picnic facilities.

⁵⁴ City of Monterey Park. Recreation and Parks Department. <http://ci.monterey-park.ca.us/index.aspx?page=764>

- *Sierra Vista Park* is located at 311 Rural Drive and has a land area of approximately 3 acres. This park includes a softball field, an outdoor basketball and paddle tennis court, a children's play area, picnic area, meeting room, and restrooms.
- *Sunnyslopes Park* is located at 1601 Sunnyslope Drive and has a land area and has an area of approximately 5 acres. This park features picnic facilities, a softball field, lighted tennis courts, a children's playground and restrooms.
- *Cascades Park* is located at 700 S. Atlantic Blvd. This park has a total area of approximately 2 acres.
- *Pine Tree Park* is located at 2167 Arriba Drive and has a total area of approximately 0.5 acres. This is a small neighborhood park with a picnic table and a children's play area.
- The *Water Conservation Park* is located at 720 Metro Drive. It measures approximately 1.3 acres and includes a small landscaped area with a walkway and benches.

These existing park facilities are designated as O-S (Open Space) in both the existing MPMC and the project. In 2010, the City's population was 60,269 persons which translate into approximately 1.77 park acres per 1,000 residents (not including joint use of school grounds or the golf course). The project will not result in any new types of land uses or increased development densities beyond that previously authorized under Measure D, Measure O, and state law. Therefore, the project will not result in additional population growth that would generate additional demand for recreational facilities. As a result, the project would result in a less than significant impact to recreational facilities.

B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? No Impact.

The adoption and subsequent implementation of the project will not physically affect any existing parks and recreational facilities in the City. The project will not result in any new types of land uses or increased development densities beyond that previously authorized under Measure D, Measure O, and state law. As a result, the project's adoption and subsequent implementation will not result in any significant adverse impacts to existing recreational facilities.

3.15.3 CUMULATIVE IMPACTS

The analysis determined the project would not result in any potential impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

3.15.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the adoption and subsequent implementation of the project. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION

3.17.1 THRESHOLDS OF SIGNIFICANCE

A project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that result in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in Inadequate emergency access;
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)? Less Than Significant Impact.*
- B. *Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways? Less Than Significant Impact.*

The City's roadway system includes the following roadway classifications: Primary Arterial, Minor Arterial, Collector, and Local Street. The Primary Arterials include Atlantic Boulevard, Garfield Avenue, New Avenue, Potrero Grande Drive/Pomona Boulevard, and Cesar Chavez Avenue. These roadways provide access to virtually all areas of the community and link local residents and business people to the freeway

system. The Minor Arterials serve the major employment centers and connect neighborhoods on the east side of the City to the downtown area. Collectors draw traffic from the local neighborhood streets to the arterial road network.⁵⁵

Monterey Park has a fully developed street system, with limited opportunities to create new routes and connections or to widen existing streets. Because of its location adjacent to three major freeways, the City's street system accommodates many pass-through trips. In particular, Atlantic Boulevard, Garvey Avenue, and Garfield Avenue, the City's three primary travel routes, often experience poor levels of service.⁵⁶ The Congestion Management Program (CMP) is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990. The program is intended to address the impact of local growth on the regional transportation system. The existing adopted General Plan growth projections were evaluated in the environmental studies prepared for Regional Transportation Program (RTP).

The project includes regulations for several previously unregulated uses, which may result in additional vehicular trips to and from the City. Any analysis of traffic attributable to any particular use would be dependent on the specific proposal, its location within the City, and its specific relation to the City's circulation pattern. Further, as the project's proposed changes are being made to comply with Measure D, Measure O, and state law, the project does not allow for any additional development (and associated traffic) beyond what is legally required. Any traffic impacts will be evaluated on a case-by-case basis. The project would not result in any changes to the planned City's existing circulation. Furthermore, the development possible under the project's implementation is consistent with that contemplated under the RTP. As a result, no significant CMP impacts are anticipated. Therefore, the project would have a less than significant impact to traffic and transportation.

C. Would the project results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? No Impact.

The City is not located within an airport land use plan or within the vicinity of a private airstrip. As a result, the project's adoption and subsequent implementation will not result in any significant adverse impacts.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact.

The adoption and subsequent implementation of the project would not result in any revisions to the City's circulation element. In addition, the existing roadway geometrics will not change. As a result, the project's adoption and subsequent implementation will not result in any significant adverse impacts.

E. Would the project result in inadequate emergency access? No Impact.

⁵⁵ City of Monterey Park. Circulation Element. <http://ci.monterey-park.ca.us/index.aspx?page=716>

⁵⁶ Ibid.

The adoption and subsequent implementation of the project would not result in any revisions to the City's circulation element. In addition, the existing designated emergency evacuation routes will not change. The project does not directly permit any specific development or construction project. Specific review of any proposed projects authorized by the proposed revisions would be evaluated by City staff and the appropriate board, commission and/or City Council to ensure that the proposed development does not result in inadequate emergency access. As a result, the project's adoption and subsequent implementation will not result in any significant adverse impacts.

F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? No Impact.

The Los Angeles County Metropolitan Transportation Authority (MTA) and Montebello Bus Lines provide regional bus service to local residents. Public transit service in Monterey Park is also provided by the City's Spirit bus system, the Metrolink commuter rail system, and the MTA's Gold Line station near the East Los Angeles Community College.⁵⁷ Several routes provide service within the City, with a route also extending to the Metrolink commuter train station at the California State University, Los Angeles campus located northwest of Monterey Park. In addition to regional and local fixed-route bus services, dial-a-ride service is available to senior citizens to destinations within Monterey Park and to medical facilities in adjacent communities. Regional door-to-door service for disabled persons is available through the Access dial-a-ride service. The existing bus stops serving the City will not be affected as part of the project's adoption and subsequent implementation. As a result, the project's adoption and subsequent implementation will not result in any significant adverse impacts.

3.16.3 CUMULATIVE IMPACTS

The future development contemplated as part of the project's implementation not be any different from that envisioned under the adopted General Plan. As a result, no accumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential traffic and circulation impacts indicated that no significant unmitigable adverse impacts would result from the project's adoption and subsequent implementation. As a result, no mitigation is required.

3.17 UTILITIES

3.17.1 THRESHOLDS OF SIGNIFICANCE

A project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;

⁵⁷ City of Monterey Park. Circulation Element. <http://ci.monterey-park.ca.us/Index.aspx?page=717#regional>

- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with federal, state, and local statutes and regulations relative to solid waste;
- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.*

The Sanitation Districts of Los Angeles County operate ten water reclamation plants (WRPs) and one ocean discharge facility (Joint Water Pollution Control Plant), which treat approximately 510 million gallons per day (mgd), 200 mgd of which are available for reuse (reclaimed water). The Joint Water Pollution Control Plant (JWPCP) located at 24501 S. Figueroa Street, Carson serves the City.⁵⁸ The design capacities of the districts' wastewater treatment facilities are based on population forecasts adopted in the Southern California Association of Government's (SCAG) 2006 Regional Comprehensive Plan and Guide (RCPG). All expansions of the districts' facilities must be sized and service phased in a manner that will be consistent with the Growth Management Element of the RCPG. The available capacity of the districts' treatment facilities will be limited to levels associated with approved growth identified in the RCPG.

The City's sanitary sewer system is a gravity-flow system that connects to county trunk lines. These lines collect more than two billion gallons of raw sewage per year and convey it out of the City. The sewer system is comprised of 126 miles of main line sewers and approximately 2,498 manholes. As indicated in previous sections, the project will continue to indicate the location and extent of permitted land uses and development. Based on average flow summaries, industrial waste permit flow data, and population estimates, the estimated wastewater generation in the City was 4.6 million gallons per day (MGD) in 2010. As indicated previously the wastewater from Monterey Park is sent to our Joint Water Pollution Control Plant (JWPCP) in Carson for treatment. For 2010, we treated 403 MGD at JWPCP, so the Monterey Park wastewater represents 1.1% of the flow.

⁵⁸ Sanitation Districts of Los Angeles County. http://www.lacsd.org/about/wastewater_facilities/jwpcp/default.asp

The project does not directly permit any specific development or construction project beyond that currently allowed. While the project includes some additional specific regulations regarding permitted uses, the proposed regulations would not result in an intensification of permitted uses or changes to wastewater disposal. As a result, no significant adverse impacts are anticipated.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? No Impact

Any future development that may be permitted pursuant to the project would be located in highly developed suburban areas of the City that are already served by existing storm drain, water and wastewater facilities; therefore no new expansion of facilities or construction of new facilities would be required. Further, any proposed future development that required development of additional connections, drains, or facilities may be required by the City to construct or finance construction of the needed improvements. As a result, no significant adverse impacts are anticipated.

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact

The majority of the storm drain system in the City is municipally owned and operated. However, about 20% is managed by the Los Angeles County Department of Public Works.⁵⁹ The Los Angeles County Flood Control District (LACFCD) has the regional, county-wide flood control responsibility. LACFCD responsibilities include planning for developing, and maintaining flood control facilities of regional significance which serve large drainage areas.

Assessments of existing conditions and capacity are undertaken on a project-by-project basis. As new development is proposed, applicants' must prepare hydrology studies that identify the existing facilities and capacity. The project does not directly permit any specific development or construction project beyond that currently allowed. As a result, no significant adverse impacts are anticipated.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No Impact.

Monterey Park relies solely upon local groundwater supplies to meet local demand. For emergencies, the City can utilize water supplies from the Metropolitan Water District of Southern California (MWD) and the California Water Services Company. The Water Master Plan identified several concerns with the City's aging water production and transmission system, as well as deteriorating water quality conditions at selected wells where concentrations of volatile organic compounds (VOCs) have risen over the years. The Master Plan outlines a phased program to address water line maintenance and replacement as a means to accommodate increased demands and to avoid groundwater contamination in the future.⁶⁰

⁵⁹ City of Monterey Park. Safety and Community Services Element. <http://ci.monterey-park.ca.us/index.aspx?page=739>

⁶⁰ City of Monterey Park. Safety and Community Services Element. <http://ci.monterey-park.ca.us/index.aspx?page=739>.

The project does not directly permit any specific development or construction project. Further, the project does not increase the permitted density in any particular residential or commercial zone that would result in a greater demand for water. As a result, no significant adverse impacts are anticipated.

E. Would the project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No Impact

The project does not directly permit any specific development or construction project and, as stated in Section 3.17.2.A above, would not have any impact on wastewater facilities. As a result, no significant adverse impacts are anticipated.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact.

Trash collected in the City is disposed into the nearby landfills, primarily Puente Hills Land Fill and Brea Olinda land fill. The Puente Hills Landfill is located in an unincorporated area of Los Angeles County near Whittier and it is owned and operated by the Sanitation Districts of Los Angeles County. The role of the Sanitation Districts of Los Angeles County is to construct, operate and maintain facilities to collect, treat and dispose of wastewater, and to provide for disposal and management of solid wastes.

The project does not directly permit any specific development or construction project. Further, the project does not increase the permitted density in any particular residential or commercial zone that would result in a greater demand for solid waste services. As a result, no significant adverse impacts are anticipated.

G. Would the project comply with federal, state, and local statutes and regulations related to solid waste? No Impact.

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. The Act required cities and counties to identify measures to divert 25% of the total solid waste stream from landfill disposal by the year 1995 and 50% by the year 2000. The state has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The City's Source Reduction and Recycling Element identifies programs that must be implemented to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials.⁶¹ Future development within the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling.

The project does not directly permit any specific development or construction project. Further, the project does not increase the permitted density in any particular residential or commercial zone that would result in a greater demand for solid waste services. As a result, no significant adverse impacts are anticipated.

H. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.

⁶¹ City of Monterey Park. Safety and Community Services Element. <http://ci.monterey-park.ca.us/Index.aspx?page=737#solid>

SCE and SCG provide service upon demand, and early coordination with these utility companies will ensure adequate and timely service to all properties in the City. Further, the project does not allow any additional uses that would significantly increase power or natural gas demand in the City. Thus, no significant adverse impacts on power and natural gas services will result from the adoption and subsequent implementation of the project.

I. Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.

Future development will require continued telephone service from various local and long-distance providers. The project includes a new chapter regulating wireless telecommunication facilities. The new telecommunications chapter includes the following regulations governing wireless facilities:

- Facilities must be installed and at all times maintained in compliance with the requirements of the Building, Fire, Planning and Engineering Divisions of the City. Permittees are separately required to obtain all applicable building and construction permits, encroachment permits that may be required before erecting or installing the Facility.
- All facilities must comply with the federal requirements relating to radio frequency emissions and maximum exposure limits provided in Title 47 of the Code of Federal Regulations, Sections, 1.1307, 1.1310, and 2.1093 to the extent applicable within thirty days of initial operation of any facility and again upon the annual anniversary of the date the application for the facility is approved.
- The facility cannot bear any signs or advertising devices other than certification, warning, or other required seals or required signage.
- Any and all accessory equipment, or other equipment associated with the operation of the facility, including but not limited to transmission cables, must be located within a building, enclosure, or underground vault in a manner that complies with the development standards of the zoning district in which such equipment is located.
- If the equipment is located above ground, it must be visually compatible with the surrounding buildings and either shrouded by sufficient landscaping to screen the equipment from view, or designed to match the architecture of adjacent buildings.
- The facility exterior must be comprised of non-reflective materials and camouflaged to blend with the surrounding environment, materials and colors.
- All screening used in connection with a wall mounted and/or roof mounted facility must be compatible with the architecture, color, texture and materials of the building or other structure to which it is mounted.
- Landscaping must be compatible with the surrounding landscaping and must be of a type and variety capable of screening all or a portion of the facility as determined by the City planner.

- The maximum height of any facility must be measured from the ground to the tallest portion of the facility.
- Each facility must be considered a principal use. All portions of any Antenna Structure must be maintained at least five (5) feet from any side property line and ten (10) from any rear property line.

In addition, “major facilities” may be located in non-residentially zoned districts subject to the following additional requirements:

- The facility must first obtain a conditional use permit.
- The facility may be ground mounted or roof mounted; provided that a roof mounted facility screened on all four sides by a solid material that does not exceed the maximum height of the applicable zoning district.
- A major facility cannot be located within 200 feet of a property line for any property containing a residential structure.
- Lattice towers cannot be located in Residential Zones.
- A ground mounted facility must be located in the rear or side yard of a property; provided that no part of a ground mounted facility must be located in a side yard that abuts any public right-of-way.
- No portion or extension of a major facility, including without limitation any guy wires, can protrude beyond property lines or extend into any portion of property where such facility is not itself permitted.
- All distances must be measured in a straight line without regard to intervening structures, from the nearest point of the proposed Major Facility to the relevant property line.
- A major facility must be located at least five hundred feet from the nearest existing, legally established major facility (except in the event that such facility is collocated).
- A ground mounted facility must be located in close proximity to existing above ground utilities, such as electrical tower or utility poles (not scheduled for removal or under-grounding) light poles, trees of comparable height, water tanks and other areas where the facility will not detract from the image or appearance of the neighborhood or City.
- A ground mounted facility must be covered with a clear anti-graffiti material of a type approved by the City planner.
- A roof mounted facility, and any guy wires, supporting structures and accessory equipment must be located and designed so as to minimize the visual impact as viewed from surrounding properties and public streets.

The project does not directly permit any specific development or construction project. Further, the project does not increase the permitted density in any particular residential or commercial zone that would result in a greater demand for communications services. As a result, no significant adverse impacts are anticipated.

3.17.3 CUMULATIVE IMPACTS

The potential impacts related to water line and sewer line capacities are site specific. Furthermore, the analysis herein also determined that the adoption and subsequent implementation of the project would not result in any significant adverse impacts on utility infrastructure and/or services. As a result, no cumulative impacts on utilities will occur.

3.17.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of utilities impacts indicated that no unmitigable significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

SECTION 4 CONCLUSIONS

4.1 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the mandatory findings of significance set forth in CEQA Guidelines § 15065 based on the results of this environmental assessment:

- The approval and subsequent implementation of the project *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The Initial Study indicated there is no evidence that the project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.

SECTION 5 REFERENCES

5.1 REFERENCES

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Exhibit E

Resolution No. 10655

RESOLUTION NO. 10655

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK ADOPTING THE MONTEREY PARK GENERAL PLAN**

**THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE
AS FOLLOWS:**

SECTION 1. The City of Monterey Park has completed a comprehensive update of the City's General Plan (Plan). The Plan addresses all properties within the corporate City limits, as well as properties within the City's sphere of influence. The Plan establishes a 20-year planning strategy for the continued enhancement of the community through goals and policies contained in the following elements: Land Use, Economic Development, Circulation, Housing, Safety and Community Services, and Resources. Separate from but related to the Plan, the City has also completed an Implementation Plan to set forth how the Plan will be implemented.

SECTION 2. All requirements of the California Environmental Quality Act have been met for the consideration of environmental effects from the project.

SECTION 3. The City Council **APPROVES** the General Plan and finds that the General Plan establishes a comprehensive vision and plan for the continued enhancement of the community, including providing opportunities for economic growth, new jobs, and a range of housing to meet broad-based community needs. Further, the General Plan establishes goals and policies for protection of resources important to the community.

SECTION 4. Pursuant to Monterey Park Municipal Code Chapter 21.78 amendments to the Land Use Element of the General Plan shall be submitted to voters for approval. Attached to this resolution is a map setting forth the amendments to the Land Use Element of the General Plan that shall be submitted to the voters for approval. The map depicts the following amendments:

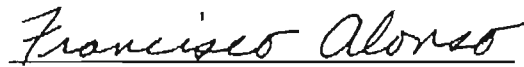
1. Commercial and/or Residential uses to Mixed-Use commercial/residential development along portions of North Atlantic, Garfield, East Garvey, Baltimore, and Pomona;
- 2a. Industrial uses to Employment/Technology uses along Monterey Pass Road and west of the Long Beach Freeway;
- 2b. Industrial uses to Public Facilities uses west of the Long Beach Freeway and adjacent to the west City boundary;
- 2c. Industrial uses to commercial uses between Potrero Grande Drive and the Pomona Freeway;
3. Public and Semi-Public Facilities uses to Open Space south of the Pomona Freeway;
4. Residential uses to Commercial uses on Hillview, and Mable; and
5. Increased residential density uses on Cesar Chavez across from East Los Angeles College and on Potrero Grande east of Kenton.

**CITY COUNCIL
RESOLUTION NO. 10655
PAGE 2**

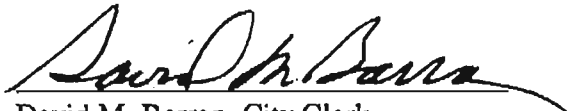
SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

CITY COUNCIL
RESOLUTION NO. 10655
PAGE 3

PASSED, APPROVED and ADOPTED this July 18, 2001.


Francisco Alonso, Mayor

ATTEST:


David M. Barron, City Clerk

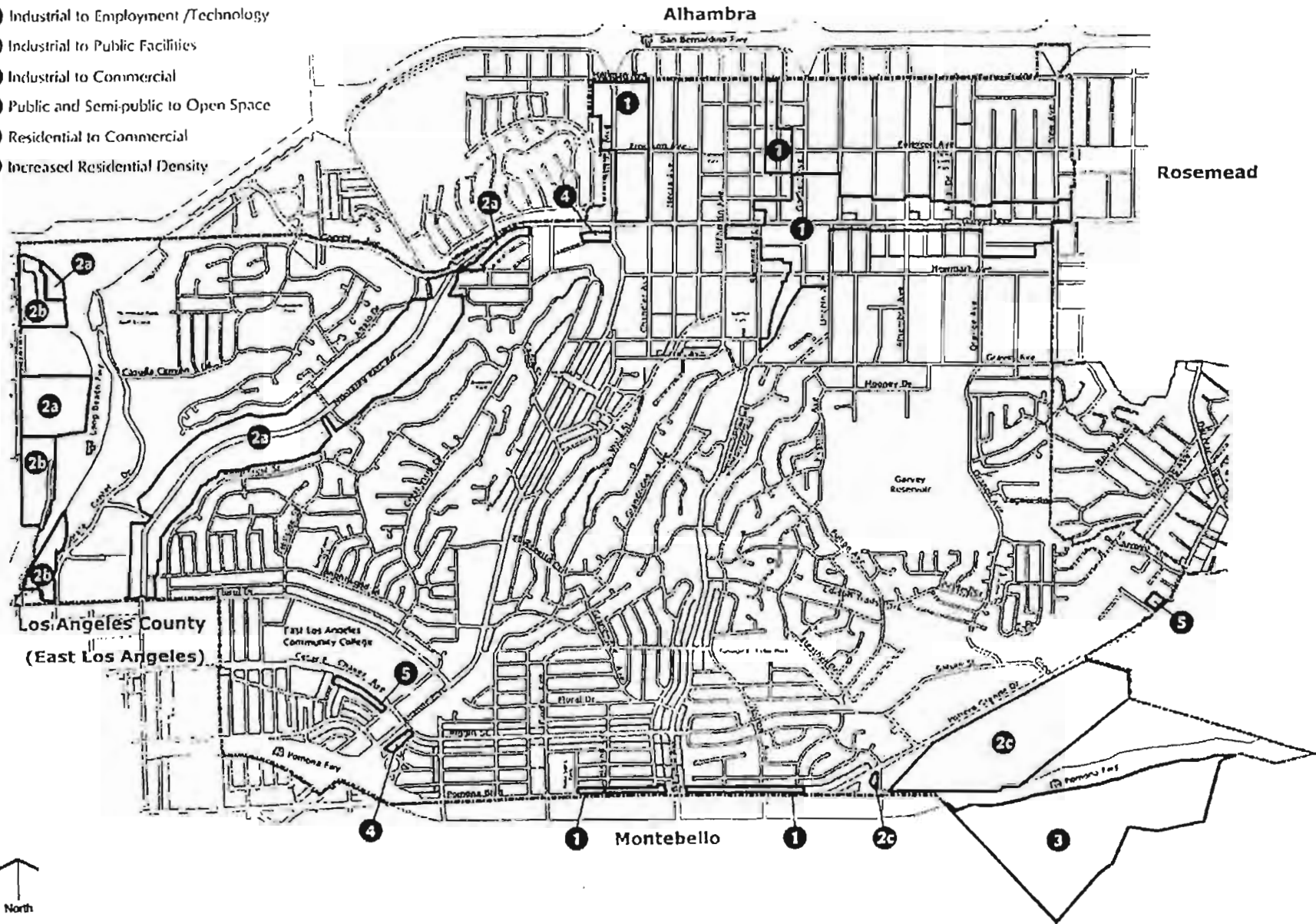
CITY OF MONTEREY PARK)
COUNTY OF LOS ANGELES) SS
STATE OF CALIFORNIA)

I, DAVID M. BARRON, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 10655 was duly adopted by the City Council of the City of Monterey Park at a Regular Meeting on the 18th day of July, 2001, by the following vote of the Council:

AYES:	COUNCILMEMBERS:	VENTI, LAU, BALDERRAMA, ALONSO
NOES:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE


David M. Barron
City Clerk of the City of Monterey Park

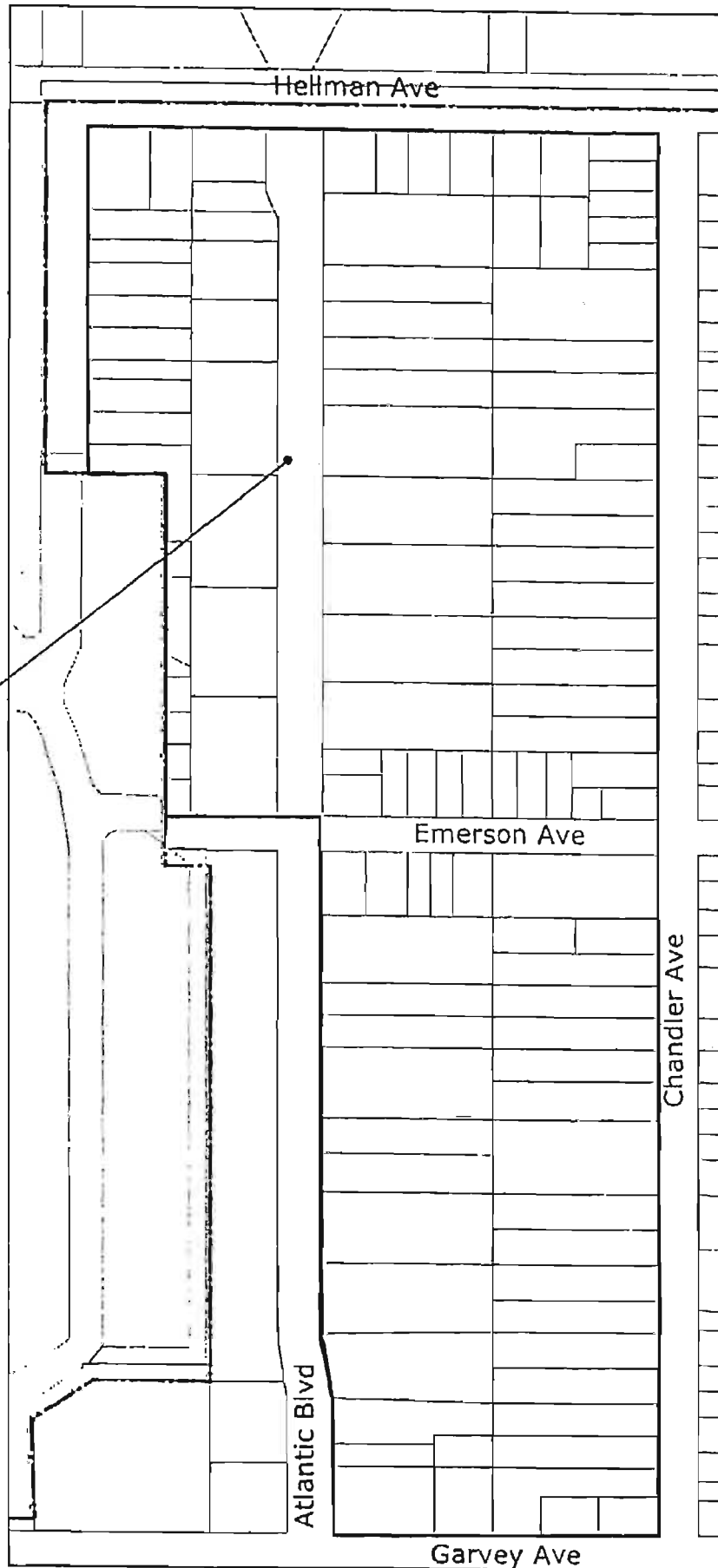
- 1 Commercial and/or Residential to Mixed Use
- 2a Industrial to Employment /Technology
- 2b Industrial to Public Facilities
- 2c Industrial to Commercial
- 3 Public and Semi-public to Open Space
- 4 Residential to Commercial
- 5 Increased Residential Density



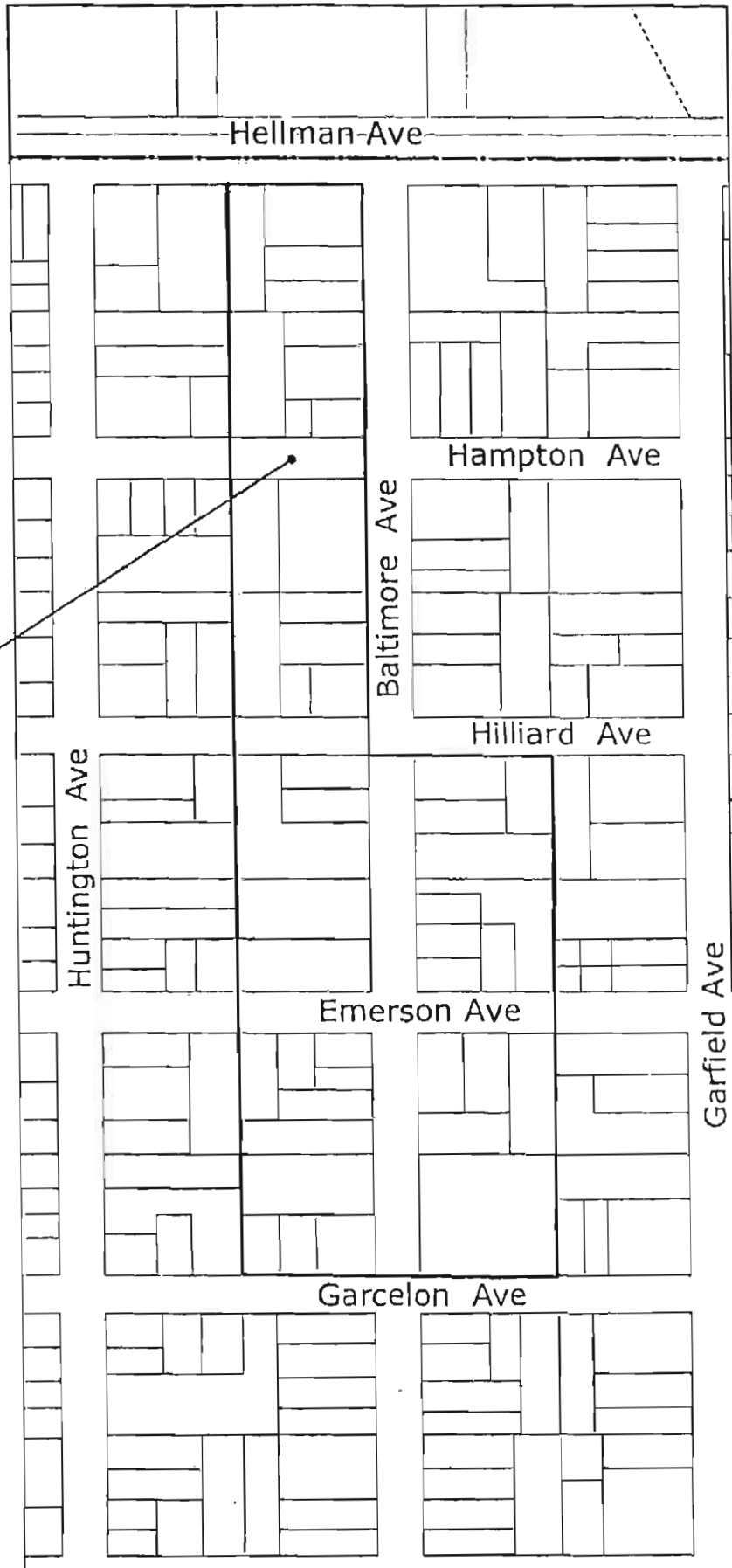
Amendments to Land Use Element Map

July 18, 2001

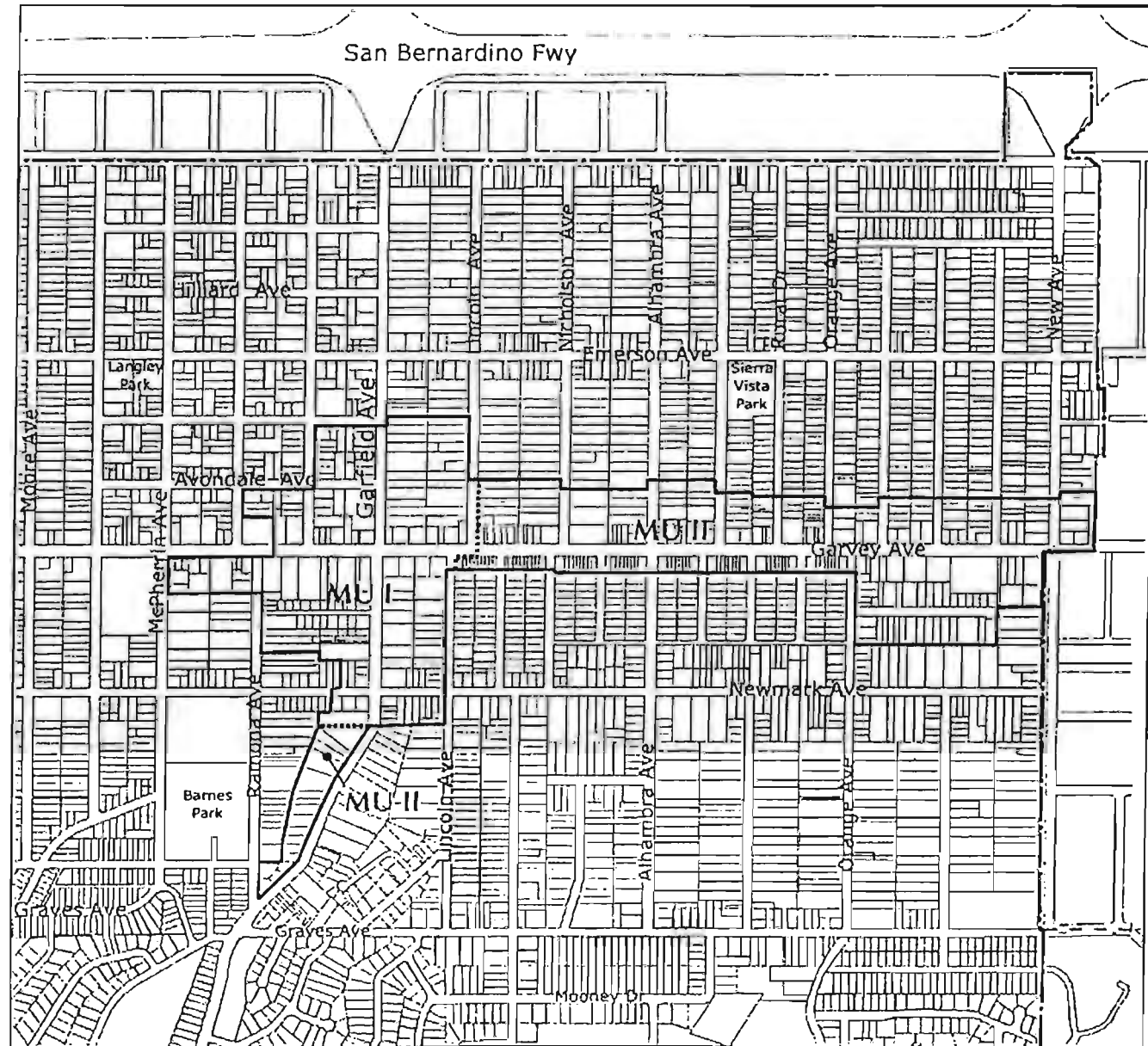
1
Commercial
and/or
Residential to
Mixed Use
(MU I)

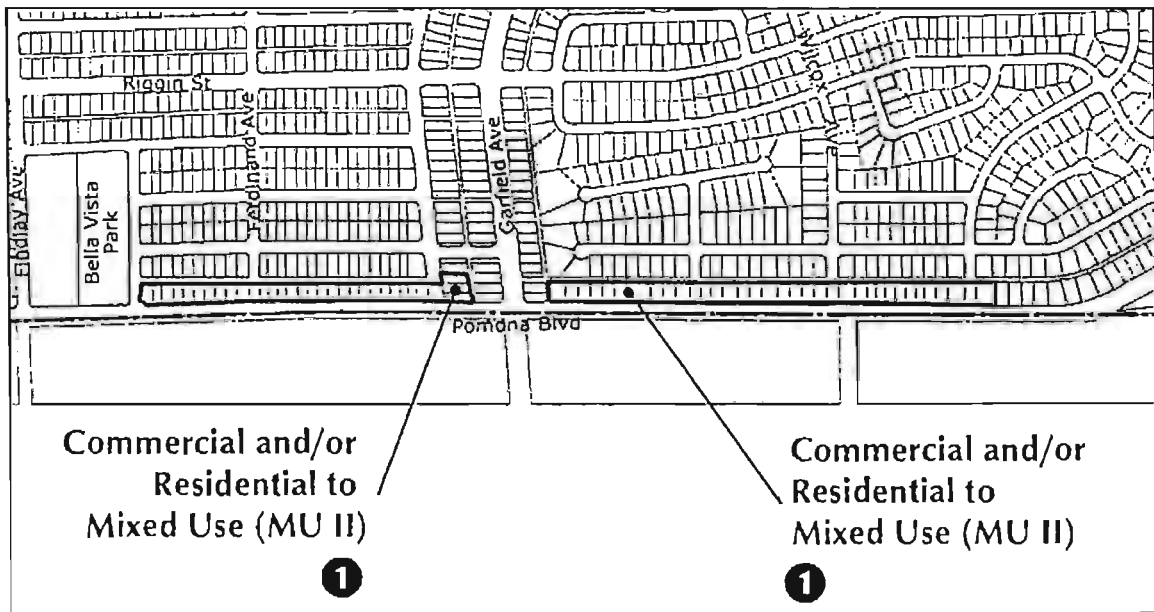


1
Commercial
and/or
Residential to
Mixed Use
(MU III)



1
Commercial and/or
Residential to
Mixed Use
(MU I and MU II)





Industrial to Public
Facilities

2b

Industrial to Employment /
Technology

2a

Industrial to Employment /
Technology

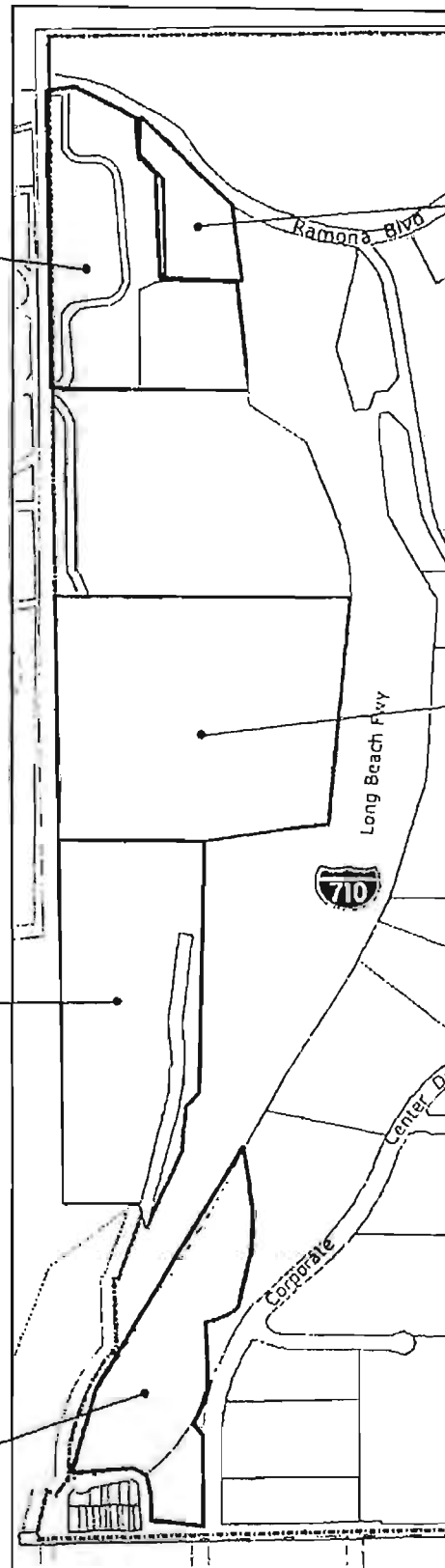
2a

Industrial to Public
Facilities

2b

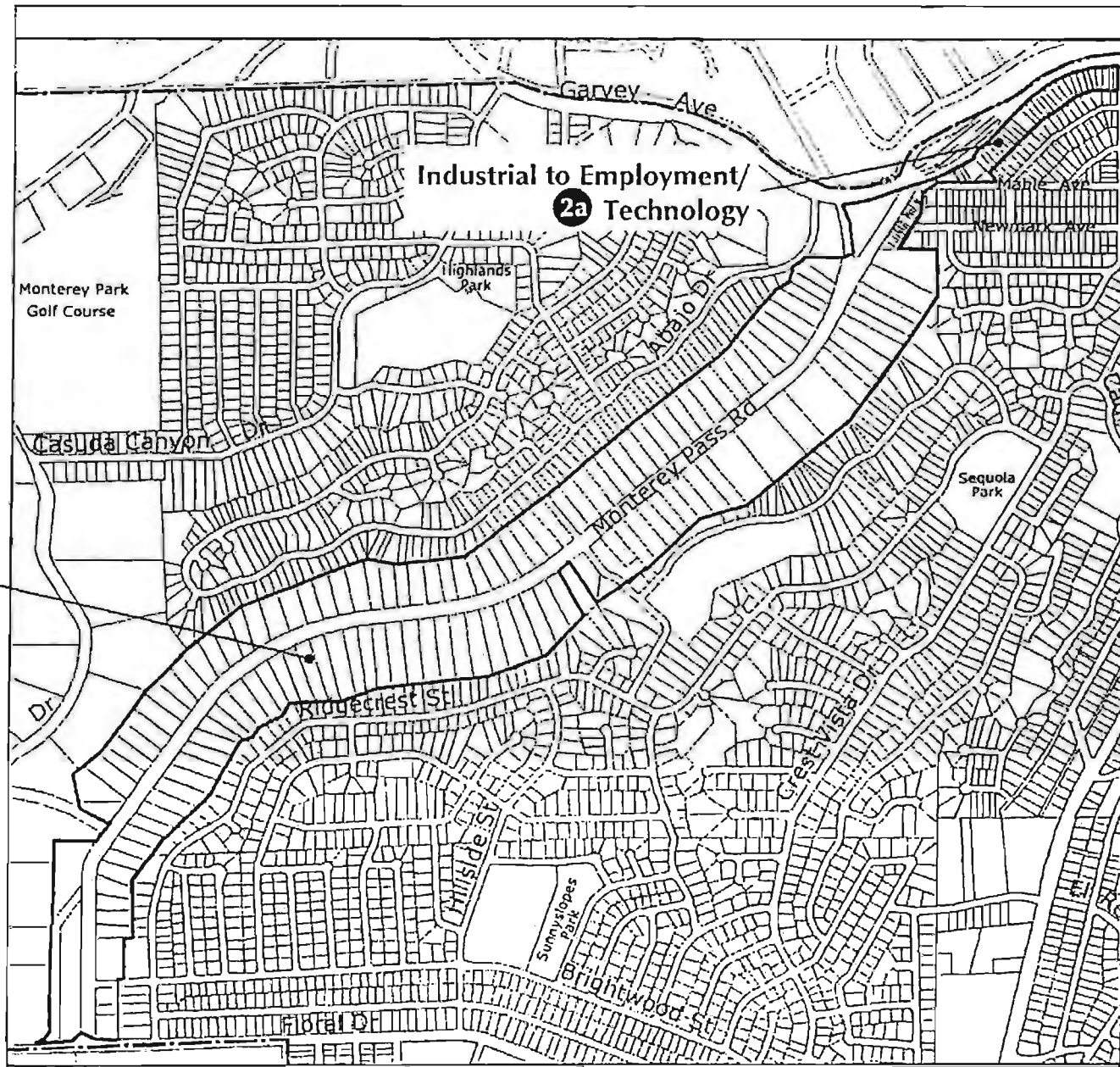
Industrial to Public
Facilities

2b



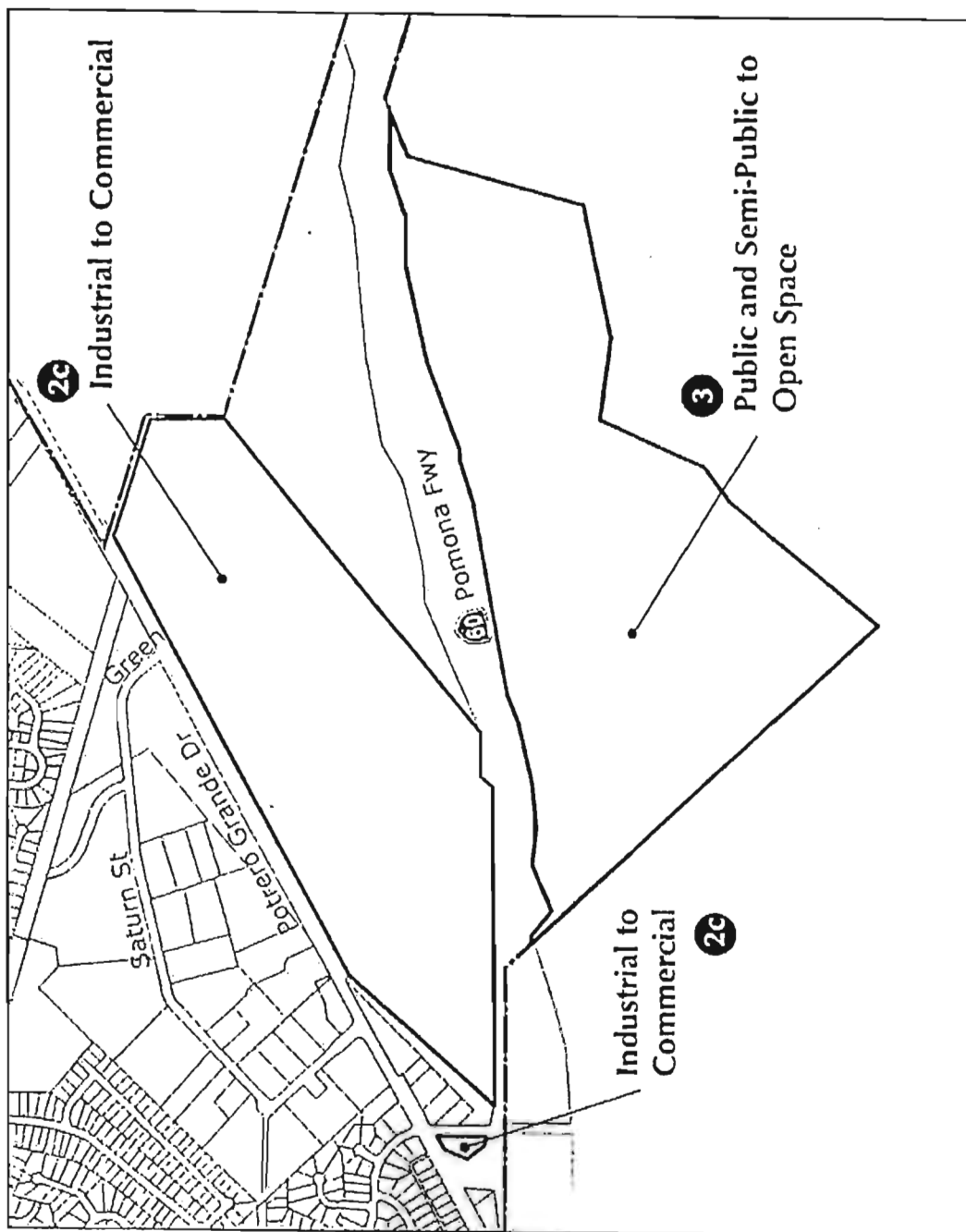
Industrial to Employment/
Technology

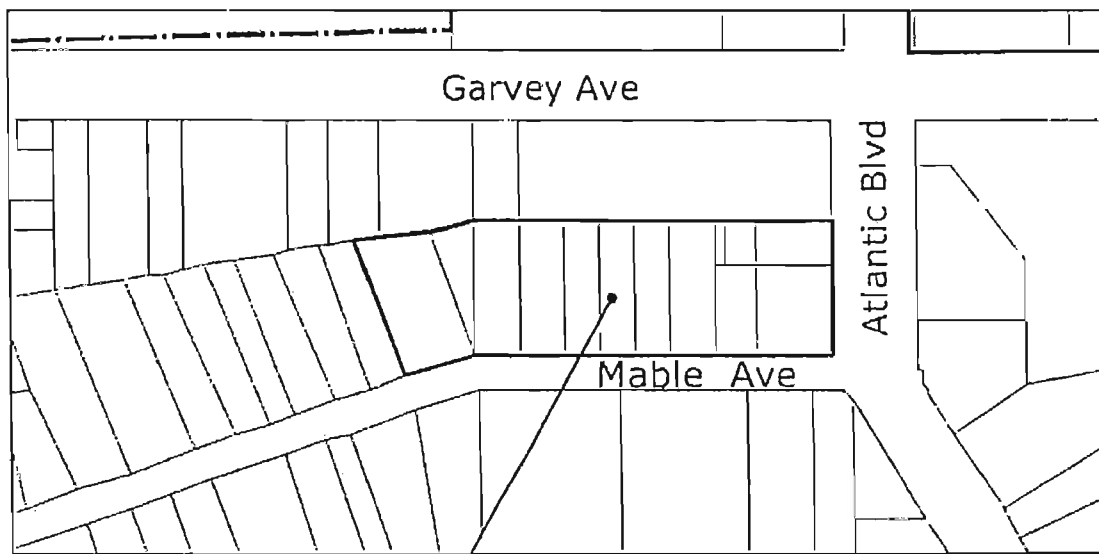
2a



Industrial to Employment/
Technology

2a

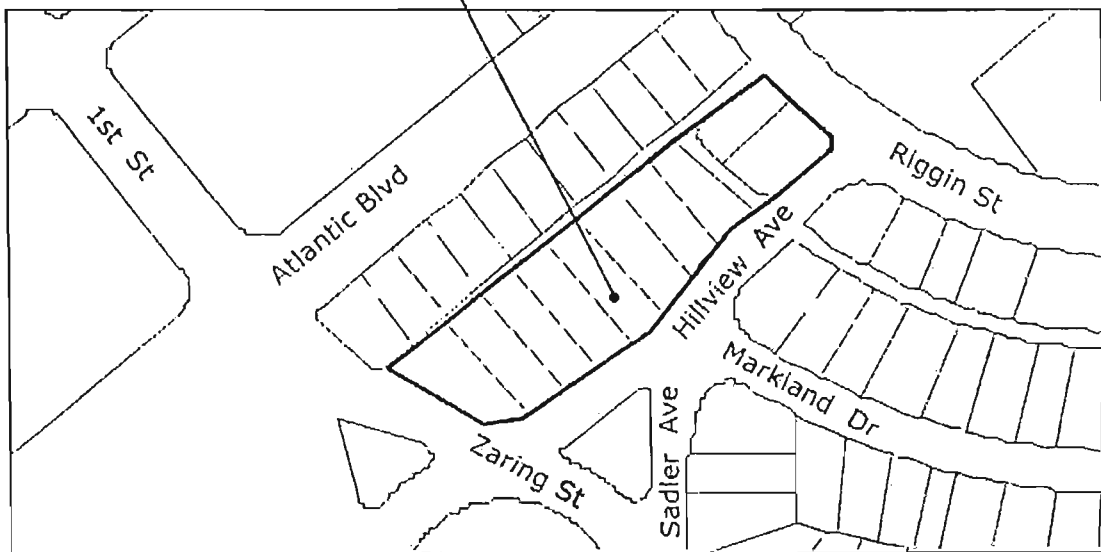




Residential to Commercial

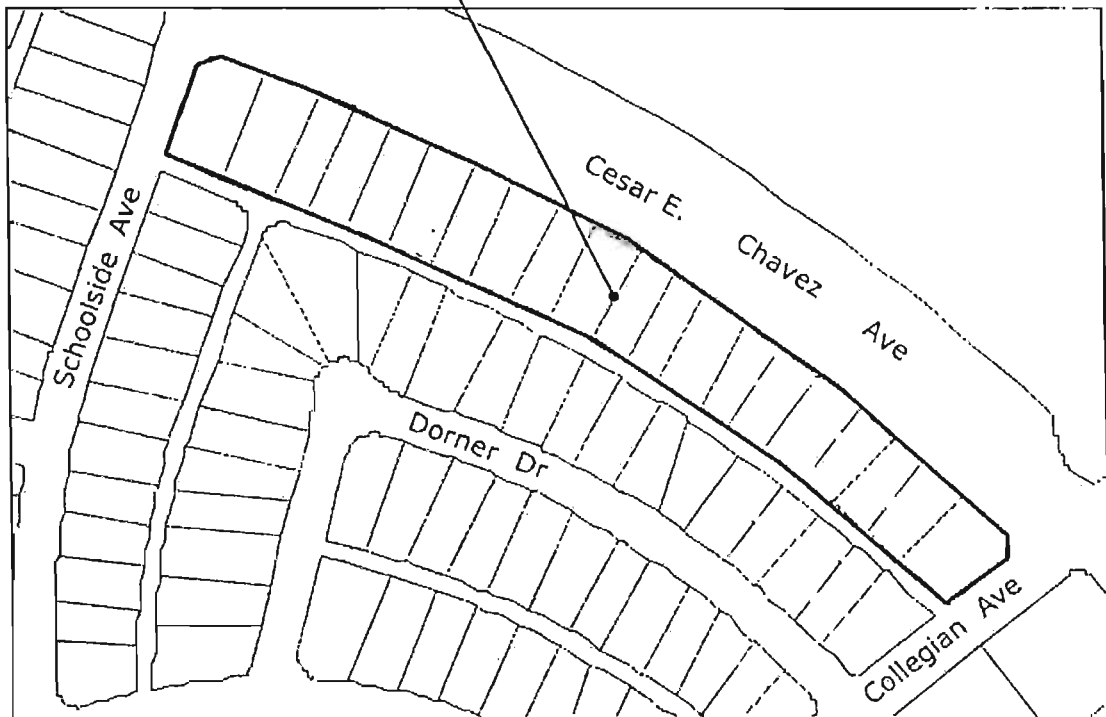
4

4
Low Density Residential to
Commercial



5

Medium Density Residential to
High Density Residential



5

Low Density Residential to
Medium Density Residential

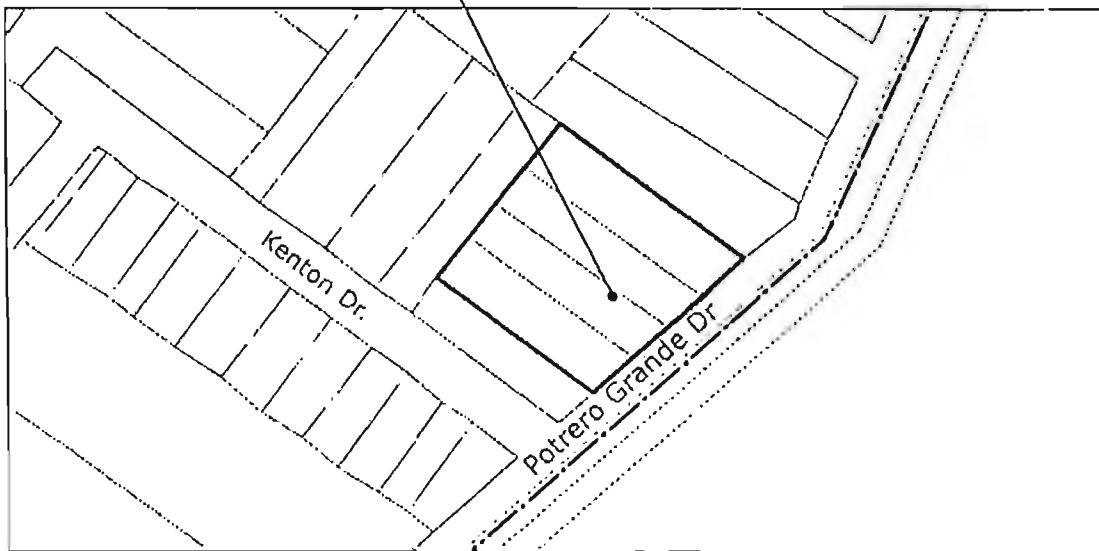


Exhibit F

Ordinance No. 1933

ORDINANCE NO. 1933

**AN ORDINANCE OF THE PEOPLE OF THE CITY OF MONTEREY PARK,
CALIFORNIA, ADDING CHAPTER 21.14, ENTITLED OFFICE PROFESSIONAL,
TO THE MONTEREY PARK MUNICIPAL CODE, MODIFYING SECTION 21.70.030
OF THE MONTEREY PARK MUNICIPAL CODE BY ADDING CERTAIN
CONDITIONALLY PERMITTED USES IN THE OFFICE PROFESSIONAL ZONE,
APPROVING A GENERAL PLAN AMENDMENT AND APPROVING A
ZONE CHANGE FOR THE AREA COMMONLY KNOWN AS
MCCASLIN BUSINESS PARK FROM MANUFACTURING (M) TO
OFFICE PROFESSIONAL (O-P)**

**THE PEOPLE OF THE CITY OF MONTEREY PARK, CALIFORNIA, DO
HEREBY ORDAIN AS FOLLOWS:**

SECTION 1. The People find and determine that a Zone Change pursuant to Title 21 of the Monterey Park Municipal Code (MPMC), to change the zoning designation from M (Manufacturing) to O-P (Office Professional), and to establish appropriate development regulations for the O-P zone are in the public interest and consistent with the General Plan.

SECTION 2. The People hereby amend the Monterey Park Municipal Code (MPMC) to establish an O-P (Office Professional) Zone, by adding Chapter 21.14 thereto to read as follows:

Chapter 21.14

O-P --- Office Professional Zone

Sections:

- 21.14.010 Purpose
- 21.14.020 Permitted uses
- 21.14.030 Prohibited uses
- 21.14.040 Principal uses
- 21.14.050 Conditional uses
- 21.14.060 Standards of development generally
- 21.14.070 Lots
- 21.14.080 Yards
- 21.14.090 Building height
- 21.14.100 Floor area ratio (FAR)
- 21.14.110 Off-street Parking

- 21.14.120 Required walls
- 21.14.130 Trash facilities
- 21.14.140 Buffering and maintenance of landscaping and easements
- 21.14.150 Compressors, air-conditioning units or similar mechanical equipment
- 21.14.160 Lighting
- 21.14.170 Exceptions
- 21.14.180 Site development plan approval
- 21.14.190 Limitations on permitted uses

21.14.010 Purpose. In order to provide for the development of integrated professional, office and limited retail areas that exhibit a diversity of business activity from both revenue and service quality standpoints, and which are compatible and responsive to abutting land uses, including residential developments, the following regulations shall be applicable to all properties classified in the O-P zone.

21.14.020 Permitted uses. No person shall use, nor shall any property owner permit the use of any lot classified in any O-P zone for any use, other than the following as set out in Section 21.14.040 and 21.14.050.

21.14.030 Prohibited uses. All uses not permitted in this chapter shall be prohibited.

21.14.040 Principal uses. The principal uses shall be permitted as follows:

- Administrative and professional offices;
- Beauty salon or barber shop;
- Bookstore;
- Cellular phone, telephone and pager store
- Coffee shop;
- Computer store, sales and service;
- Confectionary shop;
- Data processing facility;
- Delicatessen;
- Employment agency;
- Financial institutions' corporate offices, no retail banking;
- General research facility, not involving testing, manufacturing, fabrication or processing or sale of products, nor the use of a hazardous material that has a degree of hazard rating in health, flammability or reactivity of Class 4 as ranked by U.F.C. Standard 79-3 or succeeding standard;
- Gift shop;
- Ice cream parlor;
- Import and export offices;
- Investment service offices, stock brokers;
- Jewelry store, sales and service;
- Legal offices;

Mail box and service store;
Medical equipment and supplies, sales and service;
Notary public;
Photocopying and blueprinting;
Public utility customer service office
Real estate offices and title companies;
Restaurant, tearoom and cafe;
Service businesses;
Stationery;
Studio, art, dance, martial arts, photography;
Tax consulting;
Tobacco store;
Travel agency;
Video sales and rentals;

21.14.050 Conditional uses. Conditional uses shall be uses specifically enumerated in Section 21.70.030.

21.14.060 Standards of development generally. All premises in the O-P zone shall comply with the following standards of development as set out in Sections 21.14.070 through 21.14.190.

21.14.070 Lots. (a) Lot area. The minimum lot area of each lot shall be five thousand square feet.

(b) Lot width. The minimum width of each lot shall be fifty feet.

(c) Lot depth. The minimum depth of each lot shall be one hundred feet.

21.14.080 Yards. The following minimum yards shall be required on all lots:

(a) Front yard. No minimum front yard is required.

(b) Side and rear yards. Every lot shall have and maintain minimum side and rear yards as follows:

(1) When the side yard is adjacent to a street, the yard shall be at least fifteen feet in depth.

(2) When adjacent to a R-zone, the yard shall be no less than fifty feet, plus five feet in depth for each story above one story of building or each ten-foot increment above fifteen feet in height of building on the O-P zoned lot. Where there is an opening, including but not limited to windows, pedestrian doors and roll-up doors, in any building on the O-P zone facing a yard adjacent to a R-zone, the yard shall be no less than one hundred feet from any opening to the R zoned lot. The yard may be used for parking, excepting a minimum fifteen foot wide area abutting the R-zone which shall be landscaped and maintained in such a condition so as not to violate Section 9.54.010. The required landscaping shall also conform to the standards set forth in Section 21.14.140. When the O-P zoned lot is separated from a R-zone by an alley, a rear yard setback of forty feet shall be provided, as measured from the centerline of the alley. A minimum three-foot wide landscaped planter shall be installed and maintained along the alley, excepting at any vehicular access driveway.

(3) When adjacent to a commercially-zoned or M zoned lot, no yard is required.

21.14.090 Building height. No building or structure in excess of forty feet or three stories shall be located on any lot. Buildings or structures exceeding the height limits may be permitted upon approval of a conditional use permit.

21.14.100 Floor area ratio (FAR). The floor area ratio shall not exceed 0.5 when the lot is less than ten thousand square feet in area. When the lot is between ten thousand and twenty thousand square feet in area, the floor area ratio shall not exceed 0.65. When the lot is more than twenty thousand square feet in area, the floor area ratio shall not exceed 0.8. The floor area ratio may be increased to a maximum of 1.0 for all lots, upon approval of a conditional use permit.

21.14.110 Off-street parking and loading. Each O-P zoned lot shall have and maintain off-street parking and loading facilities as required by Chapter 21.40.

21.14.120 Required walls. Except as otherwise provided in Chapter 21.48, the following standards shall apply: (a) Where any part of the front yard or street side yard of a O-P zoned lot is used for parking or loading, a masonry wall compatible in color with the commercial building and/or sight-obscuring hedge a minimum of three feet in height shall be erected and maintained within a landscaped area a minimum of three feet in width adjacent to the sidewalk at the front or side yard property line as required by Section 21.40.180.

(b) When any O-P zoned lot has a common side or rear lot line with any R-zoned property, a six-foot solid decorative masonry or concrete block wall compatible in color with the commercial building shall be constructed and maintained along all such common side or rear lot lines. Where an easement exists, abutting the common property line, the said decorative wall may be constructed along the boundary of the easement on the commercial lot. A minimum three-foot wide landscaped planter with automatic irrigation system shall be placed adjacent to the wall, planted with trees, shrubs, ground cover and vines. Where a parking lot on the O-P zoned lot abuts a R-zoned lot, the additional parking lot landscaping requirements of Section 21.40.180 shall apply.

21.14.130 Trash facilities. Each O-P zoned lot shall be provided with facilities for the storage and collection of trash as follows:

(a) Any outdoor trash facility shall be enclosed by a minimum five-foot high solid masonry, brick or concrete wall except for the access way which shall be enclosed with solid decorative gates of the same height.

(b) Location and size shall be subject to approval by the planner. When any O-P zoned lot has a common property line with a R-zoned lot, no trash facility shall be located within the required building setback.

(c) Open vehicular and pedestrian access to and from such trash facility shall be provided. No parking spaces shall block such access to the trash facility.

(d) Trash facilities shall be maintained in a closed manner at all times to prohibit visibility from public rights-of-way or adjacent property.

Notwithstanding any other provision of this title, all existing uses, buildings and structures in the O-P zone which do not conform to this Section shall provide a fully enclosed trash facility within six months of the effective date of this ordinance unless providing such trash facility will eliminate any existing required off-street parking spaces.

21.14.140 Buffering and maintenance of landscaping and easements. For O-P zoned lots with side or rear yards that are adjacent to an R zoned lot, the following buffering provisions shall be provided and maintained:

(a) Landscaping, irrigation and maintenance plans shall be required and the plans shall be subject to approval of the design review board under the provisions of Chapter 21.72. The plans shall incorporate, but not be limited to, fifteen-gallon minimum trees at time of planting, interspersed shrubs, ground cover, raised earthen berms and automatic sprinkler systems. The City may require the maintenance plan to include a bonafide service agreement with a City licensed landscaping service business. Maintaining an active service agreement on file with the Community Development Department shall be the responsibility of the owner of the subject property or by his authorized agent.

(b) All landscaped areas and easements shall be maintained in good condition, weed and disease free, and in compliance with Chapter 9.54.

Notwithstanding any other provision of this title, all O-P zoned lots that abut a R zone and do not have landscaping, irrigation and maintenance plans that have been approved by the design review board pursuant to requirements of Chapter 21.72 shall submit a landscaping, irrigation and maintenance plan for design review board approval within six months of the effective date of this ordinance.

21.14.150 Compressors, air-conditioning units or similar mechanical equipment. Each O-P zoned lot which has compressors, air-conditioning units or similar mechanical equipment, located on the roof and outside of the exterior walls of any building or structure, shall comply with the following:

(a) All such equipment shall be installed with permanent sound proofing measures, including but not limited to, enclosures, parapet and sound attenuating walls and screens. All such equipment shall comply with noise standards set forth in Chapter 9.53. The location, type and scope of soundproofing measures for such equipment shall be subject to the approval of the Community Development Department.

(b) All such equipment shall be maintained in a clean and proper condition to prevent collection of litter and filth, emissions of dust or fumes, vibration or electrical disturbances.

21.14.160 Lighting. All outdoor lighting shall be located and shielded so as to prevent the direct spillage of light or glare onto adjacent lots and streets.

21.14.170 Exceptions. Except as otherwise provided in this section, any use, building or structure which is in existence or for which a permit has been issued, as of the effective date hereof, and which conformed to all zoning regulations of the city then in effect at such time, shall not be rendered nonconforming within the meaning of Chapter 21.68, solely by reason of the application of the development standards as set forth in this chapter; provided that any such existing use, building or structure shall comply with the provisions hereof upon a change in use, or upon use, building or structure expansion or reconstruction, in whole or in part.

21.14.180 Site development plan approval. Prior to the issuance of a building permit or business license for any use, building or structure to be located on any lot, as to which the provisions of this chapter apply, the provisions of Chapter 21.72, with regard to site development plans shall be complied with.

21.14.190 Limitations on permitted uses. Every use permitted in the O-P zone shall comply with the following:

(a) All uses shall be conducted totally within a completely enclosed building, except for those uses which are customarily conducted in the open, as determined pursuant to Section 21.06.060 or Section 21.74.030. Those uses conducted in the open shall be no closer than one hundred feet to any R zoned lot, except for parking.

(b) No outdoor storage shall be allowed unless the same is enclosed by a view-obscuring fence or wall, provided that no stored material is visible above the fence or wall, that the fence or wall is approved by the Department of Community Development, and that such storage shall be limited to the accessory storage of items sold or utilized in the conduct of a permitted use on the premises. Where the O-P zoned lot is adjacent to a R zoned lot, no outdoor storage shall be permitted within one hundred feet of a R zoned lot.

(c) No loading and unloading shall be permitted in any required side or rear yard.

(d) Where the O-P zoned lot is adjacent to a R zoned lot, no deliveries of goods and commodities nor loading or unloading shall be conducted during the hours from 10:00 p.m. to 7:00 a.m.

(e) There shall be no overnight parking of vehicles, except those vehicles used in conjunction with a permitted use.

(f) Driveways may not exceed thirty feet in width or sixty percent of the lot frontage.

(g) No use shall be permitted which produces or causes or emits any dust, gas, smoke, glare, noise, fumes, odors, electromagnetic emanations or vibrations which are or may be detrimental to the health, safety, welfare and peace of the city and its residents and businesses.

(h) No use shall be permitted which uses or stores a hazardous material that has a degree of hazard rating in health, flammability or reactivity of Class 4 as ranked by U. F. C. Standard 79-3 or succeeding standard. A business materials usage and operations form shall be filed with the Community Development Department prior to the approval of a certificate of occupancy. Notwithstanding any other provision of this title, all O-P zoned businesses that do not have a business materials usage and operations form on file shall submit a form within six months of the effective date of this ordinance.

(I) No person shall, at any location within the O-P zone, create nor allow the creation of noise which causes the noise level to exceed the applicable noise standards set forth in Chapter 9.53. Where the O-P zoned lot is adjacent to a R zoned lot, the noise level at the property line of the R zoned lot shall not exceed the allowable noise level for residential properties.

SECTION 3. The People hereby amend Section 21.70.030 of the Monterey Park Municipal Code (MPMC) by adding the following conditionally permitted uses:

Use	Zone in which allowed subject to Conditional Use Permit
Auditorium, not within 300 feet of a R-zone	O-P
Buildings exceeding height limit	O-P
Business college (office or medical, dental).	O-P
Child care center, not within 300 feet of a R-zone	O-P
Commercial office or service units which are shared by more than one independently owned business enterprise	O-P
Commercial developments of five or more units or with an area of more than one acre, and within 300 feet of a R-zone	O-P
Financial institution (retail banking)	O-P
Floor area ratio not to exceed 1.0	O-P
Government or public facility, except those owned or operated by the City of Monterey Park	O-P
Gymnasium, reducing salon and health center	O-P
Hotel	O-P
Lot size over an acre	O-P
Places of entertainment, except as otherwise provided in this title . .	O-P

SECTION 4. The People APPROVE General Plan Amendment to change the land use designation in the Land Use Element from Industrial to Commercial for the area set forth in the attached map incorporated herein by this reference, based on the following findings:

1. The proposed General Plan Amendment will protect the health, safety and general welfare of the community as the amendment provides for a land use more compatible with surrounding single family residential development.
2. The proposed General Plan Amendment reflects the conditions of the community and are in keeping with the character of the area. The proposed land use designation of commercial is more compatible than the existing manufacturing designation with the surrounding single family residential areas.

ORDINANCE NO. 1933
Page 8 of 8

SECTION 5. The People **APPROVE** the Zone Change to change the land use classification from M to O-P for the area set forth in the attached map incorporated herein by this reference.

(1997OP-.ORD)

REV: 12/30/97
11.45 A.M.

APPROVED AND ADOPTED AT THE APRIL 14, 1998,
SPECIAL MUNICIPAL ELECTION IN THE CITY OF MONTEREY PARK

MCCASLIN BUSINESS PARK GENERAL PLAN AMENDMENT AND ZONE CHANGE

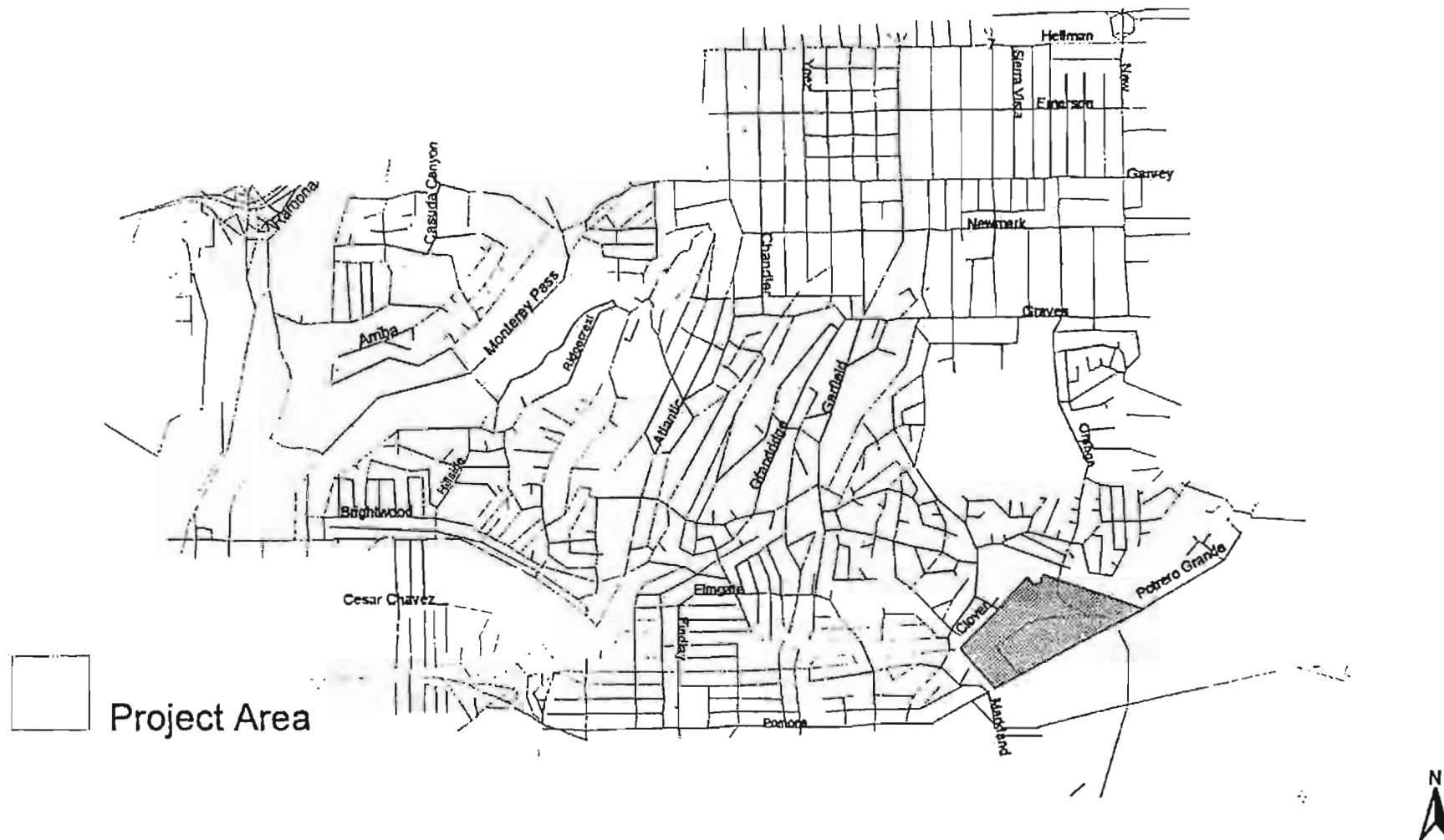


Exhibit G

Ordinance No. 2062

ORDINANCE NO. 2062

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF MONTEREY PARK ADOPTING THE 2008-2014 HOUSING ELEMENT
AND INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

WHEREAS, the Housing Element is one of seven required elements of the General Plan. The Housing Element requires review and certification by the California Department of Housing and Community Development. The Housing Element assesses the local housing needs based on demographics, housing stock, and special needs groups. The Housing Element identifies constraints to housing development and proposes mitigating policies. The Housing Element plans for the provision for a variety of income levels based on the Regional Housing Needs; and

WHEREAS, State Law requires periodic updates of the Housing Element every five years; and

WHEREAS, the 2008-2014 Housing Element and Initial Study/Mitigated Negative Declaration was prepared in accordance with state law; and

WHEREAS, the 2008-2014 Housing Element was reviewed by the City of Monterey Park General Plan Advisory Committee on May 1, 2008 and comments were received and recorded into the minutes of the said meeting; and

WHEREAS, the 2008-2014 Housing Element was circulated to the California Department of Housing and Community Development and other external agencies on May 30, 2008 and to community organizations on June 13, 2008 and made available for review at City Hall, the Monterey Park Bruggemeyer Library, and Langley Senior Center on ; and

WHEREAS, the 2008-2014 Housing Element was reviewed by the Planning Commission of the City of Monterey Park on July 22, 2008. Pursuant to Chapter 21.76 of the Monterey Park Municipal Code, the Planning Commission recommended to the City Council, the adoption of the draft 2008-2014 Housing Element and Initial Study/Mitigated Negative Declaration; and

WHEREAS, the California Department of Housing and Community Development determined that the 2008-2014 Housing Element is in compliance with State Law on December 19, 2008; and

WHEREAS, the City Council of the City of Monterey Park reviewed the 2008-2014 Housing Element and related environmental aspects of the proposal as required by the Monterey Park Municipal Code at the February 18, 2009 hearing, duly noticed as prescribed by law and published in the Monterey Park Project on February 12, 2009 and posted at City Hall, the Monterey Park Bruggemeyer Library, and Langley Senior Center; and

WHEREAS, the City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of February 18, 2009.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines and declares that the draft 2008-2014 Housing Element has been processed in accordance with state law and City ordinances and regulations, and that said draft Housing Element is in the public interest and consistent with the General Plan and will not be detrimental to the public health, safety or welfare; that due notice of public hearing on such application was posted and mailed as required by Ordinance; that a public hearing was held thereon; and that said public hearing was duly closed.

SECTION 2. The City Council hereby finds that the draft 2008-2014 Housing Element, pursuant to the State of California Environmental Quality Act and Guidelines, Section 15063, and following an Initial Study of possible adverse impacts, the City Council finds that the proposed project will not have significant effect the environment because of the inclusion of certain mitigations measures for which lessened potential adverse impacts to the level of less than significant. Therefore, a Mitigated Negative Declaration was prepared in accordance with the provisions of CEQA and has been incorporated as conditions of this grant and was adopted March 4, 2009.

SECTION 3. The City Council hereby **ADOPTS** the 2008-2014 Housing Element and Initial Study/Mitigated Negative Declaration with mitigation measures attached for reference as Exhibits A and B, based on the following reasons and findings:

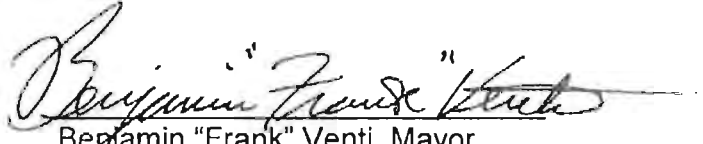
1. The Housing Element is an integral component of the City's General Plan, addressing the housing needs of the City. The Housing Element is required by the State to be updated every five years. This document is in substantial compliance with the housing element laws and requirements and provides goals and policies to address the City's specific housing needs for the planning period of 2008-2014.

2. The Housing Element is consistent with the goals and objectives set forth in the City of Monterey Park General Plan adopted in 2001 in that the implementation of the housing programs will contribute to the attainment of the community and state housing goals.

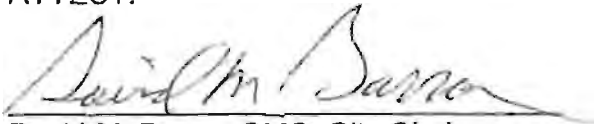
SECTION 4. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published in the manner prescribed by law within fifteen (15) days after its passage, and said ordinance shall become effective thirty (30) days after adoption.

INTRODUCED this February 18, 2009.

PASSED, APPROVED, AND ADOPTED this March 4, 2009.


Benjamin "Frank" Venti, Mayor
City of Monterey Park, California

ATTEST:


David M. Barron CMC, City Clerk
City of Monterey Park, California

ORDINANCE NO. 2062

PAGE 4 of 4

**STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEREY PARK)**

I, DAVID M. BARRON, CMC, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2062 was introduced, and placed upon its first reading at a meeting of the City Council of the City of Monterey Park, held on March 4, 2009. That thereafter on March 4, 2009 said Ordinance was duly passed, approved and adopted by the following vote:

AYES:	COUNCIL MEMBERS: LAU, WONG, ING, VENTI
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: MARTINEZ
ABSTAIN:	COUNCIL MEMBERS: NONE

Dated this March 4, 2009



David M. Barron, CMC, City Clerk
City of Monterey Park, California