

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
March 5, 2014
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 Fire Explorers**

ROLL CALL **Peter Chan, Mitchell Ing, Hans Liang, Teresa Real Sebastian, and Anthony Wong**

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

[1.] PRESENTATIONS: None.

ORAL AND WRITTEN COMMUNICATIONS

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

[2.] SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) CONSENT CALENDAR ITEMS 2A-2B

2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF MARCH 5, 2014

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

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 **March 5, 2014 totaling \$3,014.97** 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-B. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meeting February 5, 2014 and the special meeting of February 19, 2014 of the Successor Agency to the former Monterey Park Redevelopment Agency.

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 meeting of February 5, 2014 and the special meeting of February 19, 2014; and
- (2) take such additional, related, action that may be desirable.

[3.] CITY OF MONTEREY PARK

CONSENT CALENDAR ITEMS 3A-3H

3-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MARCH 5, 2014

It is required that the City Council approve all disbursements.

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 **March 5, 2014 Totaling \$592,176.39** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

3-B. AWARD OF CONTRACT FOR THE BARNES PARK PICNIC SHELTER REPLACEMENTS (Spec. # 829)

In December 2013, the City Council authorized the solicitation of bids for replacement of picnic shelters at three parks. The parks were grouped together to create specific projects for bidding.

The California Environmental Quality Act (CEQA): This project was previously found to be categorically exempt pursuant to 14 California Code of Regulations § 15301 (Class 1 - Existing Facilities).

It is recommended that the City Council

- (1) Award a contract for constructing Barnes Park Picnic Shelter (Specification No. 829) to Golden Sun Firm and Company for \$225,656;
- (2) Authorize the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with Golden Sun Firm and Company; and
- (3) take such additional, related, action that may be desirable.

3-C. AWARD OF CONTRACT FOR THE ELDER AND HIGHLANDS PARK PICNIC SHELTER REPLACEMENTS (Spec. # 830)

In December 2013, the City Council authorized the solicitation of bids for replacement of picnic shelters at three parks. The parks were grouped together to create specific projects for bidding.

The California Environmental Quality Act (CEQA): This project was previously found to be categorically exempt pursuant to 14 California Code of Regulations § 15301 (Class 1 - Existing Facilities).

It is recommended that the City Council

- (1) Award a contract for constructing Elder and Highlands Parks Picnic Shelter (Specification No. 830) to Interlog Corporation for \$85,550;
- (2) Authorize the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with Interlog Corporation; and
- (3) take such additional, related, action that may be desirable.

3-D. CONSTRUCTION MANAGEMENT SERVICES FOR PARK MASTER PLAN CAPITAL IMPROVEMENTS PROGRAM AND AMERICANS WITH DISABILITIES PROGRAM

The Construction Manager will be responsible for ensuring the work is performed on schedule and in compliance with contract documents. It will work closely with the Public Works and Recreation/Community Services Departments to ensure the impact on the facilities and surrounding neighborhoods is minimal.

It is recommended that the City Council

- (1) Award a professional services contract to DMR Team in the amount of \$111,000, (plus a ten percent contingency to bring the total to \$122,000) to provide construction management services for the Park Master Plan Capital Improvement Program, and the Americans with Disabilities Access Program. This is to be funded out of account numbers 0010-801-5002-(91525 and 91527-91584);
- (2) Authorize the City Manager to execute a standard professional services contract, in a form approved by the City Attorney, with DMR Team; and
- (3) take such additional, related, action that may be desirable.

3-E. APPROVAL OF PURCHASE -- FIRE DEPARTMENT DEFIBRILLATOR

The Fire Department's current Zoll E-Series cardiac defibrillator is more than five years old, which is beyond the recommended service life and outdated in terms of technological advances and software improvements.

It is recommended that the City Council

- (1) Waive bidding requirements pursuant to Monterey Park Municipal Code §3.20050(2) and award the bid to Zoll Medical Corp. Funds in the amount of \$36,695 were budgeted in Fiscal Year 2013-2014, Account Number 0010-801-5002-88560;
- (2) Authorize the City Manager to execute an agreement in a form approved by the City Attorney; and
- (3) take such additional, related, action that may be desirable.

3-F. CONSIDER ADOPTING A RESOLUTION DECLARING REAL PROPERTY LOCATED AT 751 S. ALHAMBRA AVENUE TO BE SURPLUS PROPERTY IN ACCORDANCE WITH THE APPLICABLE LAW

The City is proposing the disposition of City owned property located at 751 S. Alhambra Avenue. It is City Ventures Homebuilding, LLC intention to purchase the property to from the City to develop and utilize as the City Yard.

The California Environmental Quality Act (CEQA): This project is categorically exempt in accordance with CEQA Guidelines § 15061(b)(3) as CEQA only applies to projects that have the potential to cause a significant effect on the environment. In addition, disposal of the Surplus Property is categorically exempt in accordance with CEQA Guidelines § 15302.

It is recommended that the City Council

- (1) Finding that the project as proposed is exempt from Environmental Review under CEQA Guidelines § 15312 (Surplus Government Property Sales);
- (2) Adopt Resolution No. _____ declaring property located at 751 S. Alhambra Avenue to be surplus property;
- (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.

3-G. RECOMMENDATION TO ADOPT A RESOLUTION EXTENDING THE CONTRACT OF INTERIM FIRE CHIEF JIM BIRRELL PURSUANT TO GOVERNMENT CODE § 21221(H)

It is recommended that the City Council adopt a resolution extending the appointment of Interim Fire Chief Jim Birrell until such time as a new Fire Chief is appointed.

It is recommended that the City Council

- (1) Adopt Resolution No. _____ authorizing the City Manager to execute an amendment to Chief Birrell's contract, in a form approved by the City Attorney, to extend his appointment as Interim Fire Chief employment pursuant to Government Code § 21221(h); and
- (2) take such additional, related, action that may be desirable.

3-H. MINUTES

Approval of Minutes from the regular meeting of February 5, 2014.

It is recommended that the City Council

- (1) approve the minutes from the regular meeting of February 5, 2014; and
- (2) take such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. ANNUAL 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.

It is recommended that the City Council

- (1) Open the public hearing, receive public comment, close public hearing
- (2) Refer any complaints received from parcel owners to Los Angeles County for follow-up and City staff will monitor the status of any complaints; and
- (3) take such additional, related, action that may be desirable.

4-B. AN APPEAL (AP-13-01) OF THE PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE PERMIT (CUP) (CU-13-02) AND THAT PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CEQA GUIDELINES §§ 15301 AND 15332 AS A CLASS 1 CATEGORICAL EXEMPTION (EXISTING FACILITIES) AND CLASS 32 CATEGORICAL EXEMPTION (INFILL PROJECT) TO ALLOW A PRIVATE MIDDLE SCHOOL FOR UP TO 30 STUDENTS WITH EXTENDED CHILD DAY CARE FOR SUCH STUDENTS WITHIN AN EXISTING ASSEMBLY USE BUILDING – 133 EAST GRAVES AVENUE.

The Council opened the public hearing at its January 15, 2014, meeting and continued the public hearing for further consideration. The applicant, John F. Page of Meher Montessori School, applied for a Conditional Use Permit to allow the operation of a private middle school for up to 30 students with extended child day care for the students within an existing assembly building ("Montessori School") at 133 East Graves Avenue. The subject property is located at the northwest corner of Graves Avenue and Cecil Street. On November 21, 2013, Joseph Reichenberger filed an appeal application to overturn the Planning Commission's determination. At this time, staff is recommending that the City Council uphold the Planning Commission's recommendation to approve the proposed Montessori School.

The California Environmental Quality Act (CEQA): This project is categorically exempt pursuant to CEQA Guidelines §§ 15031 and 15332 as a Class 1 categorical exemption (existing facilities) and Class 32 categorical exemption (infill project)

It is recommended that the City Council

- (1) Reconvene the public hearing,
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Adopt Resolution No. _____ upholding the Planning Commission's recommendation to approve the proposed Montessori School in accordance with Conditional Use Permit and CEQA determinations set forth above; and
- (5) take such additional, related, action that may be desirable.

[5.] UNFINISHED BUSINESS

None.

[6.] NEW BUSINESS

None.

[7.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

[8.] CLOSED SESSION

None.

ADJOURN

PRESENTATIONS

ORAL AND WRITTEN COMMUNICATIONS



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: (SA) Consent Calendar
Agenda Item 2-A.

TO: Paul L. Talbot, City Manager
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for Successor Agency to the Former Community
Redevelopment Agency of
March 5, 2014

RECOMMENDATION:

Recommendations: It is recommended that the City Council:

- (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 **March 5, 2014** totaling **\$3,014.97** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 217-219.

BACKGROUND:

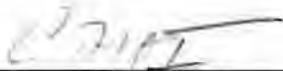
The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are 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.

FISCAL IMPACT:

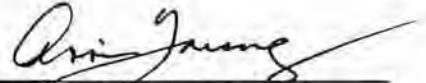
Disbursements from all funds total **\$3,014.97.**

Respectfully submitted:

Prepared by:

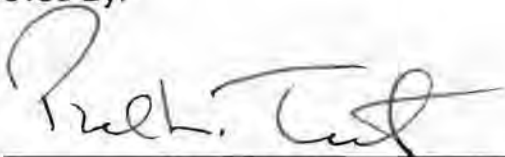


Chu Thai
Director of Management Services



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Attachments: Warrant Register

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
5TH DAY OF MARCH 2014
TOTALING \$3,014.97 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	\$ 1,514.97
Merged Project Projects	1,500.00
Total	<u>\$ 3,014.97</u>

PASSED, APPROVED AND ADOPTED THE 5TH DAY OF MARCH 2014.

Anthony Wong, Mayor
City of Monterey Park, California

ATTEST:

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

Resolution No. SA-
Page 2

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 5th day of March 2014 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

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

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 03/05/2014

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	14.97	INTERNET/PHONE SERVICE		217	14.97
TOTAL FOR PREPAID WARRANTS						14.97

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 03/05/2014

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
U S BANK NATIONAL ASSOCIATION	0870-801-1203-31950	1,500.00	MERGED BOND TRUSTEE FEE		218	1,500.00
	0860-801-1203-31950	1,500.00	ATLANTIC/GARVEY TRUSTEE FEE		219	1,500.00
TOTAL FOR PRINTED WARRANTS						3,000.00

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 03/05/2014

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TOTAL FOR PREPAID WARRANTS	14.97
TOTAL FOR PRINTED WARRANTS	3,000.00
TOTAL WARRANTS	3,014.97
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	1
TOTAL CHECKS PRINTED	2
TOTAL CHECKS ISSUED	3

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 03/05/2014
FUND SUMMARY

B

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	14.97	1,500.00	1,514.97
0870	MERGED CAPITAL PROJECTS	0.00	1,500.00	1,500.00
	TOTAL	14.97	3,000.00	3,014.97



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: (SA) Consent Calendar
Agenda Item 2-B.

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Successor Agency (SA) Minutes

RECOMMENDATION:

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

- (1) approve the minutes from the regular meeting of February 5, 2014 and the special meetings of February 19, 2014
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,



Vincent D. Chang
City Clerk

Prepared by:



Michelle Chen
Minutes Clerk

Approved By: 

Paul L. Talbot
City Manager

Attachments: February 5, 2014 (Regular), February 19, 2014 (Special)

**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 Tawasart

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.

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 - 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.

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
FEBRUARY 19, 2014**

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, Wednesday, February 19, 2014 at 6:00 p.m.

CALL TO ORDER:

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

ROLL CALL:

City Manager Talbot called the roll:

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

Council Members Absent: None

Also Present: City Manager Talbot, City Attorney Hensley

ORAL & WRITTEN COMMUNICATIONS

None.

SUCCESSOR AGENCY NEW BUSINESS

1. APPOINT REAL PROPERTY NEGOTIATORS

Appoint the City Manager and City Attorney, acting on behalf of the Successor Agency, as real property negotiators for Closed Session Item No. 1.

Action Taken: The City Council appointed the City Manager and City Attorney as real property negotiators for Closed Session Item No. 1.

Motion: Moved by Mayor Pro Tem Liang 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

SUCCESSOR AGENCY CLOSED SESSION – The City Council adjourned to Closed Session at 6:10 p.m.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT CODE 54956.8

Property:	APN 5237-022-902 (700 Corporate Center Drive)
Agency Negotiators:	Paul Talbot, City Manager; Mark Hensley, City Attorney
Negotiating Parties:	Red Oak Investments; Master Funds, Inc.; Province Group;

Sanderson J. Ray; Legendary Developments; and Charles
Company

Under Negotiation: Price and terms of payment

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present at 6:40 p.m. and the meeting was adjourned.

Action Taken: No reportable action taken during Closed Session.

Vincent D. Chang
City Clerk



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-A.**

TO: Paul L. Talbot, City Manager
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for the City of Monterey Park of
March 5, 2014

RECOMMENDATION:

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 **March 5, 2014 totaling \$592,176.39** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 297295-297526.

BACKGROUND:

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.

FISCAL IMPACT:

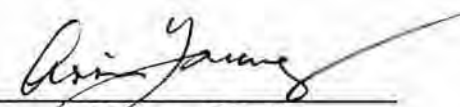
Disbursements from all funds total **\$592,176.39**

Respectfully submitted:

Prepared by:



Chu Thai
Director of Management Services



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Attachments: Warrant Register

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
5TH DAY OF MARCH 2014
TOTALING \$592,176.39 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	\$ 206,764.05
State Gas Tax Fund	26,396.08
Sewer Fund	3,885.42
Refuse Fund	18,335.37
City Shop Fund	42,127.83
General Liability Fund	4,031.08
Technology Internal Service Fund	19,359.63
Public Safety Impact Fee	300.00
Special Deposits Fund	8,676.51
Business Improvement Area #1	4,916.00
Workers Comp. Fund	6,866.67
Water Fund	60,143.34
Water Treatment Fund	31,829.77
OPA Proposition A	9,558.94
Measure R Fund	33,067.77
Library Tax Fund	3,112.93
POST	(287.40)
Home Housing Program	1,327.15
Recreation Fund	1,989.25
Asset Forfeiture	6,651.48
Cal Library Literacy Svc Grant	457.06
Prop C	57,914.39
CDBG Fund	132.55
Maintenance District 93-1	12,047.25
Prop A - Per Parcel Grant	1,519.00
Used Oil Recycling Block Grant	95.00
Maintenance Grant (075)	4,107.61
ELAC Instructional Serv Prog	9,772.48
Target Grant (2010)	140.00
MTA S Garfield Transit Village	14,066.74
City/Housing Successor Agency	2,872.44
 TOTAL	 <u>\$ 592,176.39</u>

PASSED, APPROVED AND ADOPTED THE 5TH DAY OF MARCH 2014.

 Anthony Wong, Mayor
 City of Monterey Park, California

ATTEST

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

RESOLUTION NO.
Page 2

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 5th day of March 2014 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 03/05/2014

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ACCOUNTemps	0010-801-1403-31950	177.41	TEMPORARY STAFFING SERVICES		297295	
	0010-801-1403-31950	726.98	TEMPORARY STAFFING SERVICES		297295	904.39
ANTHEM BLUE CROSS	0010-801-5102-12330	3,746.82	3/14 MEDICAL INSURANCE		297304	3,746.82
AT & T	0010-801-3112-32050	5.07	PHONE SERVICE		297296	
	0010-801-3114-32050	4.72	PHONE SERVICE		297296	9.79
	0010-801-3113-32050	40.91	PHONE SERVICE		297305	40.91
AT&T	0010-801-1301-32050	14.90	INTERNET/PHONE SERVICE		297306	
	0010-801-1404-32050	48.89	INTERNET/PHONE SERVICE		297306	
	0010-801-1408-32050	123.49	INTERNET/PHONE SERVICE		297306	
	0043-801-1404-32050	25.05	INTERNET/PHONE SERVICE		297306	
	0092-801-1404-32050	30.42	INTERNET/PHONE SERVICE		297306	
	0010-801-4209-32050	252.02	INTERNET/PHONE SERVICE		297306	
	0010-801-1801-32050	15.04	INTERNET/PHONE SERVICE		297306	
	0010-801-3112-32050	3,866.43	INTERNET/PHONE SERVICE		297306	
	0010-801-3113-32050	14.91	INTERNET/PHONE SERVICE		297306	
	0010-801-3114-41100	16.69	INTERNET/PHONE SERVICE		297306	
	0010-801-6517-32050	50.80	INTERNET/PHONE SERVICE		297306	
	0022-801-4206-32050	297.18	INTERNET/PHONE SERVICE		297306	
	0109-801-6511-32050	66.66	INTERNET/PHONE SERVICE		297306	
	0010-801-3201-32050	952.73	INTERNET/PHONE SERVICE		297306	
	0010-801-3230-32050	3,410.62	INTERNET/PHONE SERVICE		297306	
	0010-801-6001-32050	194.59	INTERNET/PHONE SERVICE		297306	
	0010-801-6502-32050	161.76	INTERNET/PHONE SERVICE		297306	
	0010-801-1408-32050	1,092.07	INTERNET/PHONE SERVICE		297306	
	0010-801-3112-32050	728.04	INTERNET/PHONE SERVICE		297306	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0010-801-3201-32050	364.02	INTERNET/PHONE SERVICE		297306	
	0010-801-6001-32050	121.34	INTERNET/PHONE SERVICE		297306	
	0169-801-2201-32050	121.34	INTERNET/PHONE SERVICE		297306	
	0010-801-1404-32050	579.46	INTERNET/PHONE SERVICE		297306	
	0043-801-1404-32050	426.97	INTERNET/PHONE SERVICE		297306	
	0092-801-1404-32050	518.46	INTERNET/PHONE SERVICE		297306	
	0092-801-4220-32050	199.34	INTERNET/PHONE SERVICE		297306	
	0092-801-4222-32050	664.09	INTERNET/PHONE SERVICE		297306	
						14,357.31
BANKCARD CENTER	0010-801-1101-22670	16.05	1/14 STMT-REFRESHMENTS		297297	
	0010-801-1101-39400	1,269.14	1/14 STMT-ICA CONFERENCE		297297	
	0010-801-1403-39400	170.00	1/14 STMT-WEBINAR		297297	
	0010-801-1404-22750	487.38	1/14 STMT-SOFTWARE		297297	
	0010-801-1801-34100	75.00	1/14 STMT-JOB ADVERTISEMENT		297297	
	0010-801-1801-39550	89.60	1/14 STMT-REFRESHMENTS		297297	
	0010-801-3103-39300	100.00	1/14 STMT-MEMBERSHIP		297297	
	0010-801-3201-22750	20.97	1/14 STMT-CAR WASH		297297	
	0010-801-3210-39400	279.00	1/14 STMT-MEMBERSHIP		297297	
	0060-801-3210-38400	20.99	1/14 STMT-CAR WASH		297297	
	0071-801-3111-39400	300.00	1/14 STMT-TRAINING		297297	
	0092-801-4212-21350	108.99	1/14 STMT-CONFERENCE PHONE		297297	
	0136-801-3101-33250	102.60	1/14 STMT-POLICE POST TRAINING		297297	
	0349-801-3201-39400	51.55	1/14 STMT-REFRESHMENTS		297297	
						3,091.27
CHARTER COMMUNICATIONS	0010-801-1404-32050	75.82	INTERNET/CABLE SERVICE		297308	
	0010-801-3112-32050	31.55	INTERNET/CABLE SERVICE		297308	
	0043-801-1404-32050	55.87	INTERNET/CABLE SERVICE		297308	
	0092-801-1404-32050	67.84	INTERNET/CABLE SERVICE		297308	
	0092-801-4220-32050	21.47	INTERNET/CABLE SERVICE		297308	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						252.55
CHARTER COMMUNICATIONS	0010-801-6003-38400	476.80	INTERNET/CABLE SERVICE		297307	476.80
CHINESE DAILY NEWS, INC.	0010-801-6002-40000	280.00	LIBRARY SUBSCRIPTION		297309	280.00
CITY OF MONTEREY PARK	0092-450-0092-09000	3,807.00	REFUND-WATER DEPOSIT		297310	
	0092-701-0092-07510	3,075.09-	WATER USAGE		297310	
	0092-701-0092-07510	509.02	REFUND-WATER DEPOSIT		297310	1,240.93
COMMERCIAL DOOR METAL SYSTEMS, INC	0010-801-3113-38400	800.20-	VOID CHECK		297135	800.20-
COMMERCIAL DOOR OF LOS ANGELES	0010-801-3113-38400	800.20	DOOR REPAIR		297311	800.20
DIRECTV, LLC	0010-801-3230-32050	165.97	EOC SERVICES		297312	165.97
DIVERSIFIED RISK INSURANCE	0075-450-0075-08350	979.94	SPECIAL EVENT INSURANCE (TRUST)		297298	979.94
FRANK DUKE	0136-801-3101-33250	500.00-	VOID CHECK		296772	500.00-
FOUR SEASONS CONSTRUCTION	0152-701-0152-05455	62.70	REPAIR 534 N CHANDLER		297313	
	0880-701-0880-05455	267.30	REPAIR 534 N CHANDLER		297313	
	0152-701-0152-05455	35.15	REPAIR 534 N CHANDLER		297313	
	0880-701-0880-05455	149.85	REPAIR 534 N CHANDLER		297313	
	0152-701-0152-05453	575.00	REPAIR 341 E POMONA		297313	1,090.00
FS CONSTRUCTION	0110-850-5001-89340	30,800.00	SIDEWALK REPAIRS	70674	297314	30,800.00
STEPHEN GIOVANAZZI	0010-801-3103-22310	290.51	POLICE UNIFORM REIMBURSEMENT		297315	

CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						290.51
YUEYING LIN	0010-701-0010-06200	510.00	REFUND COUNCIL APPEAL FEE		297299	510.00
STEVEN LOUIE	0010-701-0010-02010	75.00	REFUND BUSINESS LICENSE		297300	
	0010-701-0010-02500	1,486.00	REFUND BUILDING PERMIT		297300	1,561.00
MENDOZA CONTRACTING	0152-701-0152-05452	235.00	REPAIR-371 E POMONA		297316	
	0880-701-0880-05452	15.00	REPAIR-371 E POMONA		297316	250.00
METROPLEX THEATRES, LLC	0075-450-0075-08370	375.00	EE SERVICE PROGRAM (TRUST)		297317	
	0010-801-1801-32200	8.00	EE SERVICE PROGRAM		297317	383.00
MONTEREY PARK PETTY CASH	0042-801-4204-23700	92.23	PETTY CASH-SUPPLIES		297318	
	0010-801-1408-32200	78.00	PETTY CASH-POST BOX FEE		297318	
	0092-801-4223-23900	38.18	PETTY CASH-REFRESHMENTS		297318	
	0092-801-4222-31950	22.71	PETTY CASH-POSTAGE		297318	
	0092-801-4220-39300	22.00	PETTY CASH-PARKING		297318	
	0092-801-4223-23900	36.54	PETTY CASH-REFRESHMENTS		297318	
	0010-801-6517-39400	10.00	PETTY CASH-PARKING		297318	
	0010-801-1201-33200	18.00	PETTY CASH-PARKING		297318	317.66
NEXTEL COMMUNICATIONS	0010-801-1408-32050	167.21	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-1701-32050	48.30	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-1702-32050	121.07	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-1703-32050	33.08	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-1801-32050	52.49	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-3112-32050	1,460.07	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-3205-32050	66.01	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-4209-32050	479.29	1/12-2/11/14 WIRELESS DATA		297319	

CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
NEXTEL COMMUNICATIONS	0010-801-4212-32050	452.06	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-6001-32050	54.30	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-6502-32050	132.25	1/12-2/11/14 WIRELESS DATA		297319	
	0010-801-6517-32050	195.16	1/12-2/11/14 WIRELESS DATA		297319	
	0060-801-4211-38400	16.54	1/12-2/11/14 WIRELESS DATA		297319	
	0092-801-4221-32050	160.40	1/12-2/11/14 WIRELESS DATA		297319	
	0092-801-4222-32050	203.00	1/12-2/11/14 WIRELESS DATA		297319	
	0092-801-4223-32050	313.97	1/12-2/11/14 WIRELESS DATA		297319	
	0109-801-6511-31180	139.35	1/12-2/11/14 WIRELESS DATA		297319	
	0092-801-1408-32050	258.49	1/12-2/11/14 WIRELESS DATA		297319	
						4,353.04
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	16.23	POSTAGE		297320	
	0010-801-1403-32200	116.00	POSTAGE		297320	
	0010-801-1406-32200	192.23	POSTAGE		297320	
	0010-801-1407-32200	97.00	POSTAGE		297320	
	0010-801-1701-32200	50.21	POSTAGE		297320	
	0010-801-1702-32200	262.28	POSTAGE		297320	
	0010-801-1703-32200	8.20	POSTAGE		297320	
	0010-801-1801-32200	17.89	POSTAGE		297320	
	0010-801-1802-32200	15.72	POSTAGE		297320	
	0010-801-3101-32200	13.50	POSTAGE		297320	
	0010-801-3102-32200	6.67	POSTAGE		297320	
	0010-801-3104-32200	10.13	POSTAGE		297320	
	0010-801-3111-32200	5.29	POSTAGE		297320	
	0010-801-3113-32200	6.21	POSTAGE		297320	
	0010-801-3114-32200	76.83	POSTAGE		297320	
	0010-801-3120-32200	1.71	POSTAGE		297320	
	0010-801-3201-32200	7.68	POSTAGE		297320	
	0010-801-3205-32200	86.94	POSTAGE		297320	

CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-3210-32200	6.45	POSTAGE		297320	
	0010-801-3220-32200	7.62	POSTAGE		297320	
	0010-801-4209-32200	7.98	POSTAGE		297320	
	0010-801-6001-32200	55.10	POSTAGE		297320	
	0010-801-6502-32200	12.69	POSTAGE		297320	
	0043-801-1201-32200	1.42	POSTAGE		297320	
	0043-801-4212-32200	26.63	POSTAGE		297320	
	0060-801-4211-32200	0.96	POSTAGE		297320	
	0075-450-0075-09230	56.03	POSTAGE (TRUST)		297320	
	0092-801-4220-32200	0.48	POSTAGE		297320	
	0092-801-4223-32200	19.72	POSTAGE		297320	
						1,185.80
PUBLIC SAFETY TRAINING CONSULT	0136-801-3101-33250	110.00	POLICE POST TRAINING		297301	
						110.00
RAQUEL RICHARDS	0010-801-1802-33100	118.65	PETTY CASH-MILEAGE		297302	
	0010-801-1802-33100	32.27	PETTY CASH-MILEAGE		297302	
	0010-801-1801-39550	32.35	PETTY CASH-REFRESHMENTS		297302	
	0010-801-1801-39550	16.04	PETTY CASH-REFRESHMENTS		297302	
	0010-801-1801-39550	75.96	PETTY CASH-REFRESHMENTS		297302	
	0010-801-1802-33100	22.98	PETTY CASH-SUPPLIES		297302	
	0010-801-1802-33100	14.35	PETTY CASH-MILEAGE		297302	
	0010-801-1802-33100	12.06	PETTY CASH-MILEAGE		297302	
	0010-801-1801-39550	7.47	PETTY CASH-REFRESHMENTS		297302	
	0010-801-1801-39550	10.38	PETTY CASH-REFRESHMENTS		297302	
	0010-801-1801-39550	11.34	PETTY CASH-REFRESHMENTS		297302	
	0010-801-1802-33200	43.72	PETTY CASH-REFRESHMENTS		297302	
						397.57
REGAL ENTERTAINMENT GROUP	0075-450-0075-08370	400.00	EE SERVICE PROGRAM (TRUST)		297321	
	0010-801-1801-32200	8.00	EE SERVICE PROGRAM		297321	

CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						408.00
SBC LONG DISTANCE	0010-801-1408-32050	100.89	PHONE SERVICE		297322	
	0010-801-3112-32050	67.26	PHONE SERVICE		297322	
	0010-801-1408-32050	33.63	PHONE SERVICE		297322	
	0010-801-6001-32050	11.21	PHONE SERVICE		297322	
	0169-801-2201-32050	11.21	PHONE SERVICE		297322	
						224.20
SOUTH BAY FIRE-ARSON TASK FORCE	0349-801-3201-39400	700.00	FIRE TRAINING		297323	
						700.00
SPRINT CORPORATION	0010-801-3115-38400	1,129.23	POLICE DATA SERVICE	80099	297324	
						1,129.23
	0010-801-3115-38400	1,365.66	POLICE DATA SERVICE	80099	297325	
						1,365.66
SUCCESS PRINTING GRAPHICS INC	0010-801-1101-39250	216.91-	VOID CHECK		294173	
						216.91-
	0010-801-1101-39250	216.91	MAYOR INSTALLATION PRINTING		297303	
						216.91
VERIZON WIRELESS	0010-801-3220-32050	227.76	WIRELESS DATA SERVICE		297326	
	0349-801-3201-39400	38.01	WIRELESS DATA SERVICE		297326	
	0010-801-3201-32050	90.14	WIRELESS DATA SERVICE		297326	
	0010-801-3210-32050	174.21	WIRELESS DATA SERVICE		297326	
						530.12
TOTAL FOR PREPAID WARRANTS						70,652.47

CITY OF MONTEREY PARK
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
"CIVIC PLUS" AND "EPOWEREDSCHOOLS"	0063-801-5004-99061	14,820.08	CITY WEBSITE SETUP	80463	297327	14,820.08
3M LIBRARY SYSTEMS CONTRACT	0131-801-6004-38400	140.00	LIBRARY SERVICE CHARGE		297328	140.00
A & J PORTABLE RESTROOM INC	0075-450-0075-08915	800.00	FARMERS MARKET RESTROOM (TRUST)	80382	297329	
	0075-450-0075-08915	1,000.00	FARMERS MARKET RESTROOM (TRUST)	80382	297329	1,800.00
ACCELA INC	0010-450-1703-02520	7,065.00	BUILDING-SYSTEM MAINTENANCE	80295	297330	
	0010-450-1703-02520	5,510.70	BUILDING-SYSTEM TRAINING	80295	297330	12,575.70
ADAMSON POLICE PRODUCTS	0060-850-4211-54050	695.21	FLEET CONVERSION		297331	695.21
ADVANCE PEST TERMITE CONTROL	0010-801-3113-38100	39.00	PEST CONTROL	80103	297332	39.00
AERUS ELECTROLUX	0010-801-6001-38100	70.83	LIBRARY SUPPLIES		297333	70.83
AFFILIATED SYSTEMS, INC.	0010-801-1801-31900	225.00	DMV/DOT PHYSICAL		297334	225.00
AMERICAN BACKFLOW PREVENTION ASSOCIATION	0092-801-4221-39300	75.00	WATER MEMBERSHIP		297335	75.00
AMERICAN BUILDERS	0159-801-6507-31970	1,989.25	PARKS FIELD MIX	80360	297336	1,989.25
AMTECH ELEVATOR SERVICES	0010-801-6001-38100	686.97	ELEVATOR PARTS		297337	686.97
ANTHEM BLUE CROSS	0010-701-0010-07960	93.00	REFUND AMBULANCE FEE		297338	93.00
	0010-701-0010-07960	118.20	REFUND AMBULANCE FEE		297339	118.20

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ARAMARK UNIFORM & CAREER APPAREL, I	0010-801-3210-39050	66.07	FIRE UNIFORM SERVICES	80437	297340	
	0010-801-3210-39050	28.36	FIRE UNIFORM SERVICES	80437	297340	
	0010-801-3210-39050	21.40	FIRE UNIFORM SERVICES	80437	297340	
	0010-801-3210-39050	74.90	FIRE UNIFORM SERVICES	80437	297340	190.73
ARGIL BLDG. MATERIAL CO.	0010-801-4202-22400	62.13	CONCRETE	80118	297341	62.13
ARROYO BACKGROUND INVESTIGATIONS	0010-801-3104-31950	210.00	BACKGROUND INVESTIGATIONS		297342	210.00
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	42.07	BLDG MAINT PLUMBING SUPPLIES	80119	297343	
	0010-801-4210-23300	141.47	BLDG MAINT PLUMBING SUPPLIES	80119	297343	183.54
ATHENS SERVICES	0344-801-5002-99290	1,317.61	STREET SWEEPING	80116	297344	
	0022-801-4205-41200	26,098.90	STREET SWEEPING	80115	297344	27,416.51
B & K ELECTRIC WHOLESALE	0092-801-4222-23400	25.87	WATER ELECTRICAL SUPPLIES	80177	297345	25.87
BAKER & TAYLOR INC	0163-801-6005-40000	138.11	BOOK(S) 15		297346	
	0010-801-6002-40000	14.97	BOOK(S) 1		297346	
	0010-801-6002-40000	38.47	BOOK(S) 2		297346	
	0010-801-6002-40000	11.47	BOOK(S) 1		297346	
	0010-801-6002-40000	13.18	BOOK(S) 2		297346	
	0010-801-6002-40000	11.47	BOOK(S) 1		297346	
	0010-801-6002-40000	11.86	BOOK(S) 2		297346	
	0010-801-6002-40000	14.29	BOOK(S) 1		297346	
	0010-801-6002-40000	206.01	BOOK(S) 10		297346	
	0131-801-6006-40000	10.33	BOOK(S) 1		297346	
	0131-801-6006-40000	20.21	BOOK(S) 1		297346	
	0131-801-6006-40000	9.51	BOOK(S) 1		297346	

CITY OF MONTEREY PARK
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0131-801-6006-40000	5.76	BOOK(S) 2		297346	
	0131-801-6006-40000	2.63	BOOK(S) 1		297346	
	0131-801-6006-40000	15.25	BOOK(S) 1		297346	
	0131-801-6006-40000	15.86	BOOK(S) 1		297346	
	0131-801-6006-40000	69.21	BOOK(S) 4		297346	
	0131-801-6006-40000	44.23	BOOK(S) 10		297346	
						652.82
BLACK & WHITE EMERGENCY VEHICLES	0060-850-4211-54050	2,490.00	FLEET CONVERSION		297347	
						2,490.00
BLUE SHIELD OF CALIFORNIA	0010-701-0010-07960	1,896.86	REFUND AMBULANCE FEE		297348	
						1,896.86
BOURRET GLASS & UPHOLSTERY, INC	0060-801-3210-38400	450.32	FIRE REPAIR ENGINE 61		297349	
						450.32
BOY SCOUTS OF AMERICA	0075-450-0075-08420	72.00	POLICE EXPLORER CHARTER (TRUST)		297350	
						72.00
BRAVO BUSINESS RESOURCES	0010-801-1801-34100	450.00	TRANSLATION SERVICES		297351	
						450.00
BRODART COMPANY	0010-801-6003-22450	348.13	FLEX CATALOGING SUPPLIES		297352	
						348.13
BURRO CANYON SHOOTING PARK DBA	0010-801-3103-22720	130.00	POLICE RANGE FEE		297353	
						130.00
CALIFORNIA CONSULTING, LLC	0075-450-0075-08915	3,000.00	CONSULTING SERVICES (TRUST)	80465	297354	
						3,000.00
CALOX, INC	0010-801-3210-22750	92.00	FIRE MEDICAL SUPPLIES	80226	297355	
						92.00
CAMINO REAL CHEVROLET	0060-801-4211-23500	164.81	FLEET REPAIR UNIT 977	80004	297356	
						164.81
CANON SOLUTIONS AMERICA, INC	0010-801-1301-31950	25.60	COPIER MAINTENANCE		297357	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CANON SOLUTIONS AMERICA, INC	0010-801-4209-39250	64.21	COPIER MAINTENANCE		297357	
	0092-801-4221-39250	76.86	COPIER MAINTENANCE		297357	166.67
CARL WARREN & COMPANY	0062-801-5101-35600	360.00	LIABILITY CLAIM-ADMIN FEES		297358	
	0062-801-5101-35600	231.42	LIABILITY CLAIM-E DURAN		297358	
	0062-801-5101-35600	566.58	LIABILITY CLAIM-M GARCIA		297358	
	0062-801-5101-35600	734.16	LIABILITY CLAIM-Z XU		297358	
	0062-801-5101-35600	159.60	LIABILITY CLAIM-P OSUNA		297358	
	0062-801-5101-35600	255.36	LIABILITY CLAIM-A MUNOZ		297358	
	0062-801-5101-35600	255.36	LIABILITY CLAIM-C TUNG		297358	
	0062-801-5101-35600	159.60	LIABILITY CLAIM-X DONG		297358	
	0062-801-5101-35600	375.06	LIABILITY CLAIM-O PAEZ		297358	
	0062-801-5101-35600	431.06	LIABILITY CLAIM-N HAGEDORN		297358	
	0062-801-5101-35600	502.88	LIABILITY CLAIM-J KITAHARA		297358	4,031.08
VICTOR CHANG	0010-801-1801-39400	1,302.00	TUITION REIMBURSEMENT		297359	1,302.00
CINTAS CORPORATION	0092-801-4221-22310	62.06	WATER UNIFORMS		297360	
	0092-801-4222-22310	114.43	WATER UNIFORMS		297360	
	0092-801-4223-22310	112.69	WATER UNIFORMS		297360	
	0092-801-4221-22310	57.39	WATER UNIFORMS		297360	
	0092-801-4222-22310	109.76	WATER UNIFORMS		297360	
	0092-801-4223-22310	108.03	WATER UNIFORMS		297360	
	0092-801-4221-22310	55.89	WATER UNIFORMS		297360	
	0092-801-4222-22310	108.26	WATER UNIFORMS		297360	
	0092-801-4223-22310	115.53	WATER UNIFORMS		297360	844.04
CITATION MANAGEMENT (DBA)	0010-701-0010-03630	4,056.50	PARKING CITATIONS SERVICE		297361	4,056.50

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CITY TERRACE SERVICE, INC.	0060-801-3210-38400	294.00	FIRE TOW TRUCK 61		297362	294.00
CLEAN ENERGY	0109-801-4201-31960	9,923.52	CNG FUEL	80410	297363	9,923.52
CLINICAL LABORATORY OF	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	9.71	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	176.22	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	297364	
	0092-801-4222-31950	877.82	WATER ANALYSIS	80344	297364	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	297364	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	297364	
	0093-801-4226-31950	2,579.82	WATER ANALYSIS	80344	297364	
	0093-801-4226-31950	20.35	WATER ANALYSIS	80344	297364	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	2,081.25	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	231.25	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	40.70	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	297364	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CLINICAL LABORATORY OF	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4228-31950	92.50	WATER ANALYSIS	80344	297364	
	0093-801-4228-31950	342.25	WATER ANALYSIS	80344	297364	
	0093-801-4228-31950	18.50	WATER ANALYSIS	80344	297364	
	0093-801-4228-31950	18.50	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	40.70	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	1,156.25	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	2,160.80	WATER ANALYSIS	80344	297364	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	1,358.83	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	231.25	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	297364	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4231-31950	885.23	WATER ANALYSIS	80344	297364	
	0093-801-4231-31950	10.18	WATER ANALYSIS	80344	297364	
	0093-801-4232-31950	148.00	WATER ANALYSIS	80344	297364	
						23,379.55

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CMRTA	0010-801-1406-39300	110.00	MANAGEMENT SERVICE MEMBERSHIP		297365	110.00
COBRA FIRE PROTECTION	0010-801-3210-38400	38.26	FIRE SYS/EXTINGUISHERS SERVICE		297366	38.26
STEVEN CODAY	0010-801-3101-22310	35.97	POLICE UNIFORMS		297367	35.97
COIN METER PACIFIC (DBA)	0152-701-0152-05455	18.05	REPAIR-341 E.POMONA		297368	95.00
	0880-701-0880-05455	76.95	REPAIR-341 E.POMONA		297368	
COLLICUTT ENERGY SERVICES INC	0010-801-4210-38100	876.00	GENERATOR REPAIR	80124	297369	876.00
COME LAND MAINTENANCE COMPANY	0178-801-6502-38250	373.00	JANITORIAL SERVICE	80302	297370	
	0010-801-6502-38250	50.00	JANITORIAL SERVICE	80298	297370	
	0010-801-6502-38250	775.00	JANITORIAL SERVICE	80297	297370	
	0010-801-6505-38250	4,190.00	JANITORIAL SERVICE	80283	297370	
	0010-801-6502-38250	400.00	JANITORIAL SERVICE	80282	297370	
	0178-801-6502-38250	1,146.00	JANITORIAL SERVICE	80281	297370	
	0010-801-6507-31160	380.00	JANITORIAL SERVICE	80297	297370	
	0010-801-6502-38250	225.00	JANITORIAL SERVICE	80297	297370	
	0092-801-4210-38250	1,661.00	JANITORIAL SERVICE	80425	297370	
	0010-801-3114-38250	755.00	JANITORIAL SERVICE	80425	297370	
	0092-801-4220-38250	279.00	JANITORIAL SERVICE	80425	297370	
	0092-801-4222-38250	132.00	JANITORIAL SERVICE	80425	297370	
	0010-801-4210-38250	2,450.00	JANITORIAL SERVICE	80481	297370	
	0010-801-3114-38250	650.00	JANITORIAL SERVICE	80481	297370	
	0092-801-4220-38250	150.00	JANITORIAL SERVICE	80481	297370	
	0092-801-4222-38250	150.00	JANITORIAL SERVICE	80481	297370	
	0092-801-4210-38250	1,661.00	JANITORIAL SERVICE	80425	297370	
	0010-801-3114-38250	755.00	JANITORIAL SERVICE	80425	297370	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
COME LAND MAINTENANCE COMPANY	0092-801-4220-38250	279.00	JANITORIAL SERVICE	80425	297370	
	0092-801-4222-38250	132.00	JANITORIAL SERVICE	80425	297370	
	0010-801-4210-38250	257.00	JANITORIAL SERVICE	80423	297370	
	0010-801-3114-38250	132.00	JANITORIAL SERVICE	80423	297370	
	0092-801-4220-38250	23.00	JANITORIAL SERVICE	80423	297370	
	0092-801-4222-38250	49.00	JANITORIAL SERVICE	80423	297370	
	0010-801-6517-38250	188.00	JANITORIAL SERVICE	80063	297370	
	0010-801-3114-38250	280.00	JANITORIAL SERVICE	80122	297370	
	0092-801-4220-38250	100.00	JANITORIAL SERVICE	80122	297370	
	0092-801-4222-38250	80.00	JANITORIAL SERVICE	80122	297370	
	0010-801-4210-38250	625.00	JANITORIAL SERVICE		297370	
						18,327.00
COMMERCIAL DOOR OF LOS ANGELES	0010-801-4210-38100	767.08	DOOR REPAIR	80125	297371	767.08
COMPLETE LANDSCAPE CARE, INC.	0176-801-6516-31190	5,800.00	MEDIANS MAINTENANCE	80215	297372	
	0176-801-6516-31190	5,800.00	MEDIANS MAINTENANCE	80215	297372	
						11,600.00
COMPUTER SERVICE COMPANY	0010-801-4206-38400	7,252.26	TRAFFIC SIGNAL MAINTENANCE	80483	297373	
	0010-801-4206-38400	2,652.51	TRAFFIC SIGNAL MAINTENANCE		297373	
						9,904.77
CORVEL ENTERPRISE COMP INC	0080-801-8301-20000	6,866.67	WORKER'S COMP ADMIN FEE	80395	297374	6,866.67
COUNTY OF LOS ANGELES	0092-801-4221-39300	340.00	WATER-TESTER EXAM FEE		297375	340.00
	0075-450-0075-08400	20.00	SENIOR PET LICENSING (TRUST)		297376	
	0010-801-3111-31950	5,071.43	ANIMAL CONTROL SERVICES	80092	297376	
	0010-701-0010-02420	298.00-	ANIMAL CONTROL-OTHER CREDIT		297376	
	0010-701-0010-02410	1,005.00-	LICENSES FEES		297376	
						3,788.43

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DAILY JOURNAL CORPORATION	0092-801-1301-34050	218.40	LEGAL NOTICE	80291	297377	
	0092-801-1301-34050	159.60	LEGAL NOTICE	80291	297377	
	0043-801-1301-34050	277.20	LEGAL NOTICE	80291	297377	
	0010-801-5004-91525	319.20	LEGAL NOTICE		297377	
	0010-801-5004-91525	319.20	LEGAL NOTICE		297377	
	0010-801-5004-91525	319.20	LEGAL NOTICE		297377	
	0010-801-5002-91528	159.60	LEGAL NOTICE		297377	
	0010-801-5002-91529	159.60	LEGAL NOTICE		297377	
	0010-801-5002-91527	319.20	LEGAL NOTICE		297377	
	0010-801-5002-91531	163.80	LEGAL NOTICE		297377	
	0010-801-5002-91533	163.80	LEGAL NOTICE		297377	
	0010-801-5002-91532	159.60	LEGAL NOTICE		297377	
	0010-801-5002-91534	159.60	LEGAL NOTICE		297377	
						2,898.00
DAPEER ROSENBLIT & LITVAK	0010-801-1702-31600	2,306.95	LEGAL FEES	80211	297378	
						2,306.95
DELL MARKETING LP	0349-801-3201-39400	1,395.45	COMPUTER/SUPPLIES	80485	297379	
	0092-801-4220-24150	235.87	COMPUTER/SUPPLIES		297379	
						1,631.32
DEPARTMENT OF JUSTICE	0010-801-1801-39550	166.00	FINGERPRINT PROCESSING		297380	
	0010-801-1801-39550	991.00	FINGERPRINT PROCESSING		297380	
	0010-801-1801-39550	384.00	FINGERPRINT PROCESSING		297380	
						1,541.00
DOOLEY ENTERPRISES, INC.	0010-801-3103-22620	1,317.60	POLICE AMMUNITION		297381	
	0010-801-3103-22620	12,560.40	POLICE AMMUNITION	80086	297381	
						13,878.00
DUNN-EDWARDS CORPORATION	0010-801-4210-23100	22.24	PAINT SUPPLIES		297382	
						22.24
EL NATIVO GROWERS, INC.	0010-801-5004-96037	4,983.32	PARKS PLANTS	80445	297383	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						4,983.32
EMPIRE CLEANING SUPPLY	0010-801-6503-22150	893.15	JANITORIAL SUPPLIES	80280	297384	
	0010-801-3113-22600	873.59	JANITORIAL SUPPLIES		297384	
	0131-801-6001-22150	323.78	JANITORIAL SUPPLIES		297384	
	0131-801-6001-22150	216.45	JANITORIAL SUPPLIES		297384	
	0010-801-6001-38100	100.00	JANITORIAL SUPPLIES		297384	
						2,406.97
EMPLOYMENT DEVELOPMENT DEPT.	0010-801-5102-35700	3,166.00	UNEMPLOYMENT INS-Q4 2013		297385	
						3,166.00
ENLIGHTEN ENTERPRISES CO (DBA)	0010-801-6002-40000	1,494.43	LIBRARY-BOOK(S) 73		297386	
						1,494.43
EWING IRRIGATION PRODUCTS, INC.	0092-801-4222-23700	90.60	WATER SUPPLIES	80174	297387	
	0176-801-6516-23300	400.00	WATER SUPPLIES	80066	297387	
	0176-801-6516-23300	47.25	WATER SUPPLIES		297387	
	0092-801-4222-23700	12.08	WATER SUPPLIES	80174	297387	
	0093-801-4226-23300	142.86	WATER SUPPLIES	80174	297387	
						692.79
FARONICS TECHNOLOGIES USA INC	0010-801-6003-38400	540.00	LIBRARY LICENSE		297388	
						540.00
FEDERAL EXPRESS CORP.	0010-801-1403-32200	34.61	DELIVERY SERVICE		297389	
	0109-801-4201-22750	42.07	DELIVERY SERVICE		297389	
	0880-801-2207-31600	47.09	DELIVERY SERVICE		297389	
						123.77
FENSCO SERVICES INC	0010-801-4210-38100	520.00	FENCE REPAIR-GARVEY RANCH		297390	
	0010-801-4210-38100	388.00	FENCE REPAIR-ELDER PARK		297390	
						908.00
DENISE FERRARI	0010-801-3103-22310	387.82	POLICE UNIFORM REIMBURSEMENT		297391	
						387.82
FILEKEEPERS, LLC	0010-801-1802-31950	189.76	STORAGE SERVICE		297392	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						189.76
FORD OF MONTEBELLO	0060-801-4211-23500	82.77	FLEET PARTS	80010	297393	
	0060-850-4211-54100	69.76	FLEET PARTS UNIT 081		297393	
	0060-801-4211-23500	95.59	FLEET PARTS UNIT 008	80010	297393	
	0060-801-4211-23500	121.23	FLEET PARTS UNIT 008	80010	297393	
	0060-801-4211-38400	366.17	FLEET PARTS UNIT 005	80010	297393	
	0060-801-4211-38400	337.34	FLEET PARTS UNIT 991	80010	297393	
						1,072.86
FOUR WINDS INTERACTIVE, LLC	0063-801-5004-90930	3,848.92	INFORMATIONAL KIOSK	80385	297394	
	0063-801-5004-90930	110.60	INFORMATIONAL KIOSK		297394	
	0063-801-5004-90930	272.86	INFORMATIONAL KIOSK		297394	
	0063-801-5004-90930	307.17	INFORMATIONAL KIOSK		297394	
						4,539.55
THE GALE GROUP	0131-801-6006-40000	231.22	BOOK(S) 1		297395	
						231.22
GALL'S, INC.	0010-801-3103-22300	647.38	POLICE SUPPLIES		297396	
						647.38
GALLADE CHEMICAL, INC.	0092-801-4222-23300	907.97	WATER CHEMICAL	80170	297397	
						907.97
DAVID GARCIA	0010-701-0010-07960	97.51	REFUND AMBULANCE FEE		297398	
						97.51
GARFIELD MEDICAL CENTER	0010-801-3113-22600	24.00	PHYSICAL		297399	
	0010-801-3113-22600	24.00	PHYSICAL		297399	
						48.00
GARVEY EQUIPMENT COMPANY	0060-801-4211-23500	52.25	FLEET SUPPLIES		297400	
	0060-801-4211-23500	89.75	FLEET SUPPLIES		297400	
	0010-801-6517-24100	177.12	PARKS SUPPLIES	80068	297400	
						319.12
GAYLORD BROS. INC.	0010-801-6003-22450	142.66	LIBRARY SUPPLIES		297401	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						142.66
JONATHAN GIN	0349-801-3201-39400	325.00	FIRE TRAINING REIMBURSEMENT		297402	
	0349-801-3201-39400	55.74	FIRE GAS REIMBURSEMENT		297402	
						380.74
GOLDEN STATE WATER COMPANY	0092-801-4222-36300	102.12	WATER SERVICE		297403	
						102.12
GOUDY HONDA	0060-801-4211-23500	143.86	FLEET PARTS UNIT 036	80012	297404	
						143.86
GRAINGER	0060-801-4211-23500	53.15	ELECTRICAL SUPPLIES		297405	
	0010-801-3201-24100	96.92	ELECTRICAL SUPPLIES		297405	
	0092-801-4222-23400	30.92	ELECTRICAL SUPPLIES	80167	297405	
	0010-801-4210-38100	547.15	ELECTRICAL SUPPLIES	80129	297405	
	0092-801-4222-23400	772.14	ELECTRICAL SUPPLIES	80167	297405	
	0092-801-4222-23400	9.86	ELECTRICAL SUPPLIES	80167	297405	
	0092-801-4222-23400	20.54	ELECTRICAL SUPPLIES	80167	297405	
	0092-801-4222-23400	6.57	ELECTRICAL SUPPLIES	80167	297405	
						1,537.25
GRM INFORMATION MANAGEMENT	0010-801-1301-31950	35.00	CITY CLERK-RECORDS STORAGE		297406	
	0010-801-1301-31950	49.00	CITY CLERK-RECORDS STORAGE		297406	
						84.00
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	681.25	FLEET PARTS	80014	297407	
	0060-801-4211-23500	107.91	FLEET PARTS-CREDIT	80014	297407	
						573.34
HACH COMPANY (AKA ELE	0092-801-4222-23300	838.54	WATER ANALYSIS SUPPLIES	80164	297408	
						838.54
HAROLD'S KEY SHOP, INC.	0092-801-4210-23050	6.81	KEY/LOCK SERVICES	80131	297409	
						6.81
HARRINGTON INDUSTRIAL PLASTICS	0093-801-4227-23300	475.39	PLUMBING SUPPLIES	80162	297410	
	0093-801-4226-23300	1,392.98	PLUMBING SUPPLIES		297410	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HARRINGTON INDUSTRIAL PLASTICS	0093-801-4226-23300	1,105.29	PLUMBING SUPPLIES	80162	297410	
	0093-801-4227-23300	544.78	PLUMBING SUPPLIES	80162	297410	
	0093-801-4226-23300	717.61-	PLUMBING SUPPLIES-CREDIT		297410	
	0093-801-4226-23300	105.87	PLUMBING SUPPLIES	80162	297410	2,906.70
HAWK LABELING SYSTEMS	0010-801-3201-21350	41.70	FIRE LABEL MACHINE		297411	41.70
HEADSETS.COM INC	0010-801-1703-32050	334.52	WIRELESS HEADSETS		297412	334.52
HI-WAY SAFETY RENTALS, INC.	0092-850-4211-54920	594.27	FLEET CONVERSION		297413	
	0010-801-4211-54920	855.36	FLEET MESSAGE BOARD PARTS		297413	1,449.63
FUNG HO	0010-701-0010-07960	1,524.50	REFUND AMBULANCE FEE		297414	1,524.50
HOME DEPOT CREDIT SERVICES	0349-801-3201-39400	1,656.73	HARDWARE SUPPLIES		297415	
	0010-801-4202-23950	129.82	HARDWARE SUPPLIES	80133	297415	
	0010-801-3210-38400	30.65	HARDWARE SUPPLIES	80233	297415	
	0010-801-3210-38400	21.52	HARDWARE SUPPLIES	80233	297415	
	0010-801-4210-23100	1,021.92	HARDWARE SUPPLIES	80133	297415	
	0010-801-4210-23100	158.55	HARDWARE SUPPLIES	80133	297415	
	0010-801-4210-23100	65.44	HARDWARE SUPPLIES	80133	297415	
	0010-801-4210-23100	275.81	HARDWARE SUPPLIES	80133	297415	
	0010-801-4210-23100	39.59-	HARDWARE SUPPLIES-CREDIT	80133	297415	
	0010-801-4210-23100	215.41-	HARDWARE SUPPLIES-CREDIT	80133	297415	
	0010-801-4210-23100	143.70	HARDWARE SUPPLIES	80133	297415	
	0010-801-4210-23100	20.68	HARDWARE SUPPLIES	80133	297415	
						3,269.82
YUPO BOB HUNG	0010-801-1801-39400	1,302.00	TUITION REIMBURSEMENT		297416	1,302.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
INDUSTRIAL PIPE & STEEL	0092-801-4223-23300	85.68	WATER SUPPLIES		297417	
	0042-801-4204-22750	108.19	SEWER SUPPLIES		297417	193.87
INTER VALLEY POOL SUPPLY	0010-801-6503-23050	395.65	POOL CHEMICAL	80365	297418	
	0010-801-6503-23050	360.30	POOL CHEMICAL	80365	297418	
	0010-801-6503-23050	711.30	POOL CHEMICAL	80365	297418	
	0010-801-6503-23050	259.74	POOL CHEMICAL	80365	297418	1,726.99
INVICTUS ENVIRONMENTAL SAFETY SOLUT	0093-801-4227-31950	1,890.00	WATER GROUP TRAINING		297419	1,890.00
IRON MOUNTAIN OFF-SITE DATA	0010-801-1403-31700	288.00	COMPUTER TAPE STORAGE	80319	297420	288.00
JENKINS & HOGIN, LLP	0010-801-1601-31600	20,000.00	LEGAL-GENERAL SERVICES		297421	
	0010-801-1601-31600	5,141.00	LEGAL-CA DEPT OF FINANCE		297421	
	0010-801-1601-31600	3,411.45	LEGAL-VILLA GARFIELD		297421	
	0010-801-1601-31600	261.00	LEGAL-GENERAL LITIGATION		297421	
	0075-450-0075-09201	1,375.00	LEGAL-MARKET PLACE (TRUST)		297421	
	0093-801-4226-31600	55.52	LEGAL-SEMOU		297421	
	0093-801-4227-31600	55.53	LEGAL-SEMOU		297421	
	0093-801-4228-31600	55.53	LEGAL-SEMOU		297421	
	0093-801-4229-31600	55.53	LEGAL-SEMOU		297421	
	0093-801-4230-31600	55.53	LEGAL-SEMOU		297421	
	0093-801-4231-31600	55.53	LEGAL-SEMOU		297421	
	0093-801-4232-31600	55.53	LEGAL-SEMOU		297421	
						30,577.15
JHM SUPPLY INC	0010-801-6517-23300	245.26	PARKS SUPPLIES	80072	297422	
	0010-801-6517-23300	154.92	PARKS SUPPLIES	80072	297422	
	0010-801-6517-23300	27.42	PARKS SUPPLIES	80072	297422	
	0010-801-6517-23300	28.97	PARKS SUPPLIES	80072	297422	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JHM SUPPLY INC	0010-801-6517-23300	113.51	PARKS SUPPLIES	80072	297422	570.08
JOHN L. HUNTER & ASSOC., INC.	0184-801-4208-31950	95.00	NPDES SERVICES	80352	297423	5,943.75
	0043-801-4203-31950	5,848.75	NPDES SERVICES	80351	297423	
KELLEY BLUE BOOK	0010-801-3114-39350	98.00	POLICE SUBSCRIPTION		297424	98.00
KEYSER MARSTON ASSOCIATES INC.	0880-801-2207-31950	2,167.50	PROFESSIONAL SVC-HOUSING	80275	297425	2,167.50
GWEN KISHIDA	0010-801-6003-22450	596.72	REIMBURSE-LIBRARY SUPPLIES		297426	834.88
	0010-801-6001-21250	43.49	REIMBURSE-LIBRARY SUPPLIES		297426	
	0010-801-6001-21250	30.88	REIMBURSE-LIBRARY SUPPLIES		297426	
	0010-801-6002-21350	23.79	REIMBURSE-LIBRARY SUPPLIES		297426	
	0423-801-6006-22450	140.00	REIMBURSE-LIBRARY BOOKS		297426	
LAWN MOWER CORNER/KNG POWER EQUIPME	0092-801-4223-23700	169.43	WATER TOOLS REPAIR		297427	169.43
LEAD TECH ENVIRONMENTAL, INC.	0152-801-2206-38650	300.00	LEAD TESTING-1128 W MABEL		297428	300.00
LEXIPOL LLC	0349-801-3201-39400	5,550.00	FIRE POLICY MANUAL UPDATE	80484	297429	5,550.00
LIEBERT CASSIDY WHITMORE	0010-801-1601-31600	1,411.00	LEGAL-GENERAL		297430	3,632.45
	0010-801-1601-31600	2,221.45	LEGAL-PITCHESS MOTIONS		297430	
LIFE SAFETY CONSULTING & ENGINEERING	0010-701-0010-06330	487.50	FIRE PLAN CHECK	80058	297431	787.50
	0010-701-0010-06330	300.00	FIRE PLAN CHECK	80058	297431	
SHIH LIN	0010-701-0010-03650	22.00	REFUND PARKING PERMIT		297432	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						22.00
LOS ANGELES COUNTY DEPT. OF	0010-701-0010-06850	1,493.47	INDUSTRIAL WASTE INSPECTION		297433	
	0010-701-0010-06850	269.21	INDUSTRIAL WASTE PERMIT		297433	
	0010-801-4206-41100	415.42	TRAFFIC SIGNAL MAINTENANCE	80054	297433	
	0010-801-4206-41100	35.00	TRAFFIC SIGNAL MAINTENANCE	80054	297433	
	0010-801-4206-41100	210.00	TRAFFIC SIGNAL MAINTENANCE	80054	297433	
						2,423.10
LOS ANGELES COUNTY DISTRICT	0010-801-3104-31950	614.70	MUNI CODES HEARING FEES	80091	297434	
						614.70
LOS ANGELES COUNTY FIRE DEPT.	0060-801-3210-38400	1,750.88	REPAIR FIRE TRUCKS	80238	297435	
						1,750.88
LOS ANGELES COUNTY SHERIFF'S	0010-801-3113-41100	522.30	PRISONER BOOKING	80090	297436	
						522.30
LOS ANGELES FREIGHTLINERS	0060-801-4211-23500	108.46	FLEET PARTS UNIT 906		297437	
						108.46
LOS ANGELES TIMES	0010-801-6002-40000	332.80	LIBRARY SUBSCRIPTION		297438	
						332.80
CITY OF LOS ANGELES	0043-801-4203-31950	11,497.80	WATERSHED MANAGEMENT PLAN		297439	
						11,497.80
MAK FIRE PROTECTION	0010-701-0010-06330	150.00	OUTSIDE CONSULTANT		297440	
	0010-701-0010-06330	630.00	OUTSIDE CONSULTANT		297440	
						780.00
MANAGED HEALTH NETWORK INC	0010-801-1801-31950	840.84	EAP PREMIUM		297441	
						840.84
MARIPOSA LANDSCAPES, INC	0092-801-4222-38500	2,000.00	LANDSCAPING MAINTENANCE	80292	297442	
	0092-801-4222-38500	578.00	WEED ABATEMENT		297442	
	0092-801-4222-38500	520.00	WEED ABATEMENT		297442	
						3,098.00

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MCMASTER-CARR SUPPLY CO.	0092-801-4222-23700	226.26	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	85.06-	WATER TOOLS/SUPPLIES-CREDIT	80156	297443	
	0092-801-4222-23700	199.40	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	31.83	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	89.39	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	570.92	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	191.82	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	86.91	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	80.06	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	98.13	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	347.52	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23050	75.28	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-38100	284.09	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-38100	25.45	WATER TOOLS/SUPPLIES	80156	297443	
	0093-801-4227-23300	399.73	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23400	83.02	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23400	91.04	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23400	11.98	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23400	315.52	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	116.48	WATER TOOLS/SUPPLIES	80156	297443	
	0092-801-4222-23700	485.55	WATER TOOLS/SUPPLIES	80156	297443	3,725.32
MCNEILL SECURITY AND FIRE SYSTEMS	0092-801-4222-38420	920.00	ALARM MONITORING	80400	297444	
	0092-801-4222-38420	575.00	ALARM MONITORING	80400	297444	1,495.00
MENDOZA CONTRACTING	0152-701-0152-05451	101.25	REPAIR 325 E. POMONA BLVD		297445	
	0880-701-0880-05451	148.75	REPAIR 325 E. POMONA BLVD		297445	250.00
METRON-FARNIER, LLC	0092-801-4223-23350	12,240.00	WATER METER PARTS	80489	297446	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						12,240.00
MIDORI LANDSCAPE INC	0010-801-6517-22100	1,303.00	IRRIGATION REPAIRS		297447	
	0010-801-6517-22100	715.00	IRRIGATION REPAIRS		297447	
	0010-801-6517-22100	467.36	IRRIGATION REPAIRS		297447	
	0344-801-5002-99290	2,790.00	LANDSCAPING MAINTENANCE	80075	297447	
						5,275.36
MIG	0010-450-1701-02530	180.00	GIS UPDATES		297448	
						180.00
MISSION SUPER HARDWARE	0092-801-4222-23700	15.24	HARDWARE SUPPLIES		297449	
	0010-801-3210-23400	28.30	HARDWARE SUPPLIES	80248	297449	
	0010-801-3210-38400	39.65	HARDWARE SUPPLIES	80248	297449	
	0010-801-3210-38400	36.92	HARDWARE SUPPLIES	80248	297449	
	0010-801-3201-24100	84.97	HARDWARE SUPPLIES	80248	297449	
	0010-801-6517-23050	0.98	HARDWARE SUPPLIES	80076	297449	
						206.06
MOBILE MINI LLC	0075-450-0075-08915	115.26	FARMERS MKT STORAGE (TRUST)		297450	
						115.26
MOTOROLA SOLUTIONS C/O ADVANCED ELE	0160-801-4211-54060	6,651.48	POLICE RADIO SERVICE-BIKE	80426	297451	
						6,651.48
MR. ROOTER PLUMBING (DBA)	0010-801-4210-38100	459.09	PLUMBING SERVICES		297452	
						459.09
MV TRANSPORTATION, INC	0166-801-4201-31960	57,914.39	SPIRIT BUS OPERATIONS	80475	297453	
	0109-701-0109-07680	2,669.75	SPIRIT BUS FARE		297453	
	0109-801-4201-31950	1,098.00	CHARTERS	80475	297453	
	0109-801-4201-31960	280.00	SPIRIT BUS GPS	80475	297453	
	0109-801-4201-31960	679.09	SPIRIT BUS FUEL	80475	297453	
						57,301.73
NATIONAL FIRE PROTECTION ASSN.	0010-801-3205-39700	1,295.00	FIRE CODE BOOK		297454	
						1,295.00

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NEC BUSINESS NETWORK SOLUTIONS	0010-801-3112-38400	1,652.72	PHONE LINE SERVICE	80096	297455	1,652.72
NETMOTION WIRELESS, INC	0010-801-3115-38400	2,950.00	POLICE-DEVICE MAINTENANCE	80110	297456	2,950.00
NEW CENTURY BMW MOTORCYCLES	0060-801-4211-38400	636.02	FLEET REPAIR UNIT 024	80032	297457	636.02
OCLC, INC	0131-801-6003-31700	973.38	LIBRARY CATALOGING SERVICE		297458	2,008.49
	0131-801-6003-31700	1,035.11	LIBRARY CATALOGING SERVICE		297458	
OFFICE DEPOT INC.	0010-801-1408-21250	55.46	OFFICE SUPPLIES		297459	
	0010-801-6505-21350	55.46	OFFICE SUPPLIES		297459	
	0010-801-1801-21350	55.46	OFFICE SUPPLIES		297459	
	0092-801-4222-21350	108.42	OFFICE SUPPLIES	80197	297459	
	0010-801-1101-21250	44.03	OFFICE SUPPLIES		297459	
	0010-801-1702-21350	9.80	OFFICE SUPPLIES	80207	297459	
	0010-801-1701-21350	24.41	OFFICE SUPPLIES	80207	297459	
	0010-801-1101-21250	8.99	OFFICE SUPPLIES		297459	
	0010-801-1101-21250	51.99	OFFICE SUPPLIES		297459	
	0010-801-1101-21250	11.11	OFFICE SUPPLIES		297459	
	0163-801-6005-21350	255.40	OFFICE SUPPLIES		297459	
	0163-801-6005-21350	42.83	OFFICE SUPPLIES		297459	
	0163-801-6005-21350	20.72	OFFICE SUPPLIES		297459	
	0075-450-0075-08270	46.96	OFFICE SUPPLIES (TRUST)		297459	
	0075-450-0075-08270	12.52	OFFICE SUPPLIES (TRUST)		297459	
	0010-801-1801-21350	36.95	OFFICE SUPPLIES		297459	
	0010-801-1801-21350	4.74	OFFICE SUPPLIES		297459	
	0043-801-4212-21250	40.95	OFFICE SUPPLIES	80055	297459	
	0043-801-4212-21250	4.74	OFFICE SUPPLIES	80055	297459	
	0043-801-4212-21250	80.55	OFFICE SUPPLIES	80055	297459	

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OFFICE DEPOT INC.	0043-801-4212-21250	385.86	OFFICE SUPPLIES	80055	297459	
	0043-801-4212-21250	347.27-	OFFICE SUPPLIES-CREDITS	80055	297459	
	0043-801-4212-21250	10.85	OFFICE SUPPLIES	80055	297459	
	0010-801-3210-21200	4.93	OFFICE SUPPLIES	80251	297459	
	0010-801-3210-21300	71.93	OFFICE SUPPLIES	80251	297459	
	0010-801-3114-21350	304.40	OFFICE SUPPLIES	80097	297459	
	0010-801-3114-21350	9.13	OFFICE SUPPLIES	80097	297459	
	0010-801-3114-21350	6.53	OFFICE SUPPLIES	80097	297459	
	0010-801-3114-21350	167.02	OFFICE SUPPLIES	80097	297459	
	0010-801-3113-22600	200.00	OFFICE SUPPLIES		297459	
	0010-801-3113-22600	117.71	OFFICE SUPPLIES		297459	
	0010-801-3113-22600	117.71-	OFFICE SUPPLIES-CREDIT		297459	
	0010-801-3113-22600	78.41	OFFICE SUPPLIES		297459	
						1,863.28
OFFICE SOLUTIONS	0010-801-1301-21300	154.12	OFFICE SUPPLIES		297460	
	0010-801-1408-22750	21.78	OFFICE SUPPLIES	80265	297460	
	0010-801-1408-22750	68.02	OFFICE SUPPLIES	80265	297460	
	0010-801-1408-22750	36.80	OFFICE SUPPLIES	80265	297460	
	0010-801-1408-22750	36.85	OFFICE SUPPLIES	80265	297460	
	0010-801-1408-22750	12.52-	OFFICE SUPPLIES-CREDIT	80265	297460	
						305.05
OVERPAYMENT RECOVERY	0010-701-0010-07960	391.00	REFUND AMBULANCE FEE		297461	
						391.00
PARKHOUSE TIRE, INC.	0060-801-4211-23500	933.71	FLEET TIRES	80035	297462	
						933.71
PBS ENGINEERS, INC.	0010-701-0010-06100	420.00	PLAN CHECK	80052	297463	
	0010-701-0010-06100	1,680.00	PLAN CHECK	80052	297463	
						2,100.00
PENINSULA LIBRARY SYSTEM	0075-450-0075-08250	75.00	LIBRARY TRAINING (TRUST)		297464	

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						75.00
PHOENIX CIVIL ENGINEERING, INC.	0042-801-4204-31950	3,685.00	WASTEWATER MASTER PLAN	80293	297465	3,685.00
THE PHONE GUY	0010-801-4210-38100	251.22	VOICE/DATA CABLING		297466	251.22
PLUMBING WHOLESALE OUTLET	0010-801-4210-23300	51.12	PLUMBING SUPPLIES		297467	
	0010-801-4210-23300	137.61	PLUMBING SUPPLIES		297467	188.73
POWERS ELECTRIC PRODUCTS	0092-801-4222-24100	281.76	ELECTRICAL SUPPLIES		297468	
	0092-801-4222-24100	364.72	ELECTRICAL SUPPLIES		297468	646.48
PREFERRED ALLIANCE INC	0010-801-1801-31900	84.00	DRIVER TESTING		297469	84.00
PROGRESS PRINTERS	0075-450-0075-08320	348.80	LIBRARY ENVELOPES (TRUST)		297470	348.80
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22300	33.71	FLEET UNIFORMS	80039	297471	
	0060-801-4211-22300	33.71	FLEET UNIFORMS	80039	297471	
	0060-801-4211-22150	26.64	FLEET SHOP RAGS	80039	297471	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	80039	297471	
	0060-801-4211-22150	26.64	FLEET SHOP RAGS	80039	297471	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	80039	297471	157.98
QUALITY CODE PUBLISHING LLC	0010-801-1301-39250	1,263.05	MUNICIPAL CODE	80290	297472	1,263.05
R. M. BODY SHOP	0060-801-4211-38450	139.50	FLEET REPAIR UNIT 919	80040	297473	139.50
RBF CONSULTING	0447-801-1701-31950	5,872.51	GARFIELD TRANSIT VILLAGE	80464	297474	
	0447-801-1701-31950	8,194.23	GARFIELD TRANSIT VILLAGE	80464	297474	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						14,066.74
RED WING SHOE STORES	0010-801-6516-22300	230.00	SAFETY BOOTS-V BALTIERRA	80079	297475	230.00
	0092-801-4223-22300	142.88	SAFETY BOOTS-J MEDINA	80362	297476	142.88
RENKOW MECHANICAL INC	0010-801-4210-38150	330.00	AIR CONDITIONING REPAIR	80142	297477	650.00
	0010-801-4210-38150	320.00	AIR CONDITIONING REPAIR	80142	297477	650.00
RENT-A-TOOL	0092-801-4222-23700	29.76	PROPANE		297478	29.76
ROYAL WHOLESALE ELECTRIC	0092-801-4222-23400	650.80	WATER PARTS	80192	297479	873.16
	0092-801-4222-23400	222.36	WATER PARTS	80192	297479	873.16
S C FUELS (DBA)	0060-801-4211-22250	13,101.86	FUEL 1/14	80042	297480	28,572.46
	0060-801-4211-22250	12,841.97-	FUEL 1/14-CREDIT	80042	297480	28,572.46
	0060-801-4211-22250	12,901.75	FUEL 1/14	80042	297480	28,572.46
	0060-801-4211-22250	15,410.82	FUEL 2/14	80042	297480	28,572.46
SAFETY KLEEN SYSTEM, INC.	0060-801-4211-38400	317.32	FLEET PARTS	80417	297481	317.32
SAMWON CONSTRUCTION	0010-701-0010-06100	4,589.27	REFUND PLUMBING PERMIT		297482	4,589.27
SAN GABRIEL VALLEY NEWSPAPER	0010-801-6002-40000	325.00	SUBSCRIPTION		297483	325.00
SHRED-IT LOS ANGELES	0010-801-3114-38400	116.38	SHREDDING SERVICES		297484	116.38
WING SHUM	0010-801-1801-39400	165.00	REIMBURSE TUITION		297485	
	0010-801-1801-39400	25.00	REIMBURSE TUITION		297485	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						190.00
SNAP-ON INDUSTRIAL, A DIVISION OF J	0060-801-4211-38400	813.41	FLEET TOOLS	80043	297486	813.41
SOFTWARE PRODUCTS	0010-801-6505-38400	91.71	COMPUTER SERVICES		297487	
	0010-801-6505-23050	208.29	COMPUTER SERVICES		297487	300.00
SOUTH COAST AIR QUALITY	0093-801-4227-41100	117.87	AQMD EMISSIONS FEES		297488	
	0093-801-4227-41100	2,271.22	AQMD EMISSIONS FEES		297488	2,389.09
SOUTHEAST CONSTRUCTION PRODUCT	0010-801-4202-22400	1,054.65	WATER CONSTRUCTION SUPPLY		297489	
	0010-801-4202-22400	168.63	WATER CONSTRUCTION SUPPLY		297489	1,223.28
SOUTHERN CALIFORNIA TRAINING	0010-801-3210-39300	100.00	FIRE MEMBERSHIP		297490	100.00
STATUS ONE MEDICAL INC	0010-801-1802-22750	26.71	FIRST AID SUPPLIES		297491	
	0092-801-4222-22300	14.33	FIRST AID SUPPLIES		297491	41.04
STETSON ENGINEERS, INC,	0092-801-4222-31950	1,725.55	GENERAL ENGINEERING	80196	297492	1,725.55
SUCCESS PRINTING GRAPHICS INC	0010-801-6502-39250	261.60	AQUATIC RECEIPTS		297493	
	0092-801-6509-31880	3,133.00	CASCADES PRINTING	80381	297493	3,394.60
SUPER PRINT LITHOGRAPHICS INC	0010-801-1701-39250	128.91	NOTICE OF VIOLATION		297494	128.91
SUPREME TROPHIES & GIFTS CO.	0010-801-1701-21350	21.80	NAME PLATES		297495	21.80
KAN TIN TAM	0010-701-0010-03650	22.00	REFUND PARKING PERMIT		297496	22.00

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-31950	125.00	DESIGNATED OPERATOR SERVICES	80044	297497	250.00
	0060-801-4211-31950	125.00	DESIGNATED OPERATOR SERVICES	80044	297497	
THE CHRYSALIS CENTER	0077-801-1111-31950	4,916.00	BID MAINTENANCE	80305	297498	4,916.00
THOMSON REUTERS (LEGAL) INC.	0010-801-3101-39350	650.00	FIRE CODE BOOKS		297499	803.98
	0010-801-3101-22650	153.98	FIRE CODE BOOKS		297499	
TNT WINDOW TINTING (DBA)	0060-801-4211-54050	160.00	FLEET UNIT 094		297500	160.00
TOM'S CLOTHING & UNIFORMS INC	0010-801-3104-22310	34.34	UNIFORM-A GUEVARA	80101	297501	2,681.67
	0010-801-3210-22310	185.30	UNIFORM-R RYSDON	80247	297501	
	0010-801-3210-22310	33.98	UNIFORM-R TYSDON	80247	297501	
	0010-801-3210-22310	374.63	UNIFORM-R HARPER	80247	297501	
	0010-801-3210-22310	65.40	UNIFORM-C CACCIATORI	80247	297501	
	0010-801-3205-22310	150.00	UNIFORM-C GOMEZ	80059	297501	
	0010-801-6517-22310	115.24	UNIFORM-M RAMIREZ	80082	297501	
	0010-801-4209-22300	54.75	UNIFORM-M AGUILAR	80206	297501	
	0010-801-3101-22320	59.95	UNIFORM-S CARRILLO	80101	297501	
	0010-801-3101-22320	58.36	UNIFORM-E GU	80101	297501	
	0010-801-3101-22320	126.55	UNIFORM-A SORIANO	80101	297501	
	0010-801-3103-22310	176.58	UNIFORM-B ANDRUS	80101	297501	
	0010-801-3103-22310	185.90	UNIFORM-G GABRIEL	80101	297501	
	0010-801-3103-22310	252.12	UNIFORM-G BABRIEL	80101	297501	
	0010-801-3103-22310	195.21	UNIFORM-E ROMO	80101	297501	
	0010-801-3103-22310	312.69	UNIFORM-T WISNIEWSKI	80101	297501	
	0010-801-3103-22310	227.59	UNIFORM-D VERA	80101	297501	
	0010-801-3112-22310	73.08	UNIFORM-J WALTERS	80101	297501	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOYO MIYATAKE STUDIO	0010-801-1301-31950	346.62	PORTRAITS		297502	346.62
TRANSTECH	0010-801-1703-31950	5,200.00	BUILDING INSPECTOR	80402	297503	5,200.00
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-38400	98.10	FIRE UNIFORM CLEANING/REPAIR		297504	
	0010-801-3210-38400	456.00	FIRE UNIFORM CLEANING/REPAIR		297504	554.10
UC REGENTS	0010-801-3220-39400	2,609.06	FIRE CONTINUE EDUCATION	80245	297505	2,609.06
UNDERGROUND SERVICE ALERT	0092-801-4223-39300	126.00	UNDERGROUND UTILITY SERVICES		297506	126.00
UNITED TRANSMISSION EXCHANGE INC	0060-801-3210-38400	1,308.65	FIRE-REPAIR ENGINE 62		297507	1,308.65
UNIVAR USA INC (CORP. HEADQUARTERS)	0093-801-4227-23300	354.07	WATER CHEMICAL	80470	297508	354.07
TONY URICH	0010-801-3103-22310	146.75	POLICE UNIFORMS REIMBURSE		297509	146.75
VINNIE'S PORTABLE WELDING	0093-801-4226-23300	1,300.00	WATER WELDING SERVICES		297510	1,300.00
VULCAN MATERIAL CO	0110-801-4202-23600	411.67	ASPHALT	80150	297511	
	0110-801-4202-23600	893.80	ASPHALT	80150	297511	
	0110-801-4202-23600	372.39	ASPHALT	80150	297511	
	0110-801-4202-23600	589.91	ASPHALT	80150	297511	2,267.77
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	156.84	ELECTRICAL SUPPLIES		297512	
	0010-801-4210-23400	239.47	ELECTRICAL SUPPLIES		297512	396.31
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	154.80	FLEET PARTS	80047	297513	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	121.34	FLEET PARTS UNIT 949	80047	297513	
	0060-801-4211-23500	97.50	FLEET PARTS	80047	297513	
	0060-801-4211-23500	41.66	FLEET PARTS	80047	297513	
	0060-801-4211-23500	12.64	FLEET PARTS	80047	297513	
	0060-801-4211-23500	195.00	FLEET PARTS	80047	297513	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	80047	297513	
	0060-801-4211-23500	304.66-	FLEET PARTS-CREDIT	80047	297513	
	0060-801-4211-23500	34.52-	FLEET PARTS-CREDIT	80047	297513	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	80047	297513	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	80047	297513	
						234.71
WELLS FARGO FINANCIAL LEASING	0092-801-4212-37500	697.76	COPIER RENTAL	80301	297514	
	0092-801-4212-37500	888.99	COPIER RENTAL	80301	297514	
						1,586.75
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	1,935.70	TREE MAINTENANCE SERVICES	80333	297515	
						1,935.70
WESTCO SERVICE COMPANY	0010-801-4210-38150	808.50	AIR CONDITIONING REPAIR		297516	
	0010-801-4210-38150	1,151.51	AIR CONDITIONING REPAIR		297516	
	0010-801-4210-38150	382.77	AIR CONDITIONING REPAIR		297516	
						2,342.78
WESTERN GRAPHIX / WESTERN ID (DBA)	0010-801-1801-21350	100.24	EMPLOYEE ID SUPPLIES		297517	
						100.24
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23300	4,606.89	WATER SUPPLIES	80377	297518	
	0092-801-4222-23700	59.73	WATER SUPPLIES	80204	297518	
	0092-801-4223-23350	1,360.87	WATER SUPPLIES	80377	297518	
	0092-801-4221-23300	7.89	WATER SUPPLIES	80204	297518	
	0092-801-4223-23300	2,675.30	WATER SUPPLIES	80204	297518	
	0092-801-4223-23350	3,561.04	WATER SUPPLIES	80204	297518	
						12,271.72

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WHITE CAP CONSTRUCTION SUPPLY	0010-801-4202-23950	352.31	STREET SUPPLIES		297519	
	0010-801-4202-23950	37.61-	STREET SUPPLIES-CREDIT		297519	
						314.70
WILLIES TIRES AND ALIGNMENT	0060-801-4211-23500	595.60	FLEET TIRES	80379	297520	
						595.60
WORTH USA INC	0060-801-4211-23500	108.37	FLEET SUPPLIES	80050	297521	
	0060-801-4211-23500	40.00-	FLEET SUPPLIES-CREDIT	80050	297521	
						68.37
XEROX CORPORATION	0092-801-1408-37500	2,169.69	COPIER RENTAL	80262	297522	
	0092-801-1408-38400	1,169.74	COPIER RENTAL	80261	297522	
	0092-801-1408-38400	404.90	COPIER RENTAL	80262	297522	
						3,744.33
YAHOO! INC., CUSTODIAN OF RECORDS	0010-801-3104-39100	126.60	POLICE SEARCH WARRANT		297523	
						126.60
ZOLL MEDICAL CORPORATION	0010-801-3220-24200	555.90	FIRE MEDICAL SUPPLIES	80243	297524	
						555.90
ZUMAR INDUSTRIES, INC.	0010-801-4206-23800	160.51	STREET SIGNS		297525	
	0010-801-4206-23800	180.18	STREET SIGNS		297525	
						340.69
	0010-801-4206-23800	444.72	STREET SIGNS		297526	
						444.72
TOTAL FOR PRINTED WARRANTS						521,523.92

CITY OF MONTEREY PARK
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TOTAL FOR PREPAID WARRANTS	70,652.47
TOTAL FOR PRINTED WARRANTS	521,523.92
TOTAL WARRANTS	592,176.39
TOTAL VOID CHECKS	3
TOTAL PREPAID CHECKS	32
TOTAL CHECKS PRINTED	200
TOTAL CHECKS ISSUED	232

CITY OF MONTEREY PARK
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FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	30,669.91	176,094.14	206,764.05
0022	STATE GAS TAX FUND	297.18	26,098.90	26,396.08
0042	SEWER FUND	92.23	3,793.19	3,885.42
0043	REFUSE FUND	535.94	17,799.43	18,335.37
0060	CITY SHOP FUND	38.49	42,089.34	42,127.83
0062	GENERAL LIABILITY FUND	0.00	4,031.08	4,031.08
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	19,359.63	19,359.63
0071	PUBLIC SAFETY IMPACT FEE FUND	300.00	0.00	300.00
0075	SPECIAL DEPOSITS FUND	1,810.97	6,865.54	8,676.51
0077	BUSINESS IMPROVEMENT AREA #1	0.00	4,916.00	4,916.00
0080	WORKERS COMP FUND	0.00	6,866.67	6,866.67
0092	WATER FUND	3,927.03	56,216.31	60,143.34
0093	WATER TREATMENT FUND	0.00	31,829.77	31,829.77
0109	OPA PROPOSITION A	206.01	9,352.93	9,558.94
0110	MEASURE R FUND	30,800.00	2,267.77	33,067.77
0131	LIBRARY TAX FUND	0.00	3,112.93	3,112.93
0136	POST	287.40-	0.00	287.40-
0152	HOME HOUSING PROGRAM	907.85	419.30	1,327.15
0159	RECREATION FUND	0.00	1,989.25	1,989.25
0160	ASSET FORFEITURE	0.00	6,651.48	6,651.48
0163	CAL LIBRARY LITERACY SVC GRANT	0.00	457.06	457.06
0166	PROPOSITION C	0.00	57,914.39	57,914.39
0169	CDBG FUND	132.55	0.00	132.55
0176	MAINTENANCE DISTRICT 93-1	0.00	12,047.25	12,047.25
0178	PROP A - PER PARCEL GRANT	0.00	1,519.00	1,519.00
0184	USED OIL RECYCLING BLOCK GRANT	0.00	95.00	95.00
0344	MAINTENANCE GRANT (075)	0.00	4,107.61	4,107.61
0349	ELAC INSTRUCTIONAL SERV PROG	789.56	8,982.92	9,772.48

CITY OF MONTEREY PARK
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FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0423	TARGET GRANT	0.00	140.00	140.00
0447	MTA S GARFIELD TRANSIT VILLAGE	0.00	14,066.74	14,066.74
0880	CITY/HOUSING SPECIAL REVENUE	432.15	2,440.29	2,872.44
	TOTAL	70,652.47	521,523.92	592,176.39



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-B.**

TO: The Honorable Mayor and City Council
FROM: Dan Costley, Recreation & Community Services Director
SUBJECT: Award of Contract for the Barnes Park Picnic Shelter Replacement (Spec.# 829)

RECOMMENDATION:

Recommendations: It is recommended that the City Council:

- (1) Award a contract for constructing Barnes Park Picnic Shelter (Specification No. 829) to Golden Sun Firm and Company for \$225,656 (+ a 10% contingency of \$22,500) for a total of \$248,156 to be funded out of accounts (0010-801-5002-91527 through 91529)
- (2) Authorize the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with Golden Sun Firm and Company; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In December 2013, the City Council authorized the solicitation of bids for the replacement of picnic shelters at three parks. The parks were grouped together to create specific projects for bidding – this is the bid for the Barnes Park Picnic Shelter Replacement.

BACKGROUND:

In June 2013, the City Council approved the Park Master Plan Capital Improvement Program, with a budget of \$3.2 million dollars. In November, the City Council approved \$277,173 for the purchase of the picnic shelter equipment for all three parks.

The bid packet for the Barnes Park Picnic Shelter project was advertised to over thirty contractors and eight businesses' electronic bid/plan rooms that advertise these types

of construction projects, with twenty bids received. The lowest five bidders are listed below:

Rank	Bidder	Amount
1	Golden Sun Firm and Company	\$225,656
2	Ventura Construction	\$246,074
3	Sinbad Industries	\$262,800
4	AJ Fistes Corporation	\$269,165
5	Interlog Corporation	\$279,360

Golden Sun Firm and Company is the lowest responsible bidder. The contractor's license was verified with the California State Contractor's License Board to be current, active and in good standing. Staff also checked the contractor's references and found that they are a reputable contractor.

References include Los Angeles Unified School District – Hollywood High School Culinary Arts Training Class & Shop, Kitchen Upgrade; Central LA High School Broadcast Studio Career Technology Class Upgrade, and the Venice High School Graphic Arts Shop Remodel and Renovation.

CEQA

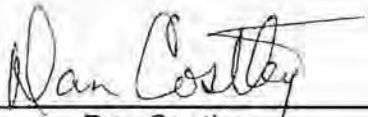
This Picnic Shelter replacement project was previously determined to be categorically exempt from CEQA; the project has been determined not to have a significant effect on the environment in that it meets the criteria set forth in the CEQA Guidelines.

FISCAL IMPACT:

The cost of this agreement is \$225,656. Adding a 10% contingency of \$22,500 to Golden Sun Firm and Company bid for any unforeseen construction changes, the estimated total project cost is \$248,156.

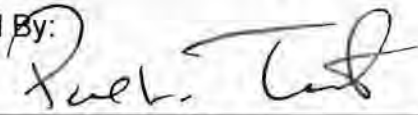
Funding for this contract will come from the Park Master Plan Capital Improvement Program (0010-801-5002-91527 through 29) approved in 2013.

Respectfully prepared and submitted,



Dan Costley
Recreation and Community
Services Director

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-C.**

TO: The Honorable Mayor and City Council
FROM: Dan Costley, Recreation & Community Services Director
SUBJECT: Award of Contract for the Elder and Highlands Park Picnic Shelter Replacements (Spec.# 830)

RECOMMENDATION:

Recommendations: It is recommended that the City Council:

- (1) Award a contract for constructing Elder and Highlands Parks Picnic Shelter (Specification No. 830) to Interlog Corporation for \$85,550 (+ a 10% contingency of \$8,500) for a total of \$94,050 to be funded out of accounts (0010-801-5002-91527 through 91529)
- (2) Authorize the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with Interlog Corporation; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In December 2013, the City Council authorized the solicitation of bids for the replacement of picnic shelters at three parks. The parks were grouped together to create specific projects for bidding – this is the bid for the Elder and Highland Parks Picnic Shelter Replacement.

BACKGROUND:

In June 2013, the City Council approved the Park Master Plan Capital Improvement Program, with a budget of \$3.2 million dollars. In November, the City Council approved \$277,173 for the purchase of the picnic shelter equipment for all three parks.

The bid packet for the Elder and Highland Parks Picnic Shelter project was advertised to over thirty contractors and eight businesses' electronic bid/plan rooms that advertise

these types of construction projects, with nineteen bids received. The lowest five bidders are listed below:

Rank	Bidder	Amount
1	Interlog Corporation	\$85,550
2	Cal Construction	\$87,995
3	Corral Construction	\$92,000
4	Golden Sun Firm	\$96,730
5	Marjani Builders	\$97,500

Interlog Corporation is the lowest responsible bidder. The contractor's license was verified with the California State Contractor's License Board to be current, active and in good standing. Staff also checked the contractor's references and found that they are a reputable contractor.

References include UCLA West Bathroom and Kitchen Refurbishment, UCLA Law Classroom Upgrade & Remodel and Orange County Parks – An umbrella project that included Building Rehabilitation, Electrical work, sidewalks, and ADA projects.

CEQA

This Picnic Shelter replacement project was previously determined to be categorically exempt from CEQA; the project has been determined not to have a significant effect on the environment in that it meets the criteria set forth in the CEQA Guidelines.

FISCAL IMPACT:

The cost of this agreement is \$85,550. Adding a 10% contingency of \$8,500 to Interlog Corporation bid for any unforeseen construction changes, the estimated total project cost is \$94,050.

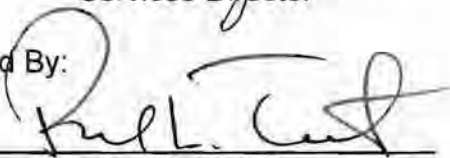
Funding for this contract will come from the Park Master Plan Capital Improvement Program (0010-801-5002-91527 through 29) approved in 2013.

Respectfully prepared and submitted,



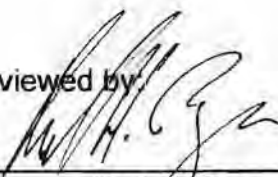
Dan Costley
Recreation and Community
Services Director

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-D.**

TO: The Honorable Mayor and City Council
FROM: Dan Costley, Director of Recreation and Community Services
SUBJECT: Construction Management Services for Park Master Plan Capital Improvements Program and Americans with Disabilities Program

RECOMMENDATION:

Recommendations: It is recommended that the City Council:

- (1) Award a professional services contract to DMR Team in the amount of \$111,000, (plus a 10% contingency to bring the total to \$122,000) to provide construction management services for the Park Master Plan Capital Improvement Program, and the Americans with Disabilities Access Program. This is to be funded out of account numbers 0010-801-5002- (91525 and 91527-91584)
- (2) Authorize the City Manager to execute a standard professional services contract, in a form approved by the City Attorney, with DMR Team and
- (3) Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

During the past year, the City Council approved two extensive Capital Improvement projects – the Americans with Disabilities Access Project and the Park Master Plan Project, with a combined budget over four million dollars. Because of the scope of these projects, it is necessary to have a qualified firm manage all construction aspects of both projects. On February 5, 2014, the City Council authorized staff to solicit proposals for Construction Management of the two projects; The Public Works Department publicly advertised a Request for Proposals and received three proposals on February 20, 2014.

A summary of the proposals is as follows:

Rank	Bidder	Amount
1	DMR Team	\$111,000
2	GK & Associates	\$141,715
3	Transtech	\$198,830

Upon reviewing all of the proposals, staff determined that each firm is very well qualified to perform the work. However, on the basis of the fee structure and past experience, we are recommending the DMR Team for this contract. The DMR Team has provided construction management services for Santa Clarita, South Pasadena, Santa Monica, and Culver City in a very professional manner.

BACKGROUND:

In February 2013, the City Council approved a budget of \$850,000 to have all City Parks improved to meet access standards required in the 1990 Americans with Disabilities Act. The design phase of this project is now complete, with the project approved by a Certified Access Specialist, and includes walkways, railings, curb cuts, and restroom access.

In June 2013, the Council approved the Park Master Plan Capital Improvement project and budgeted over \$3.2 million dollars to replace four park playgrounds, upgrade/replace three picnic shelters, replace problematic irrigation systems and slope drains, improve 3 sets of tennis court lights, build an outdoor basketball court, etc.

These two major initiatives represent a wide variety of construction disciplines that will be going on simultaneously, and involve a number of different vendors. The Construction Manager will be responsible for ensuring the construction work is performed on schedule and in compliance with contract documents and will work closely with the Public Works and Recreation and Community Services Departments to insure the impact on the facilities and surrounding neighborhoods is minimal.

FISCAL IMPACT:

The cost of this agreement is \$111,000. Adding a 10% contingency of \$11,000 to DMR Team bid for any unforeseen construction changes, the estimated total project cost is \$122,000.

Funding for this contract would come from the Park Master Plan Capital Improvement Program and the Americans with Disabilities Access Program; both approved in 2013.

Following are the accounts for this project:

Americans with Disabilities Projects 0010-801-5004-91525

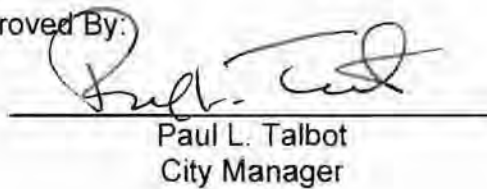
Park Improvements Master Plan 0010-801-5002- (91527 through 91584)

Respectfully submitted and prepared by



Dan Costley
Director of Recreation and
Community Services

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney



CIVIL DESIGN AND SURVEY

CONSTRUCTION MANAGEMENT

PLAN REVIEW

PROPOSAL TO PROVIDE CONSTRUCTION MANAGEMENT AND PROJCT MANAGEMENT SERVICES FOR PARKS CIP PROJECTS

**Prepared for
CITY OF MONTEREY PARK**



Prepared By

DMR Team, Inc.

Februry 20, 2014



CIVIL DESIGN AND SURVEY

CONSTRUCTION MANAGEMENT

PLAN REVIEW

February 20, 2014

City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

ATTENTION: Mr. Rey Alfonso, Assistant City Engineer

**RE: PROPOSAL TO PROVIDE CONSTRUCTION MANAGEMENT AND
PROJECT MANAGEMENT SERVICES FOR PARKS CIP PROJECTS**

Dear Mr. Alfonso,

DMR Team, Inc. is pleased to submit the attached proposal to provide Construction Management, Project Mananement, and Construction inspection services to take the City's Park CIP projects from bidding phase through construction.

DMR Team, Inc. with 20 years of experience in providing design, construction management, and inspection services to municipalities has successfully assisted other southland cities with similar services for park improvements.

We are uniquely qualified to provide the City's needs as we are a small consulting firm that provides high quality design, construction management, and inspection for various types of capital improvement projects, including park projects, at a reasonable rate.

Our team of professionals stands ready and eager to assist the City of Monterey Park in completion of the Park CIP Projects.

Should you have any questions regarding the content of this proposal, please don't hesitate to contact the undersigned at (310) 822-4600 Ext. 14.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sam Talebian". The signature is written over a horizontal line.

Sam Talebian P.E.,
President



TABLE OF CONTENTS

Section A	Scope of Work
Section B	Project Staff Qualifications
Section C	References
Section D	Company Qualifications
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SECTION A SCOPE OF WORK

Based on review of the project Request for Proposal, it is our understanding that the City desires employing services of a qualified civil engineering firm to provide Construction Management, Project Management and Construction Inspection for installation of picnic shelters, playground equipment, and ADA improvements at 13 City parks.

Improvements for the parks within the Scope of Work is as follows:

No	Pak Name	Improvements
1	Barnes Park	New Picnic Shelter Installation ADA Improvements
2	Highlands Park	New Picnic Shelter Installation ADA Improvements
3	Elder Park	New Picnic Shelter and Playground Equipment
4	La Loma Park	New Playground Equipment Installation ADA Improvements
5	Sunnyslopes Park	ADA Improvements
6	Pine Tree Park	ADA Improvements
7	Garvey Ranch Park	ADA Improvements
8	Sierra Vista Park	ADA Improvements
9	Edison Trails Park	ADA Improvements
10	Bella Vista	ADA Improvements
11	Langley Center	ADA Improvements
12	Cascades Park	ADA Improvements
13	Sequoia Park	ADA Improvements

It is further our understanding that the projects will be packaged under 3 to 6 bid documents. However, multiple projects are anticipated to go under construction at the same time.

The scope of work will include but not be limited to the following:

BIDDING AND ADVERTISEMENT PHASE:

- Advertising bid notices on various trade publications.
- Providing bid packages to potential bidders



- Establishing a web (ftp)site for the project bidders for file downloading, to provide project information, and also post the bid package (plans and specifications) on the (ftp) site for access by potential
- Maintaining a log of plan holder's information.
- Responding to bidder's questions.
- Preparing and distributing addenda.
- Attending bid opening.
- Conduction bid evaluation.
- Conducting background check of lowest 3 bidders.
- Establishing lowest responsive qualified bidder.
- Preparing Council staff report to award the contract to the lowest responsible qualified bidder for the construction.
- Coordinating the award and execution of the contract between the City and the contractor, including review of insurance, bonding, and other required documents.

II. CONSTRUCTION PHASE

- Providing necessary staffing and resources to manage all aspects of the construction.
- Functioning as Public Works and Building Department Extension, and providing all necessary services, including inspection during construction of compliance with all necessary services, including inspection during construction for compliance with all applicable codes; and review and approval of all shop drawings during construction..
- Developing a master construction schedule, and monitoring and updating construction schedule.
- Conducting weekly construction meeting with the contractor, City and other involved parties. Preparation and distribution of meeting minutes.
- Preparing and distributing all required notices, and responding to complaints and resolving problems as necessary.
- Reviewing contractor pay requests and preparing necessary documentation of submittal and approval of the City.
- Managing contract cost accounting system.
- Conducting project walk-through(s) and preparing punch list(s).
- Ensuring the project is implemented per the approved set of plans.
- Ensuring the contractor maintains during construction, and at the completion of the construction provides to the City field marked (red-lined) as-built plans.
- Maintaining project files documentation.
- Coordinating close out of the project.
- Delivering a final completed project to the City which is in compliance with PS&E package, and all applicable codes, standards, and requirements..



- Presenting to the City a complete project close out file.



SECTION B PROJECT STAFF QUALIFICATIONS

A, PROJECT MANAGER/ RESIDENT ENGINEER

Mr. Talebian will be the designated resident engineer staff who will provide the project management duties. Mr. Talebian with over 28 years of experience who has designed and over seen construction of numerous public improvement projects will be directly responsible for the day to day management of the projects.

As a registered civil engineer in the State of California, he has demonstrated experience and technical knowledge, ranging from structural engineering, building plan check, geotechnical engineering, pavement engineering, construction of infrastructures and utilities, to subdivision and civil engineering. His yeas of experience in the field of construction management has provided him a vast knowledge of Public Contract Code, Government Code, and the Green Book which has proven to be very beneficial in dealing with contractor's claims, and early detection of possible costly problems in the field. He is knowledgeable about all federally, state, and locally funded project requirements.

Having served as Interim Public Works Director for the City of South Pasadena, as well as Interim City Engineer for City of San Fernando, is familiar with the public agency administrative requirements.

Mr. Talebian is experienced in providing public testimony to both the City and Agency Counsel on technical issues related to capital projects and subdivision plans.

Based on our past experience with providing similar services for construction of multitude of new parks, and upgrade of the existing parks, as well as discussions with the City Staff, we have incorporated the services described in the RFP to be expected from the building official under the responsibilities of the project manager/resident engineer. The said responsibilities are not beyond qualifications of a qualified licensed civil engineer as defined in Business and Profession Code. Mr. Talebian as a licensed civil engineer with a Masters Degree in structural engineering, who also holds an Engineering Contractors License, has been responsible for design and development, and construction of both residential and commercial buildings. He is well versed with the requirements of Building Code as applicable to improvement of facilities related to park projects, and qualified to over see its implementation. Additionally, being



capable of providing for both responsibilities would be more efficient and cost effective.

It is further our understanding that geotechnical engineering will be provided by the City, and the contractor will provide for construction staking.

B. DEPUTY CONSTRUCTION MANAGER/PROJECT MANAGER

Mr. Dominic Rabanal will assist Mr. Talebian in his project management duties. Mr. Rabanal with over 20 years experience in the fields of design and construction of capital improvement projects will handle the required documentation, and flow and coordination of information. He is also well versed in Federal Labor compliance requirements and procedures and will handle the related project tasks.

C. PUBLIC WORKS INSPECTOR

Mr. Bradley Clayton, a seasoned public works inspector with experience in construction of parks, play equipment, ADA related improvements, and bathroom upgrades will provide for full time onsite inspection. Mr. Clayton's past experience also includes construction contracting superintendent duties.

Combination of knowledge of the applicable code requirements, along with actual hands on construction experience assures a high level of quality control.

D. ADMINISTRATIVE AND CLERICAL

Mr. William Wolitarsky will provide all clerical needs to support the team. Mr. Wolitarsky maintains accurate records and will ensure that a filing system is developed to maintain all necessary correspondence, records, logs and other pertinent information for each project.



Sam Talebian
Program Manager

Education:

Florida Institute of
Technology
B.S. Civil Engineering

California State University,
Northridge
M.S. Structural Engineering

Registration:

Registered Civil Engineer in
California (RCE 44216)

Contractor's License
(A 977214)

Mr. Talebian has over twenty-eight years of civil engineering design and management experience in the fields of geotechnical, structural, building plan check, hydrology and hydraulics, pavement rehabilitation, grading park construction and upgrading infrastructure as well as preparation of final construction drawings, specifications, contract administration and construction management on a variety of land subdivision and public improvement projects. He has knowledge of the requirements imposed by a host of state and federal funding agencies including FEMA, OES, FHWA, CDBG, FAU, ISTE and he is familiar with Caltrans requirements for construction. In the course of his professional career, he designed, plan checked and managed the construction of the following improvements:

- Parks construction and upgrade
- Landscape and irrigation
- Water System Improvements
- Grading and Slope Stability
- Street Improvements and Streetscapes
- Sewer Facility Improvements
- Street Lighting Improvements
- Traffic Control Plans
- Storm Drain Improvements (pipes and channels)
- Site Grading and Drainage
- Hydrology Analysis
- Hydraulic Analysis
- Sewer Area Studies
- Structural Analysis of Retaining Walls, Wood Structures, Precast Concrete Buildings, Masonry and Steel Buildings
- Site Compaction
- Formation of Assessment Districts
- Shoring
- Contract Administration
- Contract Monitoring
- Land Planning
- Tract Map Calculations
- Proficient in AUTOCAD, EDSC, DCA, F0601, STORM PLUS, TC CALCS and Los Angeles County Rational Method Softwares, Primavera, Microsoft Project.



Summary of Related Experience

Mr. Talebian has designed, and/or managed construction of the following similar projects for public agencies:

Lindberg Park and Vets Park Restroom - Provided project management and administration for the construction of two restroom facilities at separate parks. This Los Angeles County Proposition "A" funded project was approved for \$260,000.

Pico Boulevard Streetscape Project - Provided construction management services on this five million-dollar streetscape project along Pico Boulevard between 34th Street and Ocean Avenue. Improvements include installation of pedestrian lights, median improvements, landscaping and irrigation, decorative pavers, and removal and replacement of sidewalk.

Stewart Park Santa Monica - Provided design, Construction management and inspection for regrading of the park and baseball field to eliminate drainage issues of relandscaping and irrigation

El Marino Park - Culver City - Provided project Management and construction management for construction of new play equipment, concrete work, and placement of rubberized asphalt.

Franklyn Park - Santa Monica - Provided construction management for ADA walkway, hardscape and landscape improvements.

Oak Springs Canyon Park - Santa Clarita - Provided contract administration for construction of a new 5 acre park

Lindberg Park - Culver City - Provided construction management and contract administration for installation of play equipment and landscape improvement.

Joslyn Park Improvements - Santa Monica - Provided construction management for rehabilitation of the park and play equipment installation

Los Amigos Park Playground - Santa Monica - Provided construction management for construction of new playground equipment, hardscape and landscape improvements to the existing park.

Pedestrian Bridge and Landscape Improvements - Culver City - Provided program management and construction management services for a 220' long pedestrian bridge and landscape and hardscape improvements.

Arroyo Park Slope Stabilization - South Pasadena - Provided design and construction management for repair of a failed slope of the City's park.



Dominic Rabanal
Deputy Project Manager

Education:

B.S., Civil Engineering
Cal State Sacramento

Mr. Rabanal has over 20 years of experience in various fields of civil engineering design and construction management. His construction experience coupled with his technical knowledge make him extremely valuable in anticipating field problems.

Summary of Related Experience:

Mr. Rabanal has provided construction management assistance to Mr. Talebian on the following similar projects:

Stewart Park Santa Monica – Assisted in design, Construction management, and inspection for regrading of the park and baseball field to eliminate drainage issues and relandscaping and irrigation.

El Marino Park – Culver City – Assisted in project Management and construction management for construction of new play equipment, concrete work, and placement of rubberized asphalt.

Franklyn Park – Santa Monica – Assisted in construction management for ADA walkway, hardscape and landscape improvements.

Oak Springs Canyon Park – Santa Clarita – Provided contract administration for construction of a new 5 acre park

Lindberg Park – Culver City – Provided construction management and contract administration for installation of play equipment and landscape improvement.

Joslyn Park Improvements – Santa Monica – Assisted in construction management for rehabilitation of the park and play equipment installation

Los Amigos Park Playground – Santa Monica – Assisted in construction management for construction of new playground equipment, hardscape and landscape improvements to the existing park.

Pedestrian Bridge and Landscape Improvements – Culver City – Assisted in project management and construction management services for a 220' long pedestrian bridge and landscape and hardscape improvements.

Arroyo Park Slope Stabilization – South Pasadena – Assisted in design and construction management of a failed slope of the City's park. walkways meandering throughout the site



Brad Clayton

Inspector

Education:

Santa Ana College
Survey

Rancho San Diego College
Math

Mr. Clayton is an inspector who brings with him over thirty years of experience in a multitude of capital projects. With a strong background in grading, hardscape, and landscape improvements projects, Mr. Clayton has the proven track record to successfully inspect all aspects of the park projects in addition to his field experience, Mr. Clayton has strong public relations skills.

In his career he has inspected and is familiar with the following types of improvements:

- Parks
- Grading
- Storm Drain Design and Construction
- Hardscaping
- Landscaping
- ADA Accessibility
- Labor Compliance

Summary of Related Experience

Interpretive Nature Trail – Provided construction inspection for a wooden ADA accessible ramp and green space grading that meanders on a side of a steep slope.

Lindberg Park – Provided construction inspection services for construction of park facility, play equipment, and landscape rehabilitation.

Joslyn Park – Provided construction inspection services for construction of Joslyn Park and construction of a new play area, and construction of a basketball court.

Los Amigos Playground Equipment – Provided construction inspection services for construction of playground equipment and landscaping.

Stewart Park – Provided construction inspection services for regarding and landscaping improvements.

Arroyo Park Slope Stability – Provided construction inspection services for regarding and relandscaping of a failed slope.

Pamplico Park – One of the two inspectors on construction of a new regional 7 acre park.



SECTION C REFERENCES

REFERENCES

1. Mr. Shin Firukawa, P.E.
Deputy Public Works Director
CITY OF SOUTH PASADENA
(626) 403-7246
2. Mr. Glen Bogna, Park Director
CITY OF SANTA CLARITA
(661) 284-1408
3. Mr. Bill Zein, P.E.
Senior Project Manager
CITY OF SANTA MONICA
(310) 458-8726
4. Mr. James Davis, P.E.
Former Director of Public Works
CITY OF CULVER CITY
(310) 738-1750
5. Mr. Ron Ruiz
Director of Public Works
CITY OF SAN FERNANDO
(818) 898-1237
6. Mr. Nabil Henein, City Engineer
CITY OF BUENA PARK
(714) 562-3685
7. Mr. Dan Strange, Senior Project Manager
AMGEN CORPORATION
(818) 388-3717
8. Ms. Nina Jazmadarian, General Manager
FOOTHILL MUNICIPAL WATER DISTRICT
(818)-790-4036



9. Mr. Edward Hitti, P.E.
Public Works Director
CITY OF LA CAÑADA FLINTRIDGE
(625) 903-7242



SECTION D COMPANY QUALIFICATIONS

DMR is a multifaceted civil engineering consulting firm that has been serving public agencies for the past 20 years. DMR provides survey, civil design, construction management and inspection, constructibility and bidability, review, as well as staff augmentation in the fields of:

- Parks and trail
- Water Improvements
- Roadway widening and reconfiguration
- Pavement rehabilitation
- Traffic control plans
- Storm drain improvements

Enclosed is a summary of DMR's experience with park construction and upgrade projects which we believe attests to our capability to deliver successful similar projects with high quality of service, and at extremely competitive rates.



El Marino Park Culver City, California

DMR Team, Inc. provided the City of Culver City with project management, design and construction for the construction of a new playground to replace antiquated equipment. The project consisted of installation of new play equipment, concrete work, and the placement of rubberized asphalt.

Client: City of Culver City
Construction Cost: \$100,000



Oak Springs Canyon Park Santa Clarita, California

Provided full time inspection on a 5-acre park project located in the northerly section of the city of Santa Clarita. The project consisted of extensive grading, construction of a restroom and play area, as well as construction of a basketball court. It also includes a picnic area and the installation of landscape and irrigation for open play areas.

Client: City of Santa Clarita
Construction Cost: \$1,100,000



North Valencia Park Santa Clarita, California

DMR Team, Inc. provided full time inspection for this regional park located in Santa Clarita. The project included the construction of tennis courts, a picnic pavilion, and restrooms, along with extensive landscaping and irrigation for athletic fields.

Client: City of Santa Clarita
Construction Cost: \$1,500,000



Central Park Phase II Expansion Santa Clarita, California

Provided full time inspection on a 40-acre park expansion project located in Santa Clarita, California. The project is the second phase of a five-phase project. This \$2,300,000 project consisted of grading, construction of roadways, and restroom construction as well as landscaping and irrigation. The project also included basketball courts, grass fields, and concrete walkways meandering throughout the site.

Client: City of Santa Clarita
Construction Cost: \$2,300,000



Hermosa Beach Skate Park Project Hermosa Beach, California

Provided construction management and inspection for this highly visible and popular skate park in the City of Hermosa Beach. The project included unique and complicated concrete work and consisted of ongoing public relations.

Client: City of Hermosa Beach

Construction Cost: \$250,000



San Fernando Pool Project San Fernando California

DMR Team, Inc. provided construction management and inspection for this 14 million dollar aquatics center in the City of San Fernando. DMR was also charged with obtaining permits from several agencies including Edison, Southern California Gas Company, the Los Angeles Community Health Department, and the Southern California AQMD. The project consisted of three bodies of water including an Olympic size swimming pool, along with and adjacent fifteen thousand square foot support center.

Client: City of San Fernando

Construction Cost: \$14,000,000



Santa Monica Municipal Pool Project Santa Monica, California

DMR Team, Inc. provided the City of Santa Monica with construction management and contract administration services for this \$8,000,000 aquatic facility project. The project consisted of two separate swimming pools, four structures, a viewing deck, and a basement that houses all the pool mechanical equipment. Extensive shoring and grading requirements were implemented to ensure that roadway access to Santa Monica college would remain open during construction.

Client: City of Santa Monica

Construction Cost: \$8,000,000



Reconstruction of the Culver City Municipal Plunge Culver City, California

The FEMA/OES funded project consists of reconstruction of an existing municipal pool. DMR provided technical and administrative services necessary to negotiate a supplemental DSR with FEMA/OES. DMR provided contract administration and construction management services.

Client: City of Culver City

Construction Cost: \$8,000,000

**Los Amigos Park Playground
Santa Monica, California**



Provided construction management and inspection pertaining to construction of a new playground at Los Amigos Park including play equipment, play surface paving, fencing, and curbs. This project is located within the premises of an elementary school in Santa Monica. Coordination between school administrators, City staff members, and interested community leaders was ongoing throughout construction.

Client: City of Santa Monica

Construction Cost: \$200,000

**Alta Canyada Pipeline Lining Project
La Canada, California**



Provided construction management and inspection for the lining of an existing 16" transmission line within a bridge traversing the 210 Freeway. The project involved a temporary by-pass, coordination with end user water agencies, permitting through Caltrans, and extensive public relations.

Client: Foothill Municipal Water District

Construction Cost: \$1,000,000

**Pamplico Park
Santa Clarita, California**



Provided inspection services for this 7 acre park located in the City of Santa Clarita. The project included substantial grading, construction of a basketball court, two play areas, a restroom, a perimeter walkway with lighting, as well as landscape and irrigation.

Client: City of Santa Clarita

Construction Cost: \$1,200,000

**Arroyo Slope Stabilization Project
South Pasadena, California**



DMR Team, Inc. provided survey, design, construction management and inspection services for the stabilization of a failed slope. Work included clearing and grubbing of loose soil and alluvium material, benching into underlying competent material, installation of bench drains and outlet pipe along with construction of a 3' wide down drain, energy dissipater and rip rap structure. Located within the area of a highly used park, much emphasis was focused on the safety of park patrons during construction.

Client: City of South Pasadena

Construction: \$300,000



SECTION E FEE PROPOSAL

Classification	Hourly Rate	Proposed hours	Proposed Fee
Licensed Civil Engineer	90\$/hr	300	\$27,000
Deputy Construction Manager	75\$/hr	200	\$15,000
Public Works Inspector	65\$/hr	900	\$58,500
Labor Compliance Support	75\$/hr	50	\$3,750
Administration Support	45\$/hr	150	\$600

Total Proposed Fee

\$104,850



City Council Staff Report

DATE:

MARCH 5, 2014

AGENDA ITEM NO:

**Consent Calendar
Agenda Item 3-E.**

TO: PAUL TALBOT, CITY MANAGER

FROM: JAMES BIRRELL, INTERIM FIRE CHIEF

SUBJECT: APPROVAL OF PURCHASE – FIRE DEPARTMENT DEFIBRILLATOR

RECOMMENDATION:

Authorize Purchase of Defibrillator/Monitor to Zoll

It is recommended that the City Council:

- (1) Waive bidding requirements pursuant to Monterey Park Municipal Code §3.20.050 (2) and award the bid to Zoll Medical Corp. Funds in the amount of \$36,695 were budgeted in Fiscal Year 2013-2014; Account Number 0010-801-5002-88560.
- (2) Authorize the City Manager to execute an agreement in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Fire Department's current Zoll E-Series cardiac defibrillator is more than five years old, which is beyond the recommended service life and outdated in terms of technological advances and software improvements. The City Council approved funding for one E-series defibrillator/monitor in the Fiscal Year 2013-2014 budget and staff is now seeking City Council authorization to purchase the replacement defibrillator/monitor.

BACKGROUND:

The Monterey Park Fire Department provides advanced life support services through the service delivery platform of two, advanced life support, Firefighter/Paramedic staffed rescue ambulances and two, Firefighter/Paramedic assessment, Fire Engines. The cardiac defibrillator/monitor is a key component in the assessment and treatment of a patient experiencing a cardiac emergency. The current ZOLL defibrillators/monitors in service have a front line service cycle of five years. Our current inventory includes defibrillators from 2006 and 2012. The older defibrillators are beyond the five year recommended service life. Since the initial purchases of the defibrillators, technological advances and software improvements have been made – further outdating these defibrillators. This purchase will ensure consistent availability for patient care. It further ensures that our frontline inventory is compliant with manufacturer and industry standard software and upgrade requirements.

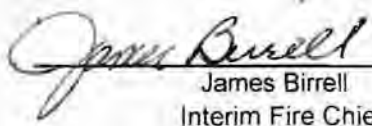
For this purchase, staff is seeking City Council approval to waive formal bidding requirements to allow purchase of a Zoll E-series monitor from Zoll Medical Corporation as a sole source purchase (Exhibit A). The Zoll E-Series monitors are used by our department and other agencies in the area, providing area knowledge, ease of use, and assurance of interoperability. This is consistent with the goals of the region and is becoming a standard for first responders in the area to use the same equipment, training procedures and operating policies. This monitor is compliant with all the required 12 Lead EKG reading and transmission features required in the Los Angeles County Healthcare system.

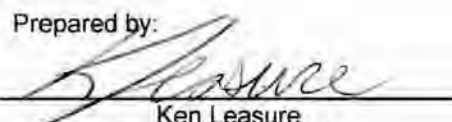
These monitors are also accepted by the layperson automatic external defibrillators ("AED") located in Monterey Park's facilities. In the event there is a need to use one of the layperson AEDs, the Zoll E-Series defibrillator/monitor can be plugged into the Layperson AED pads without need of changing any equipment. It provides seamless patient care in a critical event in which every minute counts towards patient survivability.

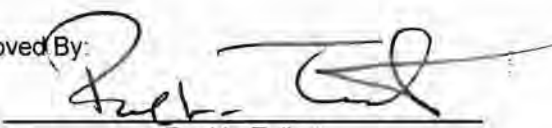
FISCAL IMPACT:

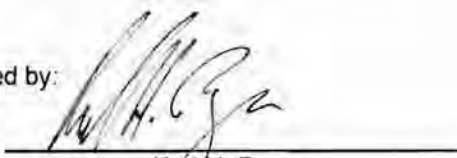
Funds to purchase one E-Series Defibrillator/Monitor has been budgeted in Fiscal Year 2013-2014 budget in the amount of \$36,695; Account No. 0010-801-5002-88560.

Respectfully submitted,


James Birrell
Interim Fire Chief

Prepared by:

Ken Leasure
EMS Battalion Chief

Approved By: 
Paul L. Talbot
City Manager

Reviewed by: 
Karl H. Berger
Assistant City Attorney

Attachments: Memorandum on sole source

**CITY OF MONTEREY PARK
INTEROFFICE MEMO**

DATE: FEBRUARY 10, 2014

TO: JAMES BIRRELL, INTERIM FIRE CHIEF
FROM: KEN LEASURE, BATTALION CHIEF
SUBJECT: SOLE SOURCE PURCHASE REQUISITION JUSTIFICATION *K.L.*

I am requesting sole source approval for purchase of one E-Series 12 Lead EKG to replace an outdated 2006 defibrillator.

The Monterey Park Fire Department uses Zoll E Series 12 Lead EKG Defibrillators in its frontline paramedic equipment. Our Department has chosen these defibrillators because of the compatibility and seamless transition to the City's layperson Automatic External Defibrillators currently installed in Monterey Park's buildings and parks. If there is an emergency call to a City facility in which a layperson AED is being used, the paramedic defibrillator can be plugged into the AED pads that are on the patient without changing the pads or other equipment. It provides a seamless transition to paramedic equipment easily and efficiently.

In addition, the Zoll E Series 12 Lead EKG Defibrillator is also the same monitor used by area fire departments. Monterey Park uses the same defibrillators as City of Los Angeles, Pasadena, Burbank, and Monrovia. This purchase from Zoll will assist in maintaining continuity of the regional standards and goals and most importantly interoperability and response efficiency between agencies.



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-F.**

TO: The Honorable Mayor and City Council
FROM: Michael A. Huntley, Director of Community and Economic Development
SUBJECT: Scheduled Matter: Consider adopting a resolution declaring real property located at 751 S. Alhambra Avenue to be surplus property and authorize the City Manager to convey the real property in accordance with the applicable law.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Finding that the project as proposed is exempt from Environmental Review under CEQA Guidelines § 15312 (Surplus Government Property Sales);
- (2) Adopting a resolution declaring property located at 751 S. Alhambra Avenue to be surplus property;
- (3) Authorizing the City Manager to convey the real property in accordance with the applicable law; and
- (4) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City is proposing the disposition (i.e., sale) of City owned property located at 751 S. Alhambra Avenue. It is City Ventures Homebuilding, LLC intention to purchase the property from the City to develop 25 single-family homes. The subject property is currently developed and utilized as the City Yard. A component of the disposition requires the City to identify a new location for the City Yard and funding necessary to develop a new facility.

Pursuant to Government Code § 64502, the City cannot convey real property until the Planning Commission determines whether the property conforms with the City's General Plan. The Declaration of Surplus Property is a process that local government must comply with before the disposition of any government owned property. The determination does not automatically dispose of the Property. Only the City Council can declare the property surplus and determine the method of its conveyance.

BACKGROUND:

On September 30, 2013, the City Council entered into an Exclusive Negotiation Agreement (ENA) with City Ventures Homebuilding, LLC for the acquisition and development of the City owned property located at 751 S. Alhambra Avenue and utilized as the City Yard. The ENA does not commit the City to selling the property to the developer, only that the City will exclusively negotiate with City Ventures whereby both parties will evaluate the feasibility of relocating the City Yard to an alternate location thereby freeing up the existing City Yard for residential infill development.

On January 22, 2014, staff presented the Declaration of Surplus property for consideration by the Planning Commission. Subsequent to discussion by the Planning Commission, the Planning Commission continued the item to the February 11, 2014 meeting. The intent of the continuance was to allow the Commission to hear more about the proposed project at the upcoming joint study session on Tuesday, January 28th.

On February 11, 2014, the Planning Commission adopted a resolution that the proposed disposition of surplus property is in conformance with the City's General Plan.

ANALYSIS AND EVALUATION OF PROJECT:

The City is proposing the disposition (i.e., sale) of City owned property located at 751 S. Alhambra Avenue. It is City Ventures Homebuilding, LLC intention to purchase the property from the City to develop 25 single-family homes. The subject property is currently developed and utilized as the City Yard. A component of the disposition requires the City to identify a new location for the City Yard and funding necessary to develop a new facility.

Pursuant to Government Code § 64502, the City cannot convey real property until the Planning Commission determines whether the property conforms with the City's General Plan. On February 11, 2014, the Planning Commission found that the disposition of the Property is in compliance with the City's General Plan. It is then the City Council's responsibility to declare the Property surplus and determine the method of its conveyance.

Before disposition of surplus property, the City must provide written notice to interested parties to allow development opportunities for affordable housing, park & recreational uses, school facilities, enterprise zone purposes, or a transit village development pursuant to Government Code § 54222. This action will occur once the Planning Commission determines that the proposed disposition is in conformance the City's General Plan and the City Council declares the Property as surplus.

ENVIRONMENTAL ASSESSMENT:

The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") because it consists of disposing Surplus Property in accordance with applicable law. Disposal of the Surplus Property (by itself) does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines § 15061(b)(3) as CEQA only applies to projects that have the potential to cause a significant effect on the environment. In addition, disposal of the Surplus Property is categorically exempt in accordance with CEQA Guidelines § 15312. Specifically, the City anticipates conveying the Surplus Property; the Surplus Property itself does not have significant value for wildlife habitat or other environmental purpose; and the use of the Surplus Property and adjacent property has not changed since the time the City acquired the Surplus Property. Accordingly, this project conforms with a Class 12 categorical exemption under CEQA.

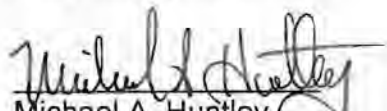
ALTERNATIVE COUNCIL CONSIDERATIONS:

None.

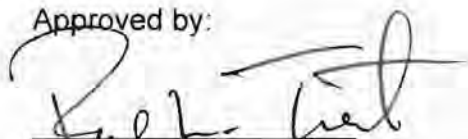
FISCAL IMPACT:

No fiscal impacts.

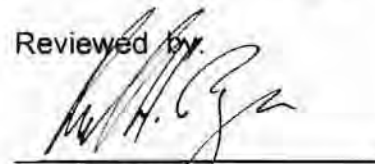
Respectfully submitted,


Michael A. Huntley
Director of Community and
Economic Development

Approved by:


Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Staff Report
Page 4

Attachments:

Planning Commission Resolution
City Council Resolution

RESOLUTION NO. 03-14

A RESOLUTION FINDING THAT CONVEYANCE OF SURPLUS PROPERTY LOCATED 751 SOUTH ALHAMBRA CONFORMS TO THE MONTEREY PARK GENERAL PLAN AND THE MONTEREY PARK MUNICIPAL CODE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On January 9, 2014, the City of Monterey Park filed an application requesting that the City Council declare real property located 751 S. Alhambra Avenue ("Surplus Property") to be surplus and authorize the City Manager to dispose of such property in accordance with applicable law;
- B. Pursuant to Government Code § 65402(a), the City submitted its application to the Planning Commission for review. The City's submission was reviewed by the Planning Commission for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- C. In addition, the Planning Commission reviewed the property sale 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 found the sale of the property to be categorically exempt pursuant to a Class 12 exemption;
- D. At a special meeting on January 22, 2014, the Planning Commission considered the information provided in the City's application regarding the Surplus Property.

SECTION 2: *Purpose of Surplus Property Sale.*

- A. The City is proposing to dispose of the City owned property located 751 S. Alhambra Avenue to a home builder with the intention of developing approximately 25 detached residential units. It is the City's intention to declare the property as surplus.

SECTION 3: *Environmental Assessment.* After reviewing the City's application, the Planning Commission finds that the proposed project is exempt from CEQA requirements pursuant to CEQA Guidelines § 15312 and the Monterey Park Guidelines. Specifically, the City proposes to sell the Surplus Property; the Surplus Property is not located in an area of concern; the Surplus Property does not have significant value for

**PLANNING COMMISSION
RESOLUTION NO. 03-14
PAGE 2 OF 3**

wildlife habitat or other environmental purpose; and the use of the Surplus Property and adjacent property has not changed since the time the City acquired the Surplus Property. Accordingly, this project conforms with a Class 12 categorical exemption under CEQA.

SECTION 4: General Plan Conformance and Zoning. The proposed project conforms to the City's General Plan and the zoning regulations in the MPMC as follows:

- A. Resources Element (Open Space and Recreational Components)
The subject property is currently developed as the City of Monterey Park maintenance yard does not provide an open space benefit or contain a recreational facility and as such, the sale and development of the subject property will not lead to the loss of open space. The proposed project will provide new open space opportunity if the project is developed.
- B. Land Use Element
The Land Use Element of the General Plans identifies the subject property as a Public Facility. Residential development would require a General Plan Amendment to a residential designation.
- C. Zoning
The sale of the subject site, if declared surplus property, would be required to comply with the zoning provisions of the Monterey Park Municipal Code.

SECTION 5: Report. Pursuant to Government Code § 65402(a), this Resolution constitutes the Planning Commission's report to the City Council showing that selling the Surplus Property is consistent with the General Plan.

SECTION 6: This Resolution will remain effective until superseded by a subsequent resolution.

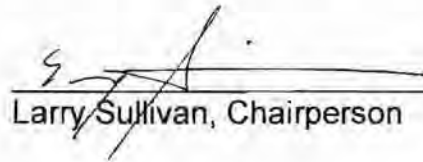
SECTION 7: The Commission Secretary is directed to provide a copy of this Resolution to the City of Monterey Park and to any other person requesting a copy.

SECTION 8: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

**PLANNING COMMISSION
RESOLUTION NO. 03-14
PAGE 3 OF 3**

SECTION 9: Except as provided in Section 8, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 11th day of February, 2014.


Larry Sullivan, Chairperson

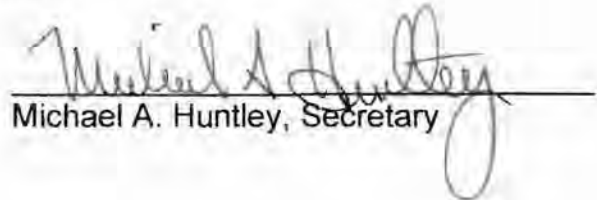
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 11th day of February 2014, by the following vote of the Planning Commission:

AYES: Chairperson Sullivan, Vice-Chair Choi, Commissioners
Garcia and Lam

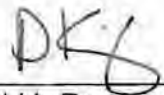
NOES:

ABSTAIN:

ABSENT: Commissioner Hamner


Michael A. Huntley, Secretary

APPROVED AS TO FORM:

By:  DAVID KING
FOR
Karl H. Berger, Assistant City Attorney

RESOLUTION NO. ____

A RESOLUTION DECLARING REAL PROPERTY LOCATED AT 751 S. (CITY MAINTENANCE YARD) ALHAMBRA AVENUE TO BE SURPLUS PROPERTY AND AUTHORIZING THE CITY MANAGER TO CONVEY IT IN ACCORDANCE WITH APPLICABLE LAW.

The City Council does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. On January 9, 2014, the City of Monterey Park filed an application requesting that the City Council declare real property located 751 S. Alhambra Avenue ("Surplus Property") to be surplus and authorize the City Manager to dispose of such property in accordance with applicable law (the "project");
- B. Pursuant to Government Code § 65402(a), the City submitted its application to the Planning Commission for review. The City's submission was reviewed for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- C. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- D. At a meeting on February 11, 2014, the Planning Commission considered and adopted Resolution No. 03-14, finding that the proposed disposition of surplus property is consistent with the Monterey Park General Plan;
- E. A review of the City's application shows that the Surplus Property is no longer required for the City's use. Its disposition would provide a public benefit to the City; and
- F. The Surplus Property will be offered for sale in accordance with applicable law including, without limitation, Government Code § 54222.

SECTION 2: *Purpose of Surplus Property Sale.* The City Council declares to the Surplus Property to be surplus in accordance with applicable law. This Resolution gives the City Manager, or designee, authority to convey the Surplus Property to City Ventures Homebuilding, LLC, a for-profit home builder with the intention of developing approximately 25 single-family homes on the subject property.

SECTION 3: *Environmental Assessment.* The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§

21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") because it consists of disposing Surplus Property in accordance with applicable law. Disposal of the Surplus Property (by itself) does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines § 15061(b)(3) as CEQA only applies to projects that have the potential to cause a significant effect on the environment. In addition, disposal of the Surplus Property is categorically exempt in accordance with CEQA Guidelines § 15312. Specifically, the City anticipates conveying the Surplus Property; the Surplus Property itself does not have significant value for wildlife habitat or other environmental purpose; and the use of the Surplus Property and adjacent property has not changed since the time the City acquired the Surplus Property. Accordingly, this project conforms with a Class 12 categorical exemption under CEQA.

SECTION 4: Report. Pursuant to Government Code § 65402(a), the Planning Commission Resolution was submitted to the City Council showing that conveying the Surplus Property is consistent with the General Plan.

SECTION 5: Authorizations. The City Manager, or designee, is authorized to take all steps needed to convey the Surplus Property in accordance with applicable law including, without limitation, offering the Surplus Property for disposition pursuant to Government Code § 54222 and executing all documents required for conveying the Surplus Property on the City's behalf in accordance with applicable law use approvals. Should an entity other than City Ventures Homebuilding, LLC seek to obtain the Surplus Property, the City Manager must report back to the City Council before any conveyance.

SECTION 6: This Resolution will become effective immediately upon adoption and remains effective unless superseded by a subsequent resolution.

PASSED, ADOPTED AND APPROVED this 5th day of March 2014.

Anthony Wong, Mayor

ATTEST:

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

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Monterey Park at the regular meeting held on the 5th day of March 2014, by the following vote of the City Council:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED AS TO FORM:

MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-G.

TO: Honorable Mayor and City Council

FROM: Tom Cody, Director of Human Resources and Risk Management

VIA: Paul Talbot, City Manager

SUBJECT: RECOMMENDATION TO ADOPT A RESOLUTION EXTENDING THE CONTRACT OF INTERIM FIRE CHIEF JIM BIRRELL PURSUANT TO GOVERNMENT CODE § 21221(H)

RECOMMENDATION

Staff recommends that the City Council:

- 1) Adopt the attached Resolution authorizing the City Manager to execute an amendment to Chief Birrell's contract, in a form approved by the City Attorney, to extend his appointment as Interim Fire Chief employment pursuant to Government Code § 21221(h); and
- 2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

During the City Council meeting on February 19, 2014 the Council chose not to pursue the Emergency Services Consulting International (ESI) contract to conduct a two City Fire Service analysis and feasibility study with the City of Alhambra. Therefore, City staff has initiated the recruitment process for a new Fire Chief which is anticipated to take between three (3) and five (5) months. Staffs acquired the services of a reputable Executive Search Firm, Alliance Resource Consulting and are in the recruitment development stage. Attached is a tentative recruitment schedule.

BACKGROUND:

The City Council appointed James Birrell to the position of interim Fire Chief during its December 19, 2013 meeting for a three (3) month period, ending March 18, 2014. This appointment was pursuant to Government Code § 21221(H) since the interim Fire Chief position is one of limited duration (not more than 960 hours in a fiscal year) and requiring specialized skills in Emergency Response, Emergency Medical Services, Fire Prevention, Environmental Services including HazMat, and Emergency Preparedness. The depth and breadth of Jim Birrell's knowledge, skills, and abilities in fire service has placed him well above standards and Jim Birrell has proven to be a strong and diplomatic advocate for the Fire Department, the City, and the community.

A CalPERS retiree cannot be employed with a CalPERS employer in any fiscal year for more than 960 hours. This limitation applies to all CalPERS employers that the retiree may be employed with in the fiscal year. Chief Birrell has worked 267 hours during this portion of the contract thus far and has 693 eligible hours remaining until June 30, 2014 (the end of the fiscal year).

Adopting the attached draft resolution would authorize the City Manager to approve the contract amendment extending Jim Birrell's interim appointment until a new Fire Chief has been selected and begins his or her employment with the City of Monterey Park.

FISCAL IMPACT

Maximum expenditures could be \$86,047 based on working a total of 960 hours for the six month period of January 1, 2014 thru June 30, 2014. Source of funds are from General Funds budgeted in the Fire Department's Fiscal Year Budget 2013-2014, Administration salaries. Approximate savings for the six month period would be \$30,953 versus the cost of a full time benefited Fire Chief.

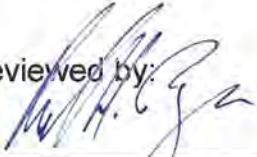
Respectfully Submitted:


Thomas J. Cody, Director
Human Resources & Risk Management

Concur:


Paul Talbot
City Manager

Reviewed by:


Karl H. Berger,
Assistant City Attorney

Attachments: Resolution
 Contract 1808-A
 First Amendment to Contract 1808-A
 Recruitment Schedule

**City of Monterey Park
Fire Chief Recruitment Schedule
March 2014**

<u>Action</u>	<u>Date</u>
<i>A. Strategic Development</i>	<i>3/3/14-03/17/14</i>
1. Select Executive Search Firm	
2. Draft Job Flyer	
3. Define Recruitment Process	
4. Job Flyer Finalized	
5. Advertise Positions	
<i>B. Active Recruitment</i>	<i>03/18/14-04/24/14</i>
6. Open Recruitment	
7. Pre-screen Applications	
8. Close Recruitment	
<i>C. Candidate Evaluation</i>	<i>04/25/14-05/12/14</i>
9. Initial Applicant Review – Executive Search Firm	
10. Invitation to City Interview Mailed	
<i>D. City Interviews</i>	<i>05/28/14-06/18/14</i>
11. Conduct Oral Interview(s)	
12. Employment Eligibility List Certified	
13. Conduct City Manager/Final Interview(s)	
<i>E. Negotiations</i>	<i>06/23/14</i>
14. Possible Offer/Negotiations	
<i>F. Hiring</i>	<i>6/24/14-7/14/14</i>
15. Background Process for Top Candidate(s) (Med., Fingerprints, full Background check)	
16. New Hires First Day (Depend on Candidate Current Employment Situation)	<i>TBD</i>
17. Introduction to City Council	<i>TBD</i>

RESOLUTION NO. ____

**A RESOLUTION REQUESTING EXTENDING THE APPOINTMENT
PURSUANT TO GOVERNMENT CODE § 21221(H) FOR THE POSITION
OF INTERIM FIRE CHIEF.**

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

SECTION 1: The City Council finds as follows:

- A. Chief James Birrell retired from the City of Monterey Park in the position of Fire Chief effective December 19, 2013;
- B. The City Council appointed Jim Birrell as Interim Fire Chief as of December 19, 2013 for a three month period, ending March 19, 2014. Pursuant to Government Code § 21221(H) this is a position of limited duration (not more than 960 hours) and requiring specialized skills in Emergency Response, Emergency Medical Services, Fire Prevention, Environmental Services including HazMat, and Emergency Preparedness. The depth and breadth of Chief Birrell's knowledge, skills, and abilities in the Fire Service has placed him well above standards and Chief Birrell has proven to be a strong and diplomatic advocate for the Fire Department, the City, and the community.
- C. During the City Council meeting on February 19, 2014 the Council chose not to pursue the Emergency Services Consulting International (ESI) contract to conduct a two City Fire Service analysis and feasibility study with the City of Alhambra. Therefore, City staff has initiated the recruitment process for a new Fire Chief which is anticipated to take between three (3) and five (5) months;
- D. Until the completion of the recruitment for a new Fire Chief the City requires the services of Chief Birrell as the interim Chief; and
- E. Therefore, the City Council wishes to extend the interim contact with Jim Birrell until such time as a new Chief has successfully completed the recruitment and background process and begins work for the City of Monterey Park.

SECTION 2: The City Manager, or designee, is authorized to execute a contract, in a form approved by the City Attorney, to extend the term of Chief Birrell's interim appointment as Fire Chief until such time as a new Fire Chief for Monterey Park is selected and begins work with the City.

SECTION 3: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 4: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this fifth day of March 2014.

Anthony Wong
Mayor

ATTEST:

Vincent D. Chang
City Clerk

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

By: _____
Karl H. Berger, Assistant City Attorney

**FIRST AMENDMENT TO
AGREEMENT NO. 1808-A BETWEEN
THE CITY OF MONTEREY PARK AND
JAMES BIRRELL**

THIS FIRST AMENDMENT ("Amendment") is made and entered into this 5th day of March 2014, by and between the city of MONTEREY PARK ("City"), and JAMES BIRRELL, an individual ("Birrell").

1. Pursuant to Section 20 of Agreement No. 1808-A ("Agreement"), Section 4 is amended to read as follows:

"TERM. The term of this Agreement will be for four (4) months from March 5, 2014 unless otherwise extended by written amendment by the parties, terminated in accordance with this Agreement, or automatically terminated upon City employing a Fire Chief. Thereafter, the Agreement will automatically renew for successive one (1) month terms unless terminated by either Party or if automatically terminated by City employing a Fire Chief."

2. This Amendment may be executed in any number or counterparts, each of which will be an original, but all of which together constitutes one instrument executed on the same date.

3. Except as modified by this Amendment, all other terms and conditions of Agreement No. 1808-A remain the same.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY

BIRRELL

Paul Talbot,
City Manager

ATTEST:

Vincent D. Chang,
City Clerk

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

By: _____
Karl H. Berger, Assistant City Attorney

**INTERIM FIRE CHIEF AGREEMENT
BETWEEN THE CITY OF MONTEREY PARK
AND JAMES BIRRELL**

THIS AGREEMENT is entered into this 19th day of December 2013 by and between the CITY OF MONTEREY PARK, a general law city and municipal corporation ("City") and James Birrell, an individual ("Birrell").

1. **APPOINTMENT OF INTERIM FIRE CHIEF.** Birrell is appointed as City's Interim Fire Chief. Birrell will serve at the pleasure of the City Manager and may be replaced at any time, with or without cause, without amending this Agreement.
2. **SCOPE OF SERVICES.** Birrell will perform the services needed to serve City which will include, without limitation, the following:
 - A. Birrell will attend all regular and special meetings of the City Council unless excused by the City Manager;
 - B. Perform the functions and duties specified by statute and relevant City ordinances and resolutions for a Fire Chief, and to perform such other legally permissible and proper duties and functions as City may from time to time assign;
 - C. Additionally, Birrell will coordinate with the City Manager to implement an acceptable transition plan with regard to the anticipated filling of the Fire Chief position.
3. **HOURS AND COMPENSATION.** During his employment, Birrell must devote such, time, interest and effort to the performance of this Agreement as is necessary to duly carry out his duties as Interim Fire Chief. It is expected that Birrell will devote an average of 32 hours per week to the performance of his duties. In no event, will Birrell work or be compensated for more than 960 hours during the period of December 19, 2013 through June 30, 2014. Birrell will be paid at the rate of \$85.00 per hour, payable in bi-weekly payments (at the same time that City employees are regularly paid) which is subject to all applicable federal, state and local payroll withholdings and deductions. Birrell must record all of his hours on a daily basis and transmit such records to the Finance Department on a weekly basis.
4. **TERM.** The term of this Agreement will be for three (3) months from the effective date unless otherwise extended by written amendment by the parties, terminated in accordance with this Agreement, or automatically terminated upon City employing a Fire Chief, the Agreement will automatically renew for a one (1) month term. Thereafter, the Agreement will automatically renew for successive one (1) month terms unless terminated by either Party or if automatically terminated by City employing a Fire Chief.

5. **BENEFITS.** Birrell will not receive any benefits, including, without limitation, medical, dental, sick leave, or vacation time, that are generally available to other City employees.

6. **EXPENSE REIMBURSEMENT.** During the term of this Agreement, City will reimburse Birrell for reasonable business expenses, including travel, parking, business meetings and professional dues associated with maintaining membership in fire chief related professional organizations pursuant to the applicable provisions of Monterey Park Municipal Code and City administrative policies.

7. **PERS BENEFITS.** At the time this Agreement is entered into, Government Code § 21224 allows a PERS retiree to perform contractual employee services for up to a total of 960 hours in any calendar year for all PERS contracting employers without being reinstated from retirement, and without loss or interruption of PERS retirement benefits. However, it is agreed and acknowledged by the parties that in making this Agreement available to Birrell, neither the City nor any of its elected or appointed officials, officers, employees or agents assures, represents, or guarantees that performance of the contracted-for services will have no impact upon Birrell's PERS' retirement benefits. If a controversy arises between Birrell and PERS regarding the impact of this Agreement and the services provided for herein upon the nature of PERS retirement benefits, the City does not have an obligation to intervene in or defend or prosecute such dispute notwithstanding the indemnification set forth in this Agreement. Accordingly, it is recommended by the City that before entering into this Agreement, Birrell first bring it to the attention of PERS and that Birrell thereby personally determine, what, if any, impact this Agreement and the performance of the services set forth herein, will or may have upon the employee's PERS' retirement benefits.

8. **CONFLICTS OF INTEREST.** Birrell represents that neither Birrell nor any of the attorneys or other persons employed by Birrell have any material financial interest, direct or indirect, in any contract or decision made by or on behalf of City that may be affected by the services to be provided to City pursuant to this Agreement, other than a financial interest that is similar, in all material respects, to the interests of the general public. Birrell agrees that he will comply with City's conflict of interest code as adopted by City Council resolution.

9. TERMINATION OF SERVICES.

- A. City may terminate this Agreement with or without cause at any time by serving Birrell with notification of such termination by mail, by fax, or by City's Representative's oral notice of termination followed by written confirmation of same served on Birrell by mail.
- B. Birrell may terminate this Agreement with or without cause upon fifteen (15) days written notice to City.
- C. City will compensate Birrell for his services and reimburse him for costs

rendered through and including the effective date of any termination.

10. NOTICES. Notices required under this Agreement must be given by personal service or by first class mail, postage prepaid, and addressed as follows:

To Birrell: James Birrell
320 West Newmark Ave.
Monterey Park, CA 91754

To City: City of Monterey Park
Attn: Thomas J. Cody, Director of Human Resources
320 West Newmark Ave.
Monterey Park, CA 91754

11. INDEMNIFICATION:

- A. City will indemnify and defend Birrell from any and all claims, demands, actions, losses, or charges arising out of, related to, or as a consequence of Birrell performing his duties as Interim Fire Chief. Further, City will pay all expenses, costs and attorney's fees arising out of or related to the same.
- B. The Parties agree that this Section will survive the termination of this Agreement. City's obligations under this Section apply whether Birrell is or is not retained by the City at the time any such claim, demand, action, loss or charge is made or occurs, as the case may be so long as the action giving rise to the claim occurred during the time Birrell was retained by City.

12. PERMITS AND LICENSES. Birrell, at his sole expense, will obtain and maintain during the term of this Agreement, all permits, licenses, and certificates that may be required, as determined by Birrell, in connection with the performance of services under this Agreement.

13. ASSIGNABILITY. This Agreement is for Birrell's professional services. Birrell's attempts to assign the benefits or burdens of this Agreement without City's written approval are prohibited and will be null and void.

14. INDEPENDENT CONTRACTOR. City and Birrell agree that Birrell will act as an independent contractor and will have control of all work and the manner in which it is performed. Birrell will be free to contract for similar service to be performed for other employers while under contract with City. Birrell is not an agent or employee of City and is not entitled to participate in any pension plan, insurance, bonus or similar benefits City provides for its employees. Any provision in this Agreement that may appear to give City the right to direct Birrell as to the details of doing the work or to exercise a

measure of control over the work means that Birrell will follow the direction of the City as to end results of the work only.

15. AUDIT OF RECORDS. Birrell will maintain full and accurate records with respect to all services and matters covered under this Agreement. City will have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcript therefrom, and to inspect all program data, documents, proceedings and activities. Birrell will retain such financial and program service records for at least four (4) years after termination or final payment under this Agreement.

16. INTERPRETATION. This Agreement was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.

17. ENTIRE AGREEMENT. This Agreement sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written. This Agreement will bind and inure to the benefit of the parties to this Agreement and any subsequent successors and assigns.

18. RULES OF CONSTRUCTION. Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.

19. SEVERABILITY. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.

20. AUTHORITY/MODIFICATION. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment. City's City Manager, or designee, may execute any such amendment on behalf of City.

21. ACCEPTANCE OF FACSIMILE SIGNATURES. The Parties agree that this Agreement, agreements ancillary to this Agreement, and related documents to be entered into in connection with this Agreement will be considered signed when the signature of a party is delivered by facsimile transmission. Such facsimile signature will be treated in all respects as having the same effect as an original signature.

22. EFFECTIVE DATE. This Agreement is effective on December 19, 2013.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

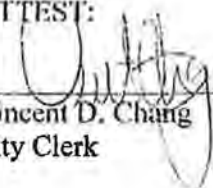
CITY OF MONTEREY PARK,
a municipal corporation.

James Birrell,
an individual.


Paul Talbot,
City Manager

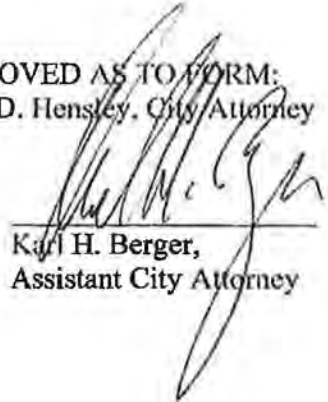

James Birrell

ATTEST:


Vincent D. Chang
City Clerk

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

By:


Karl H. Berger,
Assistant City Attorney



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-H.

TO: The Honorable Mayor and City Council
FROM: Vincent D. Chang, City Clerk
SUBJECT: City Council Minutes

RECOMMENDATION:

Recommendations: It is recommended that the City Council

- (1) approve the minutes from the regular meeting of February 5, 2014
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

Vincent D. Chang
City Clerk

Approved By:

Paul L. Talbot
City Manager

Prepared by:

Michelle Chen
Minutes Clerk

Attachments: February 5, 2014 (Regular), February 19, 2014 (Special)

**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.

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

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.

See Successor Agency minutes.

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.

See Successor Agency minutes.

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



City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: **Public Hearing**
Agenda Item 4-A.

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Director of Community and Economic Development
SUBJECT: Annual weed abatement protest hearing (Public Hearing)

RECOMMENDATION:

It is recommended that the City Council consider:

- 1) Open public hearing, receive public comment, close public hearing;
- 2) Refer any complaints received from parcel owners to L.A. County for follow-up and City staff will monitor the status of any complaints; and
- 3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures has submitted to the City the annual Weed Abatement Declaration List and resolution declaring that weeds, brush, rubbish, refuse, and dirt maintained on certain private properties in the City, are a public nuisance. At the regular Council meeting on February 5, 2014, the Council adopted Resolution No.11628 approving the Weed Abatement Declaration List as posted by the County. By adopting the resolution, the Council declared its intention to provide for the abatement of said public nuisances. To complete the process, the Council must hold a protest hearing to allow parcel owners whose parcels are included on the Declaration List an opportunity to challenge their parcels inclusion on the Weed Abatement Declaration List.

DISCUSSION:

The County has listed 1430 improved and unimproved parcels in the declaration list for this year. This is a increase of 107 parcels from the City list last year. The County mailed notices prior to February 1, 2014 to the recorded owner of each parcel included on the list declaring that their parcel is an existing, future or "potential" hazard. The County has advised that they consider a parcel a future or "potential" hazard if the parcel is not completely landscaped or irrigated and there is a potential for weed growth. The Los Angeles County Board of Supervisors has established an inspection fee of \$42.32, which will be assessed against all declared properties whether or not they are

cleared by the property owners. This increase in the inspection fee is due to an increase in the County's cost to run the program and a decrease in the number of parcels inspected county wide. Over the last five years the fees have been as follows: 2013-\$39.81; 2012-\$42.44; 2011-\$45.43, 2010-\$45.33, 2009-\$46.10

Parcel owners who received notices from the County will be able to challenge their parcels inclusion on the list by attending the protest hearing. Parcel owners will be able to request Council to remove their parcels from the list if they feel that their parcel is not in violation or that the County has erred by including the parcel in the list.

The County has advised the City that if parcel owners want their parcel to be removed from the declaration list, the County will conduct a re-inspection of the parcel to determine if, in fact, the parcel is not in violation or a potential hazard, or that an error has been made. Upon completion of the re-inspection of the parcel, the County will advise the City of its findings.

When a parcel is re-inspected and found not to be in violation or a potential hazard, the County will put the parcel on a deletion list and a removal list. The deletion list will waive the \$42.32 inspection fee and the removal list will remove the property from the Declaration List. Neither of these actions requires Council approval.

The County has advised the City that April 1, 2014 is the last day that the City can request or the County can authorize removal of a parcel from the Declaration List. If City Council elects to remove a parcel from the Declaration List and that parcel becomes a nuisance at a later date, the City will have to place that parcel on an individual Declaration List and will have to hold an individual protest hearing for each parcel.

The following is a schedule of the Weed Abatement process.

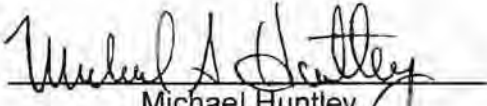
- March 5, 2014 - Protest hearing date.
- March 15, 2014 - County needs response cards returned to them by no later than this date.
- March 31, 2014 - County will begin clearing weeds on vacant disable parcels.
- April 1, 2014 - Prior to this date, the City can request or the County can authorize removal of a property from the Declaration List. The \$42.32 inspection fee will not be charged if a property is removed from the list.
- May 15, 2014 - Deadline for all improved parcels to attain compliance.

FISCAL IMPACT:

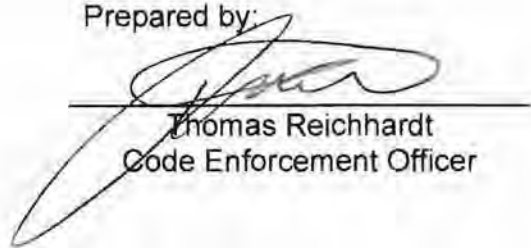
The City of Monterey Park has been contracting with the County of Los Angeles since 1992 for weed abatement services. No fiscal impacts are anticipated to affect actual expenditures or revenues. Furthermore, no redirection of available staff time, supplies or services will be required

Respectfully submitted,

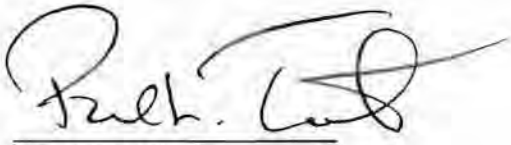
By:


Michael Huntley
Director of Community and
Economic Development

Prepared by:


Thomas Reichhardt
Code Enforcement Officer

Approved by:


Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachment(s)

- 1) Weed Abatement Declaration list.

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	101 LINCOLN WAY	5225 031 018	J
04	490	CITY TERRACE DRIVE	5225 031 913	J
04	490	201 CENTRE PLAZA DR	5225 031 915	J
04	490	4500 E CITY HALL DR	5225 031 916	J
04	490	SHERIFF ROAD	5225 031 917	J
04	490	4700 W RAMONA BLVD	5225 031 918	J
* 04	490	2095 ALAMO DR	5237 008 019	J
* 04	490	2125 ALAMO DR	5237 008 020	J
* 04	490	2145 ALAMO DR	5237 008 021	J
* 04	490	2185 ALAMO DR	5237 008 023	J
* 04	490	2225 ALAMO DR	5237 008 024	J
* 04	490	2245 ALAMO DR	5237 008 025	J
* 04	490	360 LADERA ST	5237 008 027	J
* 04	490	347 CASUDA CANYON DR	5237 009 016	J
04	490	CASUDA CANYON DR	5237 010 901	J
* 04	490	1930 COPA WAY	5237 012 001	J
* 04	490	1910 COPA WAY	5237 012 002	J
* 04	490	1886 COPA WAY	5237 012 003	J
* 04	490	1878 COPA WAY	5237 012 004	J
* 04	490	1872 COPA WAY	5237 012 005	J
* 04	490	1864 COPA WAY	5237 012 006	J
* 04	490	1848 COPA WAY	5237 012 007	J
* 04	490	1853 ARRIBA DR	5237 012 021	J
* 04	490	1943 ARRIBA DR	5237 012 034	J
* 04	490	1933 ARRIBA DR	5237 012 035	J
* 04	490	1927 ARRIBA DR	5237 012 036	J
* 04	490	1919 ARRIBA DR	5237 012 037	J
* 04	490	1915 ARRIBA DR	5237 012 038	J
* 04	490	1909 ARRIBA DR	5237 012 039	J
* 04	490	1901 ARRIBA DR	5237 012 040	J
* 04	490	500 CASUDA CANYON DR	5237 012 041	J
* 04	490	504 CASUDA CANYON DR	5237 012 042	J
* 04	490	508 CASUDA CANYON DR	5237 012 043	J
* 04	490	510 CASUDA CANYON DR	5237 012 044	J
* 04	490	512 CASUDA CANYON DR	5237 013 001	J
* 04	490	514 CASUDA CANYON DR	5237 013 002	J
* 04	490	516 CASUDA CANYON DR	5237 013 003	J
* 04	490	518 CASUDA CANYON DR	5237 013 004	J
* 04	490	520 CASUDA CANYON DR	5237 013 005	J
* 04	490	522 CASUDA CANYON DR	5237 013 006	J
* 04	490	524 CASUDA CANYON DR	5237 013 007	J
* 04	490	526 CASUDA CANYON DR	5237 013 008	J
* 04	490	530 CASUDA CANYON DR	5237 013 009	J
* 04	490	532 CASUDA CANYON DR	5237 013 010	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	534 CASUDA CANYON DR	5237 013 011	J
* 04	490	536 CASUDA CANYON DR	5237 013 012	J
* 04	490	538 CASUDA CANYON DR	5237 013 013	J
* 04	490	540 CASUDA CANYON DR	5237 013 014	J
* 04	490	542 CASUDA CANYON DR	5237 013 015	J
* 04	490	544 CASUDA CANYON DR	5237 013 016	J
* 04	490	2137 ARRIBA DR	5237 013 019	J
* 04	490	2127 ARRIBA DR	5237 013 020	J
* 04	490	2107 ARRIBA DR	5237 013 021	J
* 04	490	2025 ARRIBA DR	5237 013 029	J
* 04	490	1973 ARRIBA DR	5237 013 033	J
* 04	490	1963 ARRIBA DR	5237 013 034	J
* 04	490	1953 ARRIBA DR	5237 013 035	J
04	490	ARRIBA DRIVE	5237 013 900	J
* 04	490	625 PUEBLO DR	5237 014 001	J
* 04	490	1964 ARRIBA DR	5237 014 004	J
* 04	490	1974 ARRIBA DR	5237 014 005	J
* 04	490	1984 ARRIBA DR	5237 014 006	J
* 04	490	1994 ARRIBA DR	5237 014 007	J
* 04	490	2016 ARRIBA DR	5237 014 008	J
* 04	490	2026 ARRIBA DR	5237 014 009	J
* 04	490	2046 ARRIBA DR	5237 014 010	J
* 04	490	2056 ARRIBA DR	5237 014 011	J
* 04	490	2066 ARRIBA DR	5237 014 012	J
* 04	490	2076 ARRIBA DR	5237 014 013	J
* 04	490	2086 ARRIBA DR	5237 014 014	J
* 04	490	766 TOPACIO DR	5237 014 017	J
* 04	490	779 TOPACIO DR	5237 014 018	J
* 04	490	754 CEREZA DR	5237 014 023	J
* 04	490	763 CEREZA DR	5237 014 024	J
* 04	490	585 COLINA TER	5237 015 007	J
* 04	490	582 COLINA TER	5237 015 008	J
* 04	490	1681 ABAJO DR	5237 015 010	J
* 04	490	520 CASITAS ST	5237 015 012	J
* 04	490	527 CASITAS ST	5237 015 013	J
* 04	490	1705 ABAJO DR	5237 015 014	J
* 04	490	1715 ABAJO DR	5237 015 015	J
* 04	490	1725 ABAJO DR	5237 015 016	J
* 04	490	1735 ABAJO DR	5237 015 017	J
* 04	490	1745 ABAJO DR	5237 015 018	J
* 04	490	1765 ABAJO DR	5237 015 019	J
* 04	490	1785 ABAJO DR	5237 015 020	J
* 04	490	1805 ABAJO DR	5237 015 021	J
* 04	490	1815 ABAJO DR	5237 015 022	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1825 ABAJO DR	5237 015 023	J
* 04	490	1845 ABAJO DR	5237 015 024	J
* 04	490	1855 ABAJO DR	5237 015 025	J
* 04	490	1875 ABAJO DR	5237 015 026	J
* 04	490	665 PUEBLO DR	5237 015 036	J
* 04	490	655 PUEBLO DR	5237 015 037	J
* 04	490	645 PUEBLO DR	5237 015 038	J
* 04	490	635 PUEBLO DR	5237 015 039	J
* 04	490	562 COLINA TER	5237 016 001	J
* 04	490	542 COLINA TER	5237 016 002	J
* 04	490	1784 ARRIBA DR	5237 016 005	J
* 04	490	1756 ARRIBA DR	5237 016 007	J
* 04	490	1742 ARRIBA DR	5237 016 008	J
* 04	490	1640 COPA WAY	5237 016 012	J
* 04	490	1641 COPA WAY	5237 016 013	J
* 04	490	515 ARBOLES ST	5237 016 014	J
* 04	490	558 CASITAS ST	5237 016 023	J
* 04	490	550 CASITAS ST	5237 016 024	J
* 04	490	540 CASITAS ST	5237 016 025	J
* 04	490	530 CASITAS ST	5237 016 026	J
* 04	490	477 ELEVADO TER	5237 017 006	J
* 04	490	1720 ABAJO DR	5237 018 002	J
* 04	490	1730 ABAJO DR	5237 018 003	J
* 04	490	1740 ABAJO DR	5237 018 004	J
* 04	490	1750 ABAJO DR	5237 018 005	J
* 04	490	1760 ABAJO DR	5237 018 006	J
* 04	490	1780 ABAJO DR	5237 018 007	J
* 04	490	1790 ABAJO DR	5237 018 008	J
* 04	490	1800 ABAJO DR	5237 018 009	J
* 04	490	1820 ABAJO DR	5237 018 011	J
* 04	490	1830 ABAJO DR	5237 018 012	J
* 04	490	1850 ABAJO DR	5237 018 014	J
* 04	490	1860 ABAJO DR	5237 018 015	J
* 04	490	1870 ABAJO DR	5237 018 016	J
* 04	490	707 MONTEREY PASS RD	5237 018 017	J
* 04	490	711 MONTEREY PASS RD	5237 018 019	J
* 04	490	717 MONTEREY PASS RD	5237 018 020	J
* 04	490	721 MONTEREY PASS RD	5237 018 021	J
* 04	490	727 MONTEREY PASS RD	5237 018 022	J
* 04	490	767 MONTEREY PASS RD	5237 018 023	J
* 04	490	777 MONTEREY PASS RD	5237 018 025	J
* 04	490	1880 ABAJO DR	5237 019 001	J
* 04	490	1890 ABAJO DR	5237 019 002	J
* 04	490	1900 ABAJO DR	5237 019 003	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1910 ABAJO DR	5237 019 004	J
* 04	490	1940 ABAJO DR	5237 019 007	J
* 04	490	1950 ABAJO DR	5237 019 008	J
* 04	490	1960 ABAJO DR	5237 019 009	J
* 04	490	1990 ABAJO DR	5237 019 012	J
* 04	490	2000 ABAJO DR	5237 019 013	J
* 04	490	2020 ABAJO DR	5237 019 015	J
* 04	490	2030 ABAJO DR	5237 019 016	J
* 04	490	2040 ABAJO DR	5237 019 017	J
* 04	490	2050 ABAJO DR	5237 019 018	J
* 04	490	2060 ABAJO DR	5237 019 019	J
* 04	490	2070 ABAJO DR	5237 019 020	J
* 04	490	777 MONTEREY PASS RD	5237 019 022	J
* 04	490	831 MONTEREY PASS RD	5237 019 023	J
* 04	490	855 MONTEREY PASS RD	5237 019 024	J
* 04	490	877 MONTEREY PASS RD	5237 019 025	J
* 04	490	901 MONTEREY PASS RD	5237 019 026	J
* 04	490	955 MONTEREY PASS RD	5237 020 001	J
* 04	490	2100 ABAJO DR	5237 020 004	J
* 04	490	2110 ABAJO DR	5237 020 005	J
* 04	490	2120 ABAJO DR	5237 020 006	J
* 04	490	2150 ABAJO DR	5237 020 009	J
* 04	490	999 MONTEREY PASS RD	5237 020 019	J
* 04	490	1001 MONTEREY PASS RD	5237 020 020	J
* 04	490	1231 MONTEREY PASS RD	5237 021 001	J
* 04	490	1051 MONTEREY PASS RD	5237 021 002	J
* 04	490	1101 MONTEREY PASS RD	5237 021 003	J
* 04	490	1131 MONTEREY PASS RD	5237 021 004	J
* 04	490	1161 MONTEREY PASS RD	5237 021 005	J
* 04	490	1191 MONTEREY PASS RD	5237 021 006	J
* 04	490	1201 MONTEREY PASS RD	5237 021 007	J
* 04	490	1100 CORPORATE CENTER DR	5237 022 009	J
* 04	490	701 CORPORATE CENTER DR	5237 022 014	J
* 04	490	900 CORPORATE CENTER DR	5237 022 017	J
* 04	490	1000 CORPORATE CENTER DR	5237 022 018	J
04	490	CORPORATE CENTER DRIVE	5237 022 021	J
04	490	CORPORATE CENTER DRIVE	5237 022 046	J
* 04	490	901 CORPORATE CENTER DR	5237 022 047	J
04	490	CORPORATE CENTER DRIVE	5237 022 902	J
* 04	490	1055 CORPORATE CENTER DR	5237 022 903	J
* 04	490	1255 CORPORATE CENTER DR	5237 024 017	J
* 04	490	CORPORATE CENTER DR	5237 024 059	J
04	490	DAVIDSON DRIVE	5237 024 061	J
* 04	490	793 BARNUM WAY	5252 001 023	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	789 BARNUM WAY	5252 001 024	J
* 04	490	785 BARNUM WAY	5252 001 025	J
* 04	490	781 BARNUM WAY	5252 001 026	J
* 04	490	777 BARNUM WAY	5252 001 027	J
* 04	490	773 BARNUM WAY	5252 001 028	J
* 04	490	769 BARNUM WAY	5252 001 029	J
* 04	490	765 BARNUM WAY	5252 001 030	J
* 04	490	761 BARNUM WAY	5252 001 031	J
* 04	490	757 BARNUM WAY	5252 001 032	J
* 04	490	753 BARNUM WAY	5252 001 033	J
* 04	490	749 BARNUM WAY	5252 001 034	J
* 04	490	745 BARNUM WAY	5252 001 035	J
* 04	490	741 BARNUM WAY	5252 001 036	J
* 04	490	737 BARNUM WAY	5252 001 037	J
* 04	490	733 BARNUM WAY	5252 001 038	J
* 04	490	729 BARNUM WAY	5252 001 039	J
* 04	490	725 BARNUM WAY	5252 001 040	J
* 04	490	721 BARNUM WAY	5252 001 041	J
* 04	490	717 BARNUM WAY	5252 001 042	J
* 04	490	713 BARNUM WAY	5252 001 043	J
* 04	490	709 BARNUM WAY	5252 001 044	J
* 04	490	705 BARNUM WAY	5252 001 045	J
* 04	490	701 BARNUM WAY	5252 001 046	J
* 04	490	697 BARNUM WAY	5252 001 047	J
* 04	490	693 BARNUM WAY	5252 001 048	J
* 04	490	689 BARNUM WAY	5252 001 049	J
* 04	490	608 MONTEREY PASS RD	5252 002 002	J
* 04	490	656 MONTEREY PASS RD	5252 002 008	J
* 04	490	670 MONTEREY PASS RD	5252 002 010	J
* 04	490	616 MONTEREY PASS RD	5252 002 011	J
04	490	MONTEREY PASS ROAD	5252 002 016	J
* 04	490	632 MONTEREY PASS RD	5252 002 017	J
* 04	490	1200 MONTEREY PASS RD	5252 003 009	J
* 04	490	1190 MONTEREY PASS RD	5252 003 010	J
* 04	490	1160 MONTEREY PASS RD	5252 003 011	J
* 04	490	1130 MONTEREY PASS RD	5252 003 012	J
* 04	490	1110 MONTEREY PASS RD	5252 003 013	J
* 04	490	900 MONTEREY PASS RD	5252 003 020	J
* 04	490	890 MONTEREY PASS RD	5252 003 021	J
* 04	490	870 MONTEREY PASS RD	5252 003 022	J
* 04	490	800 MONTEREY PASS RD	5252 003 027	J
* 04	490	798 MONTEREY PASS RD	5252 003 028	J
* 04	490	786 MONTEREY PASS RD	5252 003 029	J
* 04	490	774 MONTEREY PASS RD	5252 003 030	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	748 MONTEREY PASS RD	5252 003 033	J
* 04	490	1100 MONTEREY PASS RD	5252 003 042	J
* 04	490	810 MONTEREY PASS RD	5252 003 043	J
* 04	490	750 MONTEREY PASS RD	5252 003 046	J
* 04	490	960 MONTEREY PASS RD	5252 003 049	J
* 04	490	930 MONTEREY PASS RD	5252 003 050	J
* 04	490	724 MONTEREY PASS RD	5252 003 052	J
* 04	490	850 MONTEREY PASS RD	5252 003 053	J
* 04	490	1090 MONTEREY PASS RD	5252 003 055	J
* 04	490	990 MONTEREY PASS RD	5252 003 057	J
* 04	490	708 MONTEREY PASS RD	5252 003 058	J
* 04	490	716 MONTEREY PASS RD	5252 003 065	J
* 04	490	1000 MONTEREY PASS RD	5252 003 066	J
* 04	490	736 MONTEREY PASS RD	5252 003 069	J
* 04	490	1260 MONTEREY PASS RD	5252 003 070	J
* 04	490	1230 MONTEREY PASS RD	5252 003 071	J
* 04	490	1390 MONTEREY PASS RD	5252 004 074	J
* 04	490	1350 MONTEREY PASS RD	5252 004 075	J
* 04	490	1300 MONTEREY PASS RD	5252 004 078	J
* 04	490	1460 MONTEREY PASS RD NO A	5252 004 080	J
* 04	490	1460 MONTEREY PASS RD NO B	5252 004 081	J
* 04	490	1460 MONTEREY PASS RD NO C	5252 004 082	J
* 04	490	1460 MONTEREY PASS RD NO D	5252 004 083	J
* 04	490	1460 MONTEREY PASS RD NO E	5252 004 084	J
* 04	490	1460 MONTEREY PASS RD NO F	5252 004 085	J
* 04	490	1430 MONTEREY PASS RD NO A	5252 004 086	J
* 04	490	1430 MONTEREY PASS RD NO B	5252 004 087	J
* 04	490	1430 MONTEREY PASS RD NO C	5252 004 088	J
* 04	490	1430 MONTEREY PASS RD NO D	5252 004 089	J
* 04	490	1430 MONTEREY PASS RD NO E	5252 004 090	J
* 04	490	1430 MONTEREY PASS RD NO F	5252 004 091	J
* 04	490	1810 COLLEGE VIEW DR	5252 005 071	J
* 04	490	1820 COLLEGE VIEW DR	5252 005 072	J
* 04	490	1860 COLLEGE VIEW DR	5252 005 074	J
* 04	490	1880 COLLEGE VIEW DR	5252 005 075	J
* 04	490	1890 COLLEGE VIEW DR	5252 005 076	J
* 04	490	1900 COLLEGE VIEW DR	5252 005 077	J
* 04	490	1920 COLLEGE VIEW DR	5252 005 079	J
* 04	490	1940 COLLEGE VIEW DR	5252 005 080	J
* 04	490	1960 COLLEGE VIEW DR	5252 005 081	J
* 04	490	2120 COLLEGE VIEW DR	5252 005 091	J
* 04	490	2300 COLLEGE VIEW DR	5252 005 101	J
* 04	490	1847 COLLEGE VIEW DR	5252 006 013	J
* 04	490	1301 LIGHTVIEW ST	5252 013 026	J

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CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1800 BLUFFHILL DR	5252 013 031	J
* 04	490	1367 HILLSIDE ST	5252 014 011	J
* 04	490	1295 HILLSIDE ST	5252 014 023	J
* 04	490	1184 S LONGHILL WAY	5252 015 001	J
* 04	490	1795 BLUFFHILL DR	5252 015 014	J
* 04	490	1801 BLUFFHILL DR	5252 015 015	J
* 04	490	1855 BLUFFHILL DR	5252 015 017	J
* 04	490	1877 BLUFFHILL DR	5252 015 018	J
* 04	490	1895 BLUFFHILL DR	5252 015 019	J
* 04	490	1901 BLUFFHILL DR	5252 015 020	J
* 04	490	1915 BLUFFHILL DR	5252 015 021	J
* 04	490	BLUFFHILL DR	5252 015 022	J
* 04	490	2068 W LONGHILL DR	5252 016 003	J
* 04	490	1187 S LONGHILL WAY	5252 016 004	J
* 04	490	1190 S LONGHILL WAY	5252 016 005	J
* 04	490	1933 BLUFFHILL DR	5252 016 006	J
* 04	490	1947 BLUFFHILL DR	5252 016 007	J
* 04	490	1963 BLUFFHILL DR	5252 016 008	J
* 04	490	1985 BLUFFHILL DR	5252 016 009	J
* 04	490	1255 RIDGECREST ST	5252 018 004	J
* 04	490	1241 RIDGECREST ST	5252 018 005	J
* 04	490	1225 RIDGECREST ST	5252 018 006	J
* 04	490	1201 RIDGECREST ST	5252 018 007	J
* 04	490	1187 RIDGECREST ST	5252 018 008	J
* 04	490	1113 RIDGECREST ST	5252 018 014	J
* 04	490	1091 RIDGECREST ST	5252 018 016	J
* 04	490	1087 RIDGECREST ST	5252 018 017	J
* 04	490	1083 RIDGECREST ST	5252 018 018	J
* 04	490	1079 RIDGECREST ST	5252 018 019	J
* 04	490	1071 RIDGECREST ST	5252 019 001	J
* 04	490	1069 RIDGECREST ST	5252 019 002	J
* 04	490	1065 RIDGECREST ST	5252 019 003	J
* 04	490	1061 RIDGECREST ST	5252 019 004	J
* 04	490	1057 RIDGECREST ST	5252 019 005	J
* 04	490	1053 RIDGECREST ST	5252 019 006	J
* 04	490	1049 RIDGECREST ST	5252 019 007	J
* 04	490	1045 RIDGECREST ST	5252 019 008	J
* 04	490	1041 RIDGECREST ST	5252 019 009	J
* 04	490	1037 RIDGECREST ST	5252 019 010	J
* 04	490	1033 RIDGECREST ST	5252 019 011	J
* 04	490	1029 RIDGECREST ST	5252 019 012	J
* 04	490	1021 RIDGECREST ST	5252 019 014	J
* 04	490	1017 RIDGECREST ST	5252 019 015	J
* 04	490	1013 RIDGECREST ST	5252 019 016	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1009 RIDGECREST ST	5252 019 017	J
* 04	490	1005 RIDGECREST ST	5252 019 018	J
* 04	490	1001 RIDGECREST ST	5252 019 019	J
* 04	490	1052 RIDGECREST ST	5252 020 017	J
* 04	490	1611 BLUFFHILL DR	5252 022 020	J
* 04	490	1156 HILLSIDE ST	5252 023 006	J
* 04	490	1521 COLLEGE VIEW DR	5252 028 001	J
* 04	490	1541 COLLEGE VIEW DR	5252 028 044	J
* 04	490	1700 COLLEGE VIEW DR	5252 029 037	J
* 04	490	1620 COLLEGE VIEW DR	5252 029 042	J
* 04	490	1101 HIGHLAND DR	5252 030 011	J
* 04	490	991 RIDGECREST ST	5252 031 001	J
* 04	490	985 RIDGECREST ST	5252 031 002	J
* 04	490	979 RIDGECREST ST	5252 031 003	J
* 04	490	1526 RIDGECREST WAY	5252 031 006	J
* 04	490	1540 RIDGECREST WAY	5252 031 007	J
* 04	490	1552 RIDGECREST WAY	5252 031 008	J
* 04	490	1566 RIDGECREST WAY	5252 031 009	J
* 04	490	1580 RIDGECREST WAY	5252 031 010	J
* 04	490	1592 RIDGECREST WAY	5252 031 011	J
* 04	490	1501 VAGABOND RD	5252 031 020	J
* 04	490	929 RIDGECREST ST	5252 032 003	J
* 04	490	921 RIDGECREST ST	5252 032 004	J
* 04	490	915 RIDGECREST ST	5252 032 005	J
* 04	490	901 RIDGECREST ST	5252 032 006	J
* 04	490	889 RIDGECREST ST	5252 032 007	J
* 04	490	865 DONNER PL	5252 033 004	J
* 04	490	861 DONNER PL	5252 033 005	J
* 04	490	857 DONNER PL	5252 033 006	J
* 04	490	849 RIDGECREST ST	5252 033 008	J
* 04	490	843 RIDGECREST ST	5252 033 009	J
* 04	490	841 RIDGECREST ST	5252 033 010	J
* 04	490	837 RIDGECREST ST	5252 033 011	J
* 04	490	827 BARNUM WAY	5252 033 016	J
* 04	490	809 BARNUM WAY	5252 033 017	J
* 04	490	772 BARNUM WAY	5252 033 020	J
* 04	490	1199 CREST HAVEN WAY	5252 034 001	J
* 04	490	880 RIDGECREST ST	5252 034 010	J
* 04	490	888 RIDGECREST ST	5252 034 011	J
* 04	490	906 SUMMIT PL	5252 034 013	J
* 04	490	1175 CREST HAVEN WAY	5252 035 001	J
* 04	490	1197 DOVER WAY	5252 036 001	J
* 04	490	1181 DOVER WAY	5252 036 002	J
* 04	490	1211 W CREST WAY	5252 037 001	J

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 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1263 W CREST WAY	5252 037 003	J
* 04	490	1251 W CREST WAY	5252 037 004	J
* 04	490	1243 W CREST WAY	5252 037 005	J
* 04	490	1198 DOVER WAY	5252 037 012	J
* 04	490	912 SUMMIT PL	5252 037 013	J
04	490	SUMMIT PLACE	5252 038 003	J
* 04	490	1295 W CREST WAY	5252 038 009	J
* 04	490	1290 HIGHLAND DR	5252 040 011	J
* 04	490	1295 WINDOVER WAY	5252 040 018	J
* 04	490	1281 WINDOVER WAY	5252 040 019	J
* 04	490	1233 WINDOVER WAY	5252 040 022	J
* 04	490	801 RIDGECREST ST	5252 041 007	J
* 04	490	805 RIDGECREST ST	5252 041 008	J
* 04	490	809 RIDGECREST ST	5252 041 009	J
* 04	490	815 RIDGECREST ST	5252 041 010	J
* 04	490	819 RIDGECREST ST	5252 041 011	J
* 04	490	823 RIDGECREST ST	5252 041 012	J
* 04	490	827 RIDGECREST ST	5252 041 013	J
* 04	490	831 RIDGECREST ST	5252 041 014	J
* 04	490	797 RIDGECREST ST	5252 041 015	J
* 04	490	781 RIDGECREST ST	5252 041 021	J
* 04	490	765 RIDGECREST ST	5252 041 028	J
* 04	490	795 RIDGECREST ST	5252 041 029	J
* 04	490	773 RIDGECREST ST	5252 041 032	J
* 04	490	769 RIDGECREST ST	5252 041 033	J
* 04	490	720 BARNUM WAY	5252 041 034	J
* 04	490	724 BARNUM WAY	5252 041 035	J
* 04	490	728 BARNUM WAY	5252 041 036	J
* 04	490	732 BARNUM WAY	5252 041 037	J
* 04	490	736 BARNUM WAY	5252 041 038	J
* 04	490	740 BARNUM WAY	5252 041 039	J
* 04	490	744 BARNUM WAY	5252 041 040	J
* 04	490	748 BARNUM WAY	5252 041 041	J
* 04	490	752 BARNUM WAY	5252 041 042	J
* 04	490	756 BARNUM WAY	5252 041 043	J
* 04	490	760 BARNUM WAY	5252 041 044	J
* 04	490	764 BARNUM WAY	5252 041 045	J
* 04	490	768 BARNUM WAY	5252 041 046	J
* 04	490	1097 BRIER CLIFF WAY	5252 042 009	J
* 04	490	1101 BRIER CLIFF WAY	5252 042 010	J
* 04	490	1113 BRIER CLIFF WAY	5252 042 011	J
* 04	490	1125 BRIER CLIFF WAY	5252 042 012	J
* 04	490	1149 BRIER CLIFF WAY	5252 042 013	J
* 04	490	1087 CHALET TER	5252 043 003	J

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CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1090 CHALET TER	5252 043 004	J
* 04	490	1067 ALPINE TER	5252 043 011	J
* 04	490	1089 ALPINE TER	5252 043 012	J
* 04	490	812 RIDGECREST ST	5252 043 014	J
* 04	490	806 RIDGECREST ST	5252 043 015	J
* 04	490	851 CREST VISTA DR	5252 043 020	J
* 04	490	869 CREST VISTA DR	5252 043 021	J
* 04	490	903 CREST VISTA DR	5252 043 023	J
* 04	490	790 RIDGECREST ST	5252 043 038	J
* 04	490	1055 CHALET TER	5252 043 041	J
* 04	490	752 RIDGECREST ST	5252 043 042	J
* 04	490	758 RIDGECREST ST	5252 043 043	J
* 04	490	770 RIDGECREST ST	5252 043 045	J
* 04	490	782 RIDGECREST ST	5252 043 047	J
* 04	490	794 RIDGECREST ST	5252 043 048	J
* 04	490	761 RIDGECREST ST	5252 044 001	J
* 04	490	757 RIDGECREST ST	5252 044 002	J
* 04	490	753 RIDGECREST ST	5252 044 003	J
* 04	490	749 RIDGECREST ST	5252 044 004	J
* 04	490	745 RIDGECREST ST	5252 044 005	J
* 04	490	741 RIDGECREST ST	5252 044 006	J
* 04	490	737 RIDGECREST ST	5252 044 007	J
* 04	490	733 RIDGECREST ST	5252 044 008	J
* 04	490	692 BARNUM WAY	5252 044 016	J
* 04	490	696 BARNUM WAY	5252 044 017	J
* 04	490	700 BARNUM WAY	5252 044 018	J
* 04	490	704 BARNUM WAY	5252 044 019	J
* 04	490	708 BARNUM WAY	5252 044 020	J
* 04	490	712 BARNUM WAY	5252 044 021	J
* 04	490	716 BARNUM WAY	5252 044 022	J
04	490	ATLANTIC	5253 002 022	J
* 04	490	915 DE LA FUENTE ST	5253 005 003	J
04	490	DE LA FUENTE RD	5253 006 013	J
* 04	490	898 VIA VENTI AVE	5253 006 016	J
* 04	490	983 KINGSFORD ST	5253 006 018	J
* 04	490	989 KINGSFORD ST	5253 006 019	J
* 04	490	999 SNYDER LN	5253 006 020	J
* 04	490	887 SCUDDER WAY	5253 006 027	J
04	490	SCUDDER WAY	5253 006 028	J
* 04	490	899 HOLLADAY WAY	5253 006 040	J
* 04	490	898 HOLLADAY WAY	5253 006 041	J
* 04	490	888 HOLLADAY WAY	5253 006 042	J
* 04	490	886 HOLLADAY WAY	5253 006 043	J
* 04	490	882 HOLLADAY WAY	5253 006 044	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1086 SNYDER LN	5253 006 051	J
* 04	490	1082 SNYDER LN	5253 006 052	J
* 04	490	1038 SNYDER LN	5253 006 056	J
* 04	490	988 SNYDER LN	5253 006 058	J
* 04	490	988 KINGSFORD ST	5253 006 059	J
* 04	490	986 KINGSFORD ST	5253 006 060	J
* 04	490	982 KINGSFORD ST	5253 006 061	J
* 04	490	928 KINGSFORD ST	5253 006 062	J
* 04	490	898 KINGSFORD ST	5253 006 063	J
04	490	DE LA FUENTE ST	5253 007 005	J
* 04	490	1030 DE LA FUENTE ST	5253 007 017	J
04	490	DE LA FUENTE ST	5253 007 024	J
* 04	490	1068 DE LA FUENTE ST	5253 007 025	J
* 04	490	DE LA FUENTE ST	5253 007 027	J
04	490	1002 DE LA FUENTE ST	5253 007 028	J
04	490	CADIZ ST	5253 008 023	J
04	490	CADIZ ST	5253 008 024	J
* 04	490	828 VIA VENTI AVE	5253 008 026	J
* 04	490	832 VIA VENTI AVE	5253 008 027	J
* 04	490	838 VIA VENTI AVE	5253 008 028	J
* 04	490	866 VIA VENTI AVE	5253 008 029	J
* 04	490	868 VIA VENTI AVE	5253 008 030	J
* 04	490	880 VIA VENTI AVE	5253 008 031	J
* 04	490	882 VIA VENTI AVE	5253 008 032	J
04	490	CADIZ ST	5253 008 036	J
* 04	490	809 KINGSFORD ST	5253 008 037	J
* 04	490	829 KINGSFORD ST	5253 008 038	J
* 04	490	839 KINGSFORD ST	5253 008 039	J
* 04	490	863 KINGSFORD ST	5253 008 040	J
* 04	490	869 KINGSFORD ST	5253 008 041	J
* 04	490	883 KINGSFORD ST	5253 008 042	J
* 04	490	889 KINGSFORD ST	5253 008 043	J
* 04	490	893 KINGSFORD ST	5253 008 044	J
* 04	490	896 KINGSFORD ST	5253 008 045	J
* 04	490	888 KINGSFORD ST	5253 008 046	J
* 04	490	886 KINGSFORD ST	5253 008 047	J
* 04	490	882 KINGSFORD ST	5253 008 048	J
* 04	490	880 KINGSFORD ST	5253 008 049	J
* 04	490	868 KINGSFORD ST	5253 008 050	J
* 04	490	862 KINGSFORD ST	5253 008 052	J
* 04	490	832 KINGSFORD ST	5253 008 054	J
* 04	490	828 KINGSFORD ST	5253 008 055	J
* 04	490	818 VIA VENTI AVE	5253 008 060	J
04	490	CADIZ ST	5253 008 061	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	877 W EL REPETTO DR	5253 009 019	J
04	490	ATLANTIC BLVD	5253 010 031	J
* 04	490	1995 S ATLANTIC BLVD	5253 010 036	J
* 04	490	1969 S ATLANTIC BLVD	5253 010 037	J
* 04	490	1955 S ATLANTIC BLVD	5253 010 039	J
* 04	490	1935 S ATLANTIC BLVD	5253 010 040	J
* 04	490	1070 COLLEGE VIEW DR	5253 012 025	J
* 04	490	1080 COLLEGE VIEW DR	5253 013 021	J
* 04	490	1130 COLLEGE VIEW DR	5253 013 025	J
* 04	490	1129 COLLEGE VIEW DR	5253 014 006	J
* 04	490	1101 COLLEGE VIEW DR	5253 014 009	J
* 04	490	1109 COLLEGE VIEW DR	5253 014 018	J
* 04	490	961 WANDERING DR	5253 024 003	J
* 04	490	931 WANDERING DR	5253 024 004	J
* 04	490	901 WANDERING DR	5253 024 005	J
* 04	490	1204 DELL DR	5253 024 006	J
* 04	490	1264 DELL DR	5253 024 008	J
* 04	490	921 W EL REPETTO DR	5253 024 010	J
* 04	490	1086 W EAST CREST WAY	5253 024 012	J
* 04	490	1060 W EAST CREST WY	5253 024 013	J
* 04	490	1028 W EAST CREST WAY	5253 024 014	J
04	490	1360 CREST VISTA DR	5253 028 007	J
* 04	490	1240 CREST VISTA DR	5253 029 004	J
* 04	490	1220 CREST VISTA DR	5253 029 005	J
* 04	490	1200 CREST VISTA DR	5253 029 006	J
* 04	490	1231 RIDGESIDE DR	5253 029 007	J
* 04	490	1360 HIGHLAND DR	5253 030 013	J
* 04	490	1310 W GRAND VISTA WAY	5253 030 014	J
* 04	490	1451 COLLEGE VIEW DR	5253 033 036	J
* 04	490	1471 COLLEGE VIEW DR	5253 033 037	J
* 04	490	1381 COLLEGE VIEW DR	5253 033 040	J
* 04	490	1341 COLLEGE VIEW DR	5253 033 041	J
* 04	490	1411 COLLEGE VIEW DR	5253 033 042	J
* 04	490	1251 COLLEGE VIEW DR	5253 033 043	J
* 04	490	1470 COLLEGE VIEW DR	5253 034 046	J
* 04	490	1450 COLLEGE VIEW DR	5253 034 047	J
* 04	490	1370 COLLEGE VIEW DR	5253 034 055	J
* 04	490	1390 COLLEGE VIEW DR	5253 034 056	J
* 04	490	1400 COLLEGE VIEW DR	5253 034 057	J
* 04	490	1185 RIDGESIDE DR	5253 035 008	J
* 04	490	1191 RIDGESIDE DR	5253 035 009	J
* 04	490	1197 RIDGESIDE DR	5253 035 010	J
* 04	490	1108 CREST VISTA DR	5253 035 015	J
* 04	490	1148 CREST VISTA DR	5253 035 017	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1156 CREST VISTA DR	5253 035 018	J
* 04	490	1164 CREST VISTA DR	5253 035 019	J
* 04	490	1182 CREST VISTA DR	5253 035 020	J
* 04	490	1190 CREST VISTA DR	5253 035 021	J
* 04	490	1101 RIDGESIDE DR	5253 036 002	J
* 04	490	1107 RIDGESIDE DR	5253 036 003	J
* 04	490	1115 RIDGESIDE DR	5253 036 004	J
* 04	490	1123 RIDGESIDE DR	5253 036 005	J
* 04	490	1072 CREST VISTA DR	5253 036 009	J
* 04	490	1060 CREST VISTA DR	5253 036 010	J
* 04	490	1048 CREST VISTA DR	5253 036 011	J
* 04	490	1036 CREST VISTA DR	5253 036 012	J
* 04	490	1024 CREST VISTA DR	5253 036 013	J
* 04	490	1012 CREST VISTA DR	5253 036 014	J
* 04	490	1095 RIDGESIDE DR	5253 036 029	J
* 04	490	1000 CREST VISTA DR	5253 036 030	J
* 04	490	990 CREST VISTA DR	5253 036 031	J
* 04	490	980 CREST VISTA DR	5253 036 032	J
* 04	490	964 CREST VISTA DR	5253 036 033	J
* 04	490	1075 RIDGESIDE DR	5253 036 034	J
* 04	490	1057 RIDGESIDE DR	5253 036 035	J
* 04	490	1041 RIDGESIDE DR	5253 036 036	J
* 04	490	1000 W EAST CREST WAY	5253 037 001	J
* 04	490	1015 W EAST CREST WAY	5253 037 002	J
* 04	490	1031 W EAST CREST WAY	5253 037 003	J
* 04	490	1130 RIDGESIDE DR	5253 037 013	J
* 04	490	1124 RIDGESIDE DR	5253 037 014	J
* 04	490	1112 RIDGESIDE DR	5253 037 025	J
* 04	490	946 CREST VISTA DR	5253 038 001	J
* 04	490	917 RIDGESIDE DR	5253 038 015	J
* 04	490	929 RIDGESIDE DR	5253 038 016	J
* 04	490	941 RIDGESIDE DR	5253 038 017	J
* 04	490	955 RIDGESIDE DR	5253 038 018	J
* 04	490	973 RIDGESIDE DR	5253 038 019	J
* 04	490	978 RIDGESIDE DR	5253 039 001	J
* 04	490	1006 RIDGESIDE DR	5253 039 003	J
* 04	490	1014 RIDGESIDE DR	5253 039 004	J
* 04	490	1022 RIDGESIDE DR	5253 039 005	J
* 04	490	1066 RIDGESIDE DR	5253 039 008	J
* 04	490	1086 RIDGESIDE DR	5253 039 009	J
* 04	490	968 RIDGESIDE DR	5253 039 010	J
* 04	490	924 RIDGESIDE DR	5253 039 013	J
* 04	490	900 RIDGESIDE DR	5253 039 015	J
* 04	490	720 RODMAN CIR	5253 040 028	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	712 RODMAN CIR	5253 040 030	J
04	490	RODMAN CIRCLE	5253 040 031	J
* 04	490	622 CREST VISTA DR	5253 040 037	J
* 04	490	616 CREST VISTA DR	5253 040 038	J
* 04	490	610 CREST VISTA DR	5253 040 039	J
* 04	490	606 CREST VISTA DR	5253 040 040	J
* 04	490	1367 SOMBRERO DR	5254 002 012	J
* 04	490	1355 SOMBRERO DR	5254 002 013	J
* 04	490	1345 SOMBRERO DR	5254 002 014	J
* 04	490	1321 SOMBRERO DR	5254 002 016	J
* 04	490	1311 SOMBRERO DR	5254 002 017	J
* 04	490	1301 SOMBRERO DR	5254 002 018	J
* 04	490	1300 SOMBRERO DR	5254 002 019	J
* 04	490	403 MONTEREY PASS RD	5254 002 027	J
04	490	GARVEY AVE	5254 002 029	J
04	490	GARVEY AVE	5254 002 031	J
04	490	1000 ABAJO DR	5254 002 902	J
* 04	490	1457 SOMBRERO DR	5254 003 005	J
* 04	490	1421 SOMBRERO DR	5254 003 007	J
04	490	SOMBRERO AVE	5254 003 013	J
04	490	1585 SOMBRERO DR	5254 003 014	J
04	490	SOMBRERO AVE	5254 003 018	J
04	490	SOMBRERO AVE	5254 003 019	J
* 04	490	125 CAMPANITA CT	5254 003 126	J
* 04	490	108 CAMPANITA CT	5254 003 127	J
* 04	490	1597 VERDE VISTA DR	5254 004 009	J
* 04	490	1591 VERDE VISTA DR	5254 004 010	J
* 04	490	1485 ARRIBA DR	5254 004 027	J
* 04	490	1458 SOMBRERO DR	5254 004 038	J
* 04	490	1478 SOMBRERO DR	5254 004 039	J
* 04	490	1500 SOMBRERO DR	5254 004 040	J
* 04	490	1518 SOMBRERO DR	5254 004 041	J
* 04	490	1588 SOMBRERO DR	5254 004 044	J
* 04	490	1495 ARRIBA DR	5254 004 045	J
* 04	490	1503 ARRIBA DR	5254 004 046	J
* 04	490	1581 VERDE VISTA DR	5254 004 052	J
* 04	490	1587 VERDE VISTA DR	5254 004 053	J
* 04	490	2095 CERCO ALTA DR	5254 005 045	J
* 04	490	2096 CERCO ALTA DR	5254 005 046	J
* 04	490	1825 VERDE VISTA DR	5254 006 020	J
* 04	490	1813 VERDE VISTA DR	5254 006 021	J
* 04	490	1912 CERCO ALTA DR	5254 007 006	J
* 04	490	1918 CERCO ALTA DR	5254 007 007	J
* 04	490	1924 CERCO ALTA DR	5254 007 008	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1936 CERCO ALTA DR	5254 007 010	J
* 04	490	288 BARRANCA DR	5254 008 001	J
* 04	490	282 BARRANCA DR	5254 008 028	J
* 04	490	174 LADERA ST	5254 009 020	J
* 04	490	168 LADERA ST	5254 009 021	J
* 04	490	154 LADERA ST	5254 009 023	J
* 04	490	2096 DURANGO DR	5254 009 040	J
* 04	490	265 BARRANCA DR	5254 010 001	J
* 04	490	261 BARRANCA DR	5254 010 002	J
* 04	490	253 BARRANCA DR	5254 010 003	J
* 04	490	141 LADERA ST	5254 010 027	J
* 04	490	149 LADERA ST	5254 010 028	J
* 04	490	153 LADERA ST	5254 010 029	J
* 04	490	157 LADERA ST	5254 012 042	J
* 04	490	161 LADERA ST	5254 012 043	J
* 04	490	167 LADERA ST	5254 012 044	J
* 04	490	173 LADERA ST	5254 012 045	J
* 04	490	177 LADERA ST	5254 012 046	J
* 04	490	201 LADERA ST	5254 012 050	J
* 04	490	200 LADERA ST	5254 015 043	J
* 04	490	188 LADERA ST	5254 015 045	J
* 04	490	182 LADERA ST	5254 015 046	J
* 04	490	1574 FELIZ ST	5254 016 017	J
* 04	490	1560 FELIZ ST	5254 016 018	J
* 04	490	1544 FELIZ ST	5254 016 019	J
* 04	490	1530 FELIZ ST	5254 016 020	J
* 04	490	1516 FELIZ ST	5254 016 021	J
* 04	490	1500 FELIZ ST	5254 016 022	J
* 04	490	480 CAMPO ST	5254 017 026	J
* 04	490	1446 AVION DR	5254 017 029	J
* 04	490	355 ALISO ST	5254 017 033	J
* 04	490	385 ALISO ST	5254 017 034	J
* 04	490	1479 ABAJO DR	5254 017 037	J
* 04	490	1469 ABAJO DR	5254 017 038	J
* 04	490	1459 ABAJO DR	5254 017 039	J
04	490	ABAJO DR	5254 017 040	J
* 04	490	1510 ABAJO DR	5254 018 014	J
* 04	490	1500 ABAJO DR	5254 018 015	J
* 04	490	1480 ABAJO DR	5254 018 016	J
* 04	490	1470 ABAJO DR	5254 018 017	J
* 04	490	1460 ABAJO DR	5254 018 018	J
* 04	490	1450 ABAJO DR	5254 018 019	J
* 04	490	1440 ABAJO DR	5254 018 020	J
* 04	490	1430 ABAJO DR	5254 018 021	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1420 ABAJO DR	5254 018 022	J
* 04	490	1410 ABAJO DR	5254 018 023	J
* 04	490	1400 ABAJO DR	5254 018 024	J
* 04	490	1390 ABAJO DR	5254 018 025	J
* 04	490	1380 ABAJO DR	5254 018 026	J
* 04	490	1370 ABAJO DR	5254 018 027	J
* 04	490	1350 ABAJO DR	5254 018 029	J
* 04	490	525 MONTEREY PASS RD	5254 018 034	J
* 04	490	505 MONTEREY PASS RD	5254 018 035	J
* 04	490	543 MONTEREY PASS RD	5254 018 037	J
* 04	490	569 MONTEREY PASS RD	5254 018 038	J
* 04	490	583 MONTEREY PASS RD	5254 018 039	J
* 04	490	1340 ABAJO DR	5254 018 040	J
04	490	ABAJO DR	5254 018 041	J
* 04	490	1690 ABAJO DR	5254 019 085	J
* 04	490	1680 ABAJO DR	5254 019 086	J
* 04	490	1670 ABAJO DR	5254 019 087	J
* 04	490	1650 ABAJO DR	5254 019 089	J
* 04	490	1624 ABAJO DR	5254 019 092	J
* 04	490	1616 ABAJO DR	5254 019 093	J
* 04	490	1608 ABAJO DR	5254 019 094	J
* 04	490	1600 ABAJO DR	5254 019 095	J
* 04	490	1590 ABAJO DR	5254 019 096	J
* 04	490	1570 ABAJO DR	5254 019 098	J
* 04	490	1560 ABAJO DR	5254 019 099	J
* 04	490	1550 ABAJO DR	5254 019 100	J
* 04	490	1540 ABAJO DR	5254 019 101	J
* 04	490	1530 ABAJO DR	5254 019 102	J
* 04	490	1520 ABAJO DR	5254 019 103	J
* 04	490	673 MONTEREY PASS RD	5254 019 104	J
04	490	VAGABOND DR	5254 019 105	J
* 04	490	665 MONTEREY PASS RD	5254 019 106	J
* 04	490	657 MONTEREY PASS RD	5254 019 107	J
* 04	490	649 MONTEREY PASS RD	5254 019 108	J
* 04	490	641 MONTEREY PASS RD	5254 019 109	J
* 04	490	633 MONTEREY PASS RD	5254 019 110	J
* 04	490	625 MONTEREY PASS RD	5254 019 111	J
* 04	490	617 MONTEREY PASS RD	5254 019 112	J
* 04	490	609 MONTEREY PASS RD	5254 019 113	J
* 04	490	601 MONTEREY PASS RD	5254 019 114	J
* 04	490	597 MONTEREY PASS RD	5254 019 115	J
* 04	490	595 MONTEREY PASS RD	5254 019 117	J
04	490	120 W HELLMAN AVE	5255 002 016	J
04	490	LINCOLN AVE	5255 016 021	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
04	490	LINCOLN AVE	5255 016 022	J
- 04	490	415 N CHANDLER AVE	5256 002 008	J
04	490	220 N ATLANTIC BLVD	5256 003 049	J
04	490	130 S CHANDLER AVE	5257 004 019	J
04	490	202 S CHANDLER AVE	5257 004 020	J
04	490	GARVEY AVE	5257 005 904	J
04	490	GARVEY AVE	5257 005 905	J
04	490	315 S YNEZ AVE	5257 006 005	J
04	490	114 E GARVEY AVE	5257 015 001	J
04	490	100 S GARFIELD AVE	5257 015 002	J
04	490	150 S GARFIELD AVE	5257 015 004	J
04	490	200 S GARFIELD AVE	5257 015 005	J
* 04	490	510 S GARFIELD AVE	5257 017 005	J
* 04	490	133 GRAVES AVE	5257 017 006	J
04	490	201 N NEW AVE	5258 007 030	J
04	490	1024 E HELLMAN AVE	5258 013 030	J
04	490	338 SEFTON AVE	5259 007 064	J
04	490	346 SEFTON AVE	5259 007 065	J
04	490	SEFTON AVE	5260 006 901	J
04	490	SEFTON AVE	5260 006 902	J
04	490	GRAVES AVE	5260 006 903	J
04	490	1012 MONNEY DR	5260 009 009	J
* 04	490	811 METRO DR	5260 011 016	J
* 04	490	833 METRO DR	5260 011 017	J
* 04	490	865 METRO DR	5260 011 018	J
* 04	490	945 METRO DR	5260 011 023	J
* 04	490	922 VILLAGE DR	5260 011 032	J
* 04	490	900 VILLAGE DR	5260 011 033	J
* 04	490	890 VILLAGE DR	5260 011 034	J
* 04	490	860 VILLAGE DR	5260 011 035	J
* 04	490	735 PLATEAU AVE	5260 011 036	J
* 04	490	801 METRO DR	5260 011 037	J
04	490	RUSSELL AVE	5260 013 905	J
04	490	ORANGE AVE	5260 013 907	J
04	490	RUSSELL AVE	5260 013 909	J
* 04	490	1114 KEMPTON AVE	5260 014 016	J
* 04	490	1198 KEMPTON AVE	5260 014 017	J
* 04	490	1234 KEMPTON AVE	5260 014 018	J
* 04	490	1266 KEMPTON AVE	5260 014 019	J
* 04	490	1292 KEMPTON AVE	5260 014 020	J
* 04	490	1300 KEMPTON AVE	5260 014 021	J
* 04	490	1332 KEMPTON AVE	5260 014 022	J
* 04	490	1366 KEMPTON AVE	5260 014 023	J
* 04	490	1400 KEMPTON AVE	5260 014 025	J

LOS ANGELES COUNTY DECLARATION LIST DATE: 01/08/14
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1422 KEMPTON AVE	5260 014 026	J
* 04	490	1444 KEMPTON AVE	5260 014 027	J
* 04	490	417 VAN BUREN DR	5260 015 005	J
* 04	490	1701 GRANT ST	5260 015 006	J
* 04	490	1670 FULTON AVE	5260 015 013	J
* 04	490	1780 FULTON AVE	5260 015 025	J
* 04	490	1708 FULTON AVE	5260 015 028	J
* 04	490	1720 FULTON AVE	5260 015 029	J
* 04	490	1820 BUCHANAN PL	5260 016 014	J
* 04	490	1800 PIERCE PL	5260 016 021	J
* 04	490	1820 PIERCE PL	5260 016 022	J
* 04	490	490 VAN BUREN DR	5260 017 006	J
* 04	490	1880 LUY ST	5260 017 023	J
* 04	490	1716 FILLMORE DR	5260 019 030	J
* 04	490	1724 FILLMORE DR	5260 019 031	J
* 04	490	1732 FILLMORE DR	5260 020 001	J
* 04	490	1740 FILLMORE DR	5260 020 002	J
* 04	490	1760 FILLMORE DR	5260 020 005	J
* 04	490	813 BROWNING PL	5260 023 007	J
04	490	TENGER RD	5260 024 024	J
* 04	490	926 BERKEBILE CT	5260 025 035	J
* 04	490	945 ABE WAY	5260 025 059	J
* 04	490	942 ABE WAY	5260 025 062	J
04	490	ABE WAY	5260 025 063	J
04	490	ABE WAY	5260 025 064	J
* 04	490	687 AZTEC WAY	5260 026 011	J
* 04	490	667 AZTEC WAY	5260 026 016	J
* 04	490	663 AZTEC WAY	5260 026 017	J
* 04	490	820 COUNTRY RD	5260 027 004	J
* 04	490	804 COUNTRY RD	5260 027 005	J
* 04	490	788 COUNTRY RD	5260 027 006	J
* 04	490	671 BATAAN PL	5260 027 024	J
* 04	490	667 BATAAN PL	5260 027 025	J
* 04	490	674 BATAAN PL	5260 027 026	J
* 04	490	698 BATAAN PL	5260 027 032	J
* 04	490	702 BATAAN PL	5260 027 033	J
* 04	490	706 BATAAN PL	5260 027 034	J
* 04	490	500 MONTEREY PASS RD	5261 001 040	J
* 04	490	508 MONTEREY PASS RD	5261 001 043	J
* 04	490	524 MONTEREY PASS RD	5261 001 046	J
* 04	490	532 MONTEREY PASS RD	5261 001 047	J
* 04	490	540 MONTEREY PASS RD	5261 001 048	J
* 04	490	548 MONTEREY PASS RD	5261 001 049	J
* 04	490	556 MONTEREY PASS RD	5261 001 050	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	566 MONTEREY PASS RD	5261 001 051	J
* 04	490	580 MONTEREY PASS RD	5261 001 052	J
* 04	490	582 MONTEREY PASS RD	5261 001 053	J
* 04	490	588 MONTEREY PASS RD	5261 001 054	J
* 04	490	592 MONTEREY PASS RD	5261 001 055	J
* 04	490	598 MONTEREY PASS RD	5261 001 056	J
* 04	490	602 MONTEREY PASS RD	5261 001 059	J
* 04	490	606 MONTEREY PASS RD	5261 001 060	J
* 04	490	516 MONTEREY PASS RD	5261 001 061	J
* 04	490	591 WHITNEY PL	5261 009 024	J
* 04	490	571 WHITNEY PL	5261 009 025	J
* 04	490	551 WHITNEY PL	5261 009 026	J
* 04	490	1180 WILLIAMS ST	5261 009 029	J
* 04	490	550 TEDFORD WAY	5261 009 032	J
* 04	490	570 TEDFORD WAY	5261 009 033	J
* 04	490	576 TEDFORD WAY	5261 009 034	J
* 04	490	591 TEDFORD WAY	5261 009 035	J
* 04	490	571 TEDFORD WAY	5261 009 036	J
* 04	490	551 TEDFORD WAY	5261 009 037	J
* 04	490	1220 WILLIAMS ST	5261 009 039	J
* 04	490	1240 WILLIAMS ST	5261 009 040	J
* 04	490	1260 WILLIAMS ST	5261 009 041	J
* 04	490	1280 WILLIAMS ST	5261 009 042	J
* 04	490	701 NACHI WAY	5261 009 048	J
* 04	490	703 NACHI WAY	5261 009 049	J
* 04	490	705 NACHI WAY	5261 009 050	J
* 04	490	709 NACHI WAY	5261 009 052	J
* 04	490	1000 W NEWMARK AVE	5261 010 040	J
* 04	490	339 MONTECHICO DR	5261 010 053	J
* 04	490	956 W NEWMARK AVE	5261 010 054	J
04	490	MONTECHICO DR	5261 010 055	J
* 04	490	351 MONTECHICO DR	5261 010 068	J
* 04	490	1010 W NEWMARK AVE	5261 010 071	J
04	490	NEWMARK AVE	5261 010 075	J
* 04	490	398 MONTECHICO DR	5261 011 016	J
* 04	490	352 MONTECHICO DR	5261 011 017	J
* 04	490	346 MONTECHICO DR	5261 011 018	J
* 04	490	334 MONTECHICO DR	5261 011 020	J
* 04	490	329 KINGSFORD ST	5261 011 032	J
* 04	490	333 KINGSFORD ST	5261 011 033	J
* 04	490	339 KINGSFORD ST	5261 011 034	J
* 04	490	401 HERMOSA VISTA ST	5261 011 035	J
* 04	490	411 HERMOSA VISTA ST	5261 011 036	J
* 04	490	417 HERMOSA VISTA ST	5261 011 037	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	425 HERMOSA VISTA ST	5261 011 038	J
* 04	490	468 JADE TREE DR	5261 011 045	J
* 04	490	456 JADE TREE DR	5261 011 046	J
* 04	490	432 JADE TREE DR	5261 011 048	J
* 04	490	420 JADE TREE DR	5261 011 049	J
* 04	490	656 BARNUM WAY	5261 012 019	J
* 04	490	660 BARNUM WAY	5261 012 020	J
* 04	490	662 BARNUM WAY	5261 012 021	J
* 04	490	668 BARNUM WAY	5261 012 022	J
* 04	490	672 BARNUM WAY	5261 012 023	J
* 04	490	676 BARNUM WAY	5261 012 024	J
* 04	490	685 BARNUM WAY	5261 012 026	J
* 04	490	688 BARNUM WAY	5261 012 027	J
* 04	490	684 BARNUM WAY	5261 012 028	J
* 04	490	649 BARNUM WAY	5261 012 031	J
* 04	490	680 BARNUM WAY	5261 012 033	J
04	490	BARNUM WAY	5261 012 035	J
* 04	490	681 BARNUM WAY	5261 012 036	J
* 04	490	825 W MABEL AVE	5261 014 019	J
* 04	490	813 W MABEL AVE	5261 014 022	J
04	490	ATLANTIC BLVD	5261 014 025	J
04	490	808 E GARVEY AVE	5261 014 026	J
04	490	864 E GARVEY AVE	5261 014 027	J
04	490	910 W GARVEY AVE	5261 014 028	J
04	490	810 W MABEL AVE	5261 015 042	J
* 04	490	879 W NEWMARK AVE	5261 015 046	J
* 04	490	875 W NEWMARK AVE	5261 015 047	J
* 04	490	308 DE LA FUENTE ST	5261 015 053	J
* 04	490	302 DE LA FUENTE ST	5261 015 054	J
04	490	151 S ATLANTIC BLVD	5261 015 087	J
04	490	ATLANTIC BLVD	5261 015 088	J
* 04	490	408 DE LA FUENTE ST	5261 018 009	J
* 04	490	435 HERMOSA VISTA ST	5261 019 043	J
* 04	490	511 HERMOSA VISTA ST	5261 019 046	J
* 04	490	660 CADIZ ST	5261 019 048	J
* 04	490	640 CADIZ ST	5261 019 049	J
* 04	490	620 CADIZ ST	5261 019 050	J
* 04	490	588 JADE TREE DR	5261 019 052	J
* 04	490	576 JADE TREE DR	5261 019 053	J
* 04	490	564 JADE TREE DR	5261 019 054	J
* 04	490	552 JADE TREE DR	5261 019 055	J
* 04	490	540 JADE TREE DR	5261 019 056	J
* 04	490	528 JADE TREE DR	5261 019 057	J
* 04	490	508 JADE TREE DR	5261 019 059	J

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 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	480 JADE TREE DR	5261 019 061	J
* 04	490	350 ELECTRIC AVE	5261 020 041	J
* 04	490	370 ELECTRIC AVE	5261 020 043	J
* 04	490	1100 WILLIAMS ST	5261 020 044	J
* 04	490	1110 WILLIAMS ST	5261 020 045	J
* 04	490	1120 WILLIAMS ST	5261 020 046	J
* 04	490	1130 WILLIAMS ST	5261 020 047	J
* 04	490	1140 WILLIAMS ST	5261 020 048	J
* 04	490	550 WHITNEY PL	5261 020 050	J
* 04	490	570 WHITNEY PL	5261 020 051	J
* 04	490	590 WHITNEY PL	5261 020 052	J
* 04	490	433 JADE TREE DR	5261 020 054	J
* 04	490	469 JADE TREE DR	5261 020 057	J
* 04	490	481 JADE TREE DR	5261 020 058	J
* 04	490	493 JADE TREE DR	5261 020 059	J
* 04	490	505 JADE TREE DR	5261 020 060	J
* 04	490	529 JADE TREE DR	5261 020 062	J
* 04	490	555 JADE TREE DR	5261 020 064	J
* 04	490	565 JADE TREE DR	5261 020 065	J
* 04	490	577 JADE TREE DR	5261 020 066	J
* 04	490	589 JADE TREE DR	5261 020 067	J
* 04	490	605 CREST VISTA DR	5261 020 069	J
* 04	490	1200 S ATLANTIC BLVD	5262 012 005	J
* 04	490	1231 S YNEZ AVE	5262 012 010	J
* 04	490	1630 S ATLANTIC BLVD	5262 014 008	J
* 04	490	1580 S ATLANTIC BLVD	5262 014 010	J
* 04	490	1401 LOMA VERDE ST	5262 017 007	J
* 04	490	1381 LOMA VERDE ST	5262 017 008	J
* 04	490	1012 S YNEZ AVE	5262 018 012	J
* 04	490	1000 S YNEZ AVE	5262 019 002	J
* 04	490	972 S YNEZ AVE	5262 019 005	J
* 04	490	960 S YNEZ AVE	5262 019 006	J
* 04	490	924 S YNEZ AVE	5262 020 001	J
* 04	490	909 LOMA VERDE ST	5262 020 026	J
* 04	490	724 S YNEZ AVE	5262 021 012	J
* 04	490	731 DIVINA VISTA ST	5262 021 018	J
* 04	490	755 DIVINA VISTA ST	5262 021 024	J
* 04	490	822 LOMA VERDE ST	5262 022 008	J
* 04	490	818 LOMA VERDE ST	5262 022 009	J
* 04	490	814 LOMA VERDE ST	5262 022 010	J
* 04	490	810 LOMA VERDE ST	5262 022 011	J
* 04	490	806 LOMA VERDE ST	5262 022 012	J
* 04	490	802 LOMA VERDE ST	5262 022 013	J
* 04	490	776 S YNEZ AVE	5262 022 014	J

LOS ANGELES COUNTY DECLARATION LIST
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 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	772 S YNEZ AVE	5262 022 015	J
* 04	490	771 DIVINA VISTA ST	5262 022 016	J
* 04	490	777 DIVINA VISTA ST	5262 022 017	J
* 04	490	805 DIVINA VISTA ST	5262 022 019	J
* 04	490	809 DIVINA VISTA ST	5262 022 020	J
* 04	490	813 DIVINA VISTA ST	5262 022 021	J
* 04	490	817 DIVINA VISTA ST	5262 022 022	J
* 04	490	821 MIRA VALLE ST	5262 022 023	J
* 04	490	1034 LOMA VERDE ST	5262 023 001	J
* 04	490	1030 LOMA VERDE ST	5262 023 002	J
* 04	490	909 MIRA VALLE ST	5262 023 018	J
* 04	490	913 MIRA VALLE ST	5262 023 019	J
* 04	490	917 MIRA VALLE ST	5262 023 020	J
* 04	490	921 MIRA VALLE ST	5262 023 021	J
* 04	490	945 MIRA VALLE ST	5262 023 027	J
* 04	490	1200 LOMA VERDE ST	5262 024 001	J
* 04	490	1240 LOMA VERDE ST	5262 024 003	J
* 04	490	1260 LOMA VERDE ST	5262 024 004	J
* 04	490	1081 MIRA VALLE ST	5262 024 009	J
* 04	490	1001 MIRA VALLE ST	5262 024 010	J
* 04	490	1220 LOMA VERDE ST	5262 024 014	J
* 04	490	1381 MIRA VALLE ST	5262 025 013	J
* 04	490	1660 LOMA VERDE ST	5262 026 005	J
* 04	490	1640 LOMA VERDE ST	5262 026 006	J
* 04	490	1701 MIRA VALLE ST	5262 026 017	J
* 04	490	1751 MIRA VALLE ST	5262 026 018	J
* 04	490	1300 MIRA VALLE ST	5262 032 003	J
* 04	490	1350 MIRA VALLE ST	5262 032 004	J
* 04	490	1380 MIRA VALLE ST	5262 032 005	J
* 04	490	1400 MIRA VALLE ST	5262 032 006	J
* 04	490	1450 MIRA VALLE ST	5262 032 007	J
* 04	490	1480 MIRA VALLE ST	5262 032 008	J
* 04	490	1451 BRADSHAW AVE	5262 032 015	J
* 04	490	1401 BRADSHAW AVE	5262 032 016	J
* 04	490	1371 BRADSHAW AVE	5262 032 017	J
* 04	490	1351 BRADSHAW AVE	5262 032 018	J
* 04	490	1301 BRADSHAW AVE	5262 032 019	J
* 04	490	1000 MIRA VALLE ST	5262 033 001	J
* 04	490	1080 MIRA VALLE ST	5262 033 002	J
* 04	490	1100 MIRA VALLE ST	5262 033 003	J
* 04	490	1150 MIRA VALLE ST	5262 033 004	J
* 04	490	1170 MIRA VALLE ST	5262 033 005	J
* 04	490	1181 BRADSHAW AVE	5262 033 007	J
* 04	490	1101 BRADSHAW AVE	5262 033 008	J

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 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1081 DIVINA VISTA ST	5262 033 009	J
* 04	490	1061 DIVINA VISTA ST	5262 033 010	J
* 04	490	1051 DIVINA VISTA ST	5262 033 011	J
* 04	490	1001 DIVINA VISTA ST	5262 033 012	J
* 04	490	1180 MIRA VALLE ST	5262 033 017	J
* 04	490	938 MIRA VALLE ST	5262 034 002	J
* 04	490	908 MIRA VALLE ST	5262 034 007	J
* 04	490	961 DIVINA VISTA ST	5262 034 022	J
* 04	490	933 DIVINA VISTA ST	5262 034 027	J
* 04	490	942 MIRA VALLE ST	5262 034 028	J
04	490	MIRA VALLE ST	5262 034 029	J
04	490	501 S RAMONA AVE	5263 001 023	J
* 04	490	422 W GRAVES AVE	5263 003 021	J
* 04	490	418 W GRAVES AVE	5263 003 023	J
* 04	490	412 W GRAVES AVE	5263 003 024	J
* 04	490	310 W GRAVES AVE	5263 003 029	J
* 04	490	740 DIVINA VISTA ST	5263 004 001	J
* 04	490	736 DIVINA VISTA ST	5263 004 002	J
* 04	490	730 DIVINA VISTA ST	5263 004 003	J
* 04	490	728 DIVINA VISTA ST	5263 004 004	J
* 04	490	722 DIVINA VISTA ST	5263 004 005	J
* 04	490	716 DIVINA VISTA ST	5263 004 006	J
* 04	490	704 DIVINA VISTA ST	5263 004 007	J
* 04	490	646 S YNEZ AVE	5263 004 014	J
* 04	490	624 S YNEZ AVE	5263 004 024	J
04	490	DIVINA VISTA ST	5263 005 001	J
04	490	DIVINA VISTA ST	5263 005 002	J
04	490	DIVINA VISTA ST	5263 005 003	J
* 04	490	814 DIVINA VISTA ST	5263 005 004	J
* 04	490	810 DIVINA VISTA ST	5263 005 005	J
* 04	490	804 DIVINA VISTA ST	5263 005 006	J
* 04	490	776 DIVINA VISTA ST	5263 005 007	J
* 04	490	768 DIVINA VISTA ST	5263 005 008	J
* 04	490	750 DIVINA VISTA ST	5263 005 011	J
* 04	490	744 DIVINA VISTA ST	5263 005 012	J
* 04	490	1031 BRADSHAW AVE	5263 006 002	J
* 04	490	1033 BRADSHAW AVE	5263 006 003	J
* 04	490	1039 BRADSHAW AVE	5263 006 006	J
* 04	490	1041 BRADSHAW AVE	5263 006 007	J
* 04	490	801 BRADSHAW AVE	5263 007 001	J
* 04	490	825 BRADSHAW AVE	5263 007 002	J
* 04	490	851 BRADSHAW AVE	5263 007 003	J
* 04	490	891 BRADSHAW AVE	5263 007 004	J
* 04	490	901 BRADSHAW AVE	5263 007 005	J

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CITY OF MONTEREY PARK
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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	951 BRADSHAW AVE	5263 007 006	J
* 04	490	993 BRADSHAW PL	5263 007 008	J
* 04	490	999 BRADSHAW PL	5263 007 009	J
* 04	490	1001 BRADSHAW AVE	5263 007 010	J
* 04	490	835 S GRANDRIDGE AVE	5263 010 008	J
* 04	490	801 S GRANDRIDGE AVE	5263 010 009	J
* 04	490	1001 S GARFIELD AVE	5263 013 011	J
* 04	490	1025 S GARFIELD AVE	5263 013 012	J
* 04	490	1059 S GARFIELD AVE	5263 013 013	J
* 04	490	151 ROCA WAY	5263 013 017	J
* 04	490	150 ROCA WAY	5263 014 007	J
* 04	490	130 ROCA WAY	5263 014 008	J
* 04	490	1115 S GARFIELD AVE	5263 014 010	J
* 04	490	1133 S GARFIELD AVE	5263 014 011	J
* 04	490	1147 S GARFIELD AVE	5263 014 012	J
* 04	490	1167 S GARFIELD AVE	5263 014 013	J
* 04	490	1171 S GARFIELD AVE	5263 014 014	J
* 04	490	1177 S GARFIELD AVE	5263 014 015	J
* 04	490	1181 S GARFIELD AVE	5263 014 026	J
* 04	490	1255 S GARFIELD AVE	5263 016 002	J
* 04	490	111 W EL REPETTO DR	5263 016 004	J
* 04	490	135 W EL REPETTO DR	5263 016 006	J
* 04	490	1182 S ISABELLA AVE	5263 016 019	J
* 04	490	1033 S ISABELLA AVE	5263 017 005	J
* 04	490	1043 S ISABELLA AVE	5263 017 006	J
* 04	490	1057 S ISABELLA AVE	5263 017 007	J
* 04	490	1065 S ISABELLA AVE	5263 017 008	J
* 04	490	1073 S ISABELLA AVE	5263 017 009	J
* 04	490	1048 S GRANDRIDGE AVE	5263 017 015	J
* 04	490	1032 S GRANDRIDGE AVE	5263 017 018	J
* 04	490	1022 S GRANDRIDGE AVE	5263 017 019	J
* 04	490	1133 S ISABELLA AVE	5263 018 001	J
* 04	490	1096 S GRANDRIDGE AVE	5263 018 003	J
* 04	490	1078 S GRANDRIDGE AVE	5263 018 004	J
* 04	490	1066 S GRANDRIDGE AVE	5263 018 005	J
* 04	490	1151 S ISABELLA AVE	5263 018 006	J
* 04	490	1193 S ISABELLA AVE	5263 018 007	J
* 04	490	1201 S ISABELLA AVE	5263 018 008	J
* 04	490	1255 S ISABELLA AVE	5263 018 009	J
* 04	490	1293 S ISABELLA AVE	5263 018 010	J
* 04	490	1301 S ISABELLA AVE	5263 018 011	J
* 04	490	1333 S ISABELLA AVE	5263 018 012	J
* 04	490	1375 S ISABELLA AVE	5263 018 013	J
* 04	490	1397 S ISABELLA AVE	5263 018 014	J

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CITY OF MONTEREY PARK
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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1332 S GRANDRIDGE AVE	5263 018 022	J
* 04	490	1300 S GRANDRIDGE AVE	5263 018 023	J
* 04	490	1290 S GRANDRIDGE AVE	5263 018 024	J
* 04	490	1250 S GRANDRIDGE AVE	5263 018 025	J
* 04	490	1200 S GRANDRIDGE AVE	5263 018 026	J
* 04	490	1188 S GRANDRIDGE AVE	5263 018 027	J
* 04	490	1152 S GRANDRIDGE AVE	5263 018 028	J
* 04	490	1100 S GRANDRIDGE AVE	5263 018 029	J
04	490	GRANDRIDGE AVE	5263 018 033	J
04	490	GRANDRIDGE AVE	5263 018 034	J
* 04	490	1374 S GRANDRIDGE AVE	5263 018 035	J
* 04	490	1014 BRADSHAW AVE	5263 019 001	J
* 04	490	1010 BRADSHAW AVE	5263 019 002	J
* 04	490	1006 BRADSHAW AVE	5263 019 003	J
* 04	490	1002 BRADSHAW AVE	5263 019 004	J
* 04	490	950 BRADSHAW AVE	5263 019 006	J
* 04	490	338 ROCA WAY	5263 019 012	J
* 04	490	1005 S GRANDRIDGE AVE	5263 019 014	J
* 04	490	1009 S GRANDