MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
FEBRUARY 5, 2014

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, February 5, 2014 at 7:00 p.m.

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

CALL TO ORDER:
Mayor Wong 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: Real Sebastian, Ing, Chan, Liang, Wong
Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Public Works Director/Assistant City Manager Bow, Police Chief Smith, Human Resources Director Cody, Community and Economic Development Director Huntley, Management Services Director Thai, Recreation and Community Services Director Costley, City Librarian Arvizu, Interim Fire Chief Birrell, Controller Yaung, Acting Senior Planner Tewasart

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION
None.

PRESENTATIONS: None.

ORAL AND WRITTEN COMMUNICATIONS

- Matt Hallock spoke on behalf of the Monterey Park Fire Department inviting the council and residents to attend the city's BBQ Fundraiser on March 15, 2014 at Fire Station 61 starting at 12:00 p.m. Proceeds will support the Granite Mountain Hotshot Foundation to build a memorial for the 19 firefighters who lost their lives battling the Yarnell Fire.

- Sarkis Antonian spoke of his concerns on the proposed Market Place development and his recommendations patio and outdoor seating in Downtown Monterey Park.

- Rita Miller thanked the council and city staff on the proposed developments to improving the city's parks and facilities.

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 - 2 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Mayor Pro Tem Liang and seconded by Council Member Chan, motion carried by the following vote:

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

1. **WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF FEBRUARY 5, 2014**

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 – 59** of the Successor Agency (SA) to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **February 5, 2014 totaling $6,829.57** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 59, entitled:
A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **February 5, 2014 totaling $6,829.57** 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 December 4, 2013 and December 18, 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 December 4, 2013 and December 18, 2013 on Consent Calendar.

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

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEM NOS. 3 - 9

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 - 9, except for Item Nos. 4, 5, 6, & 8 which was pulled and reading resolutions and ordinances by title only and waiving further reading thereof.

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

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

3. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF FEBRUARY 5, 2014

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11627** allowing certain claims and demands per Warrant Register dated **February 5, 2014 Totaling $1,691,330.79** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11627, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **February 5, 2014 Totaling $1,691,330.79** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. MINUTES

Approval of Minutes from the regular meetings of December 4, 2013 and December 18, 2013 and the special meetings of December 10, 2013, and December 18, 2013.

This item was pulled for separate discussion.

Action Taken: The City Council approved the minutes from the regular meetings of December 4, 2013 and December 18, 2013 and the special meetings of December 10, 2013, and December 18, 2013.

Motion: Moved by Council Member Real Sebastian and seconded by Mayor Pro Tem Liang, motion carried by the following vote:

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

5. ANNUAL WEED ABATEMENT DECLARATION LIST

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. This action declares the City's intent to find a list of parcels to be potentially hazardous to fire and thereby deemed public nuisances. This Resolution is only to present the list of parcels for Council approval. A protest hearing is scheduled for the March 5, 2014 City Council Meeting.

This item was pulled for separate discussion.

Action Taken: The City Council (1) approved the Weed Abatement Declaration List and (2) adopted **Resolution No. 11628** declaring the City's intent to identify certain private property in the City to be public nuisances as amended to include the council's recommendation to add "preventative measures to reduce the risk of fires on hillslides and slopes" and authorizing the city manager or designee to abate such nuisances.

Resolution No. 11628, entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF, AND BRUSH, RUBBISH, REFUSE, AND DIRT UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

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

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

6. RESOLUTION UPDATING THE CITY'S REIMBURSEMENT POLICIES IN ACCORDANCE WITH AB1234 AND AUTHORIZATION FOR THE ATTENDANCE AT THIS YEAR'S WELL CONFERENCE (WATER EDUCATION FOR LATINO LEADERS) BY COUNCILMEMBER TERESA REAL SEBASTIAN.

On September 27, 2011 the City Council adopted Resolution No. 11442, the City's existing AB 1234 policies for reimbursement of authorized expenses. Staff is recommending a few changes, deletions and additions to the existing policy to keep it current. Additionally, it is recommended that the Council authorize Councilmember

Teresa Real Sebastian's attendance at this year's WELL conference, on March 27 & 28th in Sacramento. All expenses to attend the conference (registration, air and hotel) are being paid for by the event organizers, thus there will not be City expenditures for her participation. The WELL conference provides a forum for basic information about California water history, infrastructure and finance.

This item was pulled for separate discussion.

Action Taken: The City Council approved Council Member Teresa Real Sebastian's attendance at the WELL Conference (Water Education for Latino Leaders).

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

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

Action Taken: The City Council (1) adopted **Resolution No. 11629** amending the reimbursement policies in accordance with Government Code §§ 53232.2 and §§ 53232.3 and (2) directed staff to present an itemized statement of costs including the registration, per diem, hotel room and any other costs provided to or paid on behalf of those council members who attended such conference for council to receive and file.

Resolution No. 11629, entitled:
A RESOLUTION ESTABLISHING A REIMBURSEMENT POLICY IN ACCORDANCE WITH GOVERNMENT CODE §§ 53232.2 AND 53232.3

Motion: Moved by Council Member Real Sebastian and seconded by Mayor Pro Tem Liang, motion carried by the following vote:

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

7. AUTHORIZATION TO SOLICIT PROPOSALS FOR CONSTRUCTION MANAGEMENT FOR THE PARK MASTER PLAN CAPITAL IMPROVEMENT PROGRAM AND THE AMERICANS WITH DISABILITIES ACCESS PROGRAM

The construction manager will be responsible for ensuring the construction work is performed on schedule and in compliance with contract documents.

Action Taken: The City Council authorized staff to solicit proposals from qualified firms to provide construction management services for the Park Master Plan Capital Improvement Program and the Americans with Disabilities Access Program on Consent Calendar.

8. **RESOLUTION AUTHORIZING SUBMITTAL OF USED OIL GRANTS APPLICATION AS LEAD AGENCY**

Staff is requesting City Council adopt a Resolution to submit a grant application to CalRecycle's Used Oil Competitive Grant Program to administer a region-wide outreach campaign that targets the Asian market.

This item was pulled for separate discussion.

Action Taken: The City Council (1) adopted **Resolution No. 11630** authorizing the City to submit grant applications to CalRecycle's Used Oil Program as lead agency and (2) authorized the City Manager, or designee, to execute all grant related documents, in a form approved by the City Attorney.

Resolution No. 11630, entitled:
A RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATIONS FOR ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF MONTEREY PARK IS ELIGIBLE

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

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

9. **CITY HALL ROOF DRAIN REPAIRS**

On November 21, 2013, the Building Maintenance Division responded to water damage in Office No. 141 in the Community Development Department resulting from a rain storm the night before. Upon inspection, Building Maintenance determined that emergency repairs to the City Hall building's roof drain system were needed to prevent further damage.

Action Taken: The City Council (1) adopted **Resolution No. 11631** finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050; (2) authorized the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney, with Mr. Rooter; (3) authorized the City Manager, or designee, to accept the repairs completed by Mr. Rooter and make final payment to Mr. Rooter in the amount of $39,650.00 and (4) authorized the Director of Public Works to record the Notice of Completion on Consent Calendar.

Resolution No. 11631, entitled:
A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050

PUBLIC HEARING

10. GENERAL PLAN AMENDMENT (GPA-13-01) AND DEVELOPMENT AGREEMENT (DA-13-01) TO CONSTRUCT A NEW SIX-UNIT AFFORDABLE HOUSING DEVELOPMENT PROJECT – 236 SOUTH RAMONA.

This item is being continued to the February 19, 2014 City Council Meeting for additional time to conduct further research and gather more information.

Action Taken: None. This item was continued to the next Regular City Council Meeting of February 19, 2014.

PUBLIC HEARING

Mayor Wong opened the public hearing at 7:42 p.m. and closed the hearing at 9:42 p.m.

11. GENERAL PLAN AMENDMENT (GPA-13-02) AND SPECIFIC PLAN (SP-13-02) TO CONSTRUCT A NEW 80-UNIT HOUSING DEVELOPMENT PROJECT -- 2015 POTRERO GRANDE DRIVE

The applicant, Olson Urban Housing, LLC, is requesting approval for a General Plan Amendment and Specific Plan for the construction of a new 80-unit residential housing development at 2015 Potrero Grande Drive.

Public Speakers:

- Delario Robinson spoke in favor of the proposed development and expressed his appreciation to the Olson Company for their efforts to meet with neighboring residents and the community.
- Nancy Arcuri spoke of her concerns against the proposed development of additional housing in the city.
- Sherly Plotkin spoke of her support of the proposed project on behalf of the Montebello Unified School District stating the additional housing development will be a good addition for the school district.
- Sarkis Antonian spoke against the proposed development of additional housing in the city and stated his concerns of the police and fire response time due to the potential mitigated traffic.

Action Taken: The City Council (1) opened the public hearing; received documentary and testimonial evidence; and closed the public hearing; (2) introduced and waived the **Ordinance - 1st Reading** approving the proposed General Plan Amendment and Specific Plan and Certifying the Mitigated Negative Declaration as amended by the council's recommendations to include additional conditions that the applicant shall bear full costs for calling the election and to rename the proposed Specific Plan as the "2014 Potrero Grande Specific Plan" and (3) directed staff to draft Election Resolutions for review at the next Regular Council Meeting on February 19, 2014.

Ordinance - 1st Reading, entitled:
AN ORDINANCE CERTIFYING A MITIGATED NEGATIVE DECLARATION AND ADOPTING GENERAL PLAN AMENDMENT (GPA-13-02) AND 2015 POTRERO GRANDE DRIVE SPECIFIC PLAN (SP-13-02)

Motion: Moved by Mayor Pro Tem Liang and seconded by Mayor Wong, motion carried by the following vote:

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

The City Council recessed at 10:00 p.m. and reconvened at 10:10 p.m. with all council members present.

NEW BUSINESS

12. MIDYEAR REVIEW REPORT WITH PROPOSED ADJUSTMENTS TO THE ADOPTED BUDGET 2013-2014

The purpose of this report is to provide residents accountability in area such as revenue projections updates, projected annual expenditures, proposed budget adjustments and projected budget development for the upcoming year.

Action Taken: The City Council (1) approved budget adjustments for additional expenditures as presented in the Midyear Review Report and (2) received and filed the report.

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

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

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council extended the City Council meeting to 11:30 p.m.

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

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

13. CONSIDER ADOPTING A RESOLUTION DECLARING REAL PROPERTY LOCATED AT 236 SOUTH RAMONA AVENUE; 321, 325, 341, AND 371 EAST POMONA BOULEVARD; AND 534 NORTH CHANDLER AVENUE TO BE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO CONVEY THE REAL PROPERTY IN ACCORDANCE WITH THE APPLICABLE LAW

The Declaration of Surplus Property is a process that local government must comply with before the disposition of any government owned property. LINC Community Housing Development Corporation's intention is to purchase the property to develop affordable residential units.

Recommendation:

(1) Adopt Resolution No. ________ declaring property located at 236 South Ramona Avenue; 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue to be surplus property;
(2) Finding that the project as proposed is exempt from Environmental Review under CEQA Guidelines § 15312 (Surplus Government Property Sales);
(3) Authorizing the City Manager to convey the real property in accordance with the applicable law; and
(4) take such additional, related, action that may be desirable.

Action Taken: None. This item was continued to the next Regular City Council Meeting on February 19, 2014.

UNFINISHED BUSINESS

None.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Announcement of appointees for Commissions, Committees, and Boards.

Action Taken: Mayor Wong announced his of appointee for Design Review Board - Billy Yeung.

Council communications and committee reports from Council Representatives of specific organizations.

Mayor Pro Tem Liang directed the City Manager and Police Chief to present a public safety report comparing the statistics of residential burglaries, violent crimes and assaults with deadly weapons within the last 3 years as a result of the state's public safety realignment program to the council for further discussion at a future council meeting. Council Member Real Sebastian announced the 3rd Annual Bosco Tech Yurak Memorial 5K Run will be held on February 15, 2014 at the Santa Fe Dam. Residents may contact Bosco Tech Athletic Director, Chris Shockley at (626) 940-2101 for any additional information. She also informed the residents of her attendance at the Monterey Park Chamber of Commerce Lunar New Year Dinner on February 2, 2014 at NBC Restaurant; the Lunar New Year luncheon on February 6, 2014 at Langley Senior Center at 11:00 a.m.; and lastly thanked Southern California Edison for their tree donations to the city. Council Member Ing informed the residents of his attendance with the City Council, City Manager, City Attorney, and Interim Fire Chief at the Independent Cities Association (ICA) conference held on January 30 - February 2, 2014 in Santa Barbara discussing public safety awareness and the federal healthcare reform act. He encouraged the residents to attend the city's Community Emergency Response Team (CERT) training course to be better prepared in an emergency for yourself, family, and community. Council Member Chan thanked the city staff and World Journal LLC for a successful Lunar New Year festival on January 25- 26, 2014 in Downtown Monterey Park. Mayor Wong also announced his attendance at the ICA Conference and congratulated city staff and World Journal, LLC to a outstanding Lunar New Year festival.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:25 p.m.

Vincent D. Chang
City Clerk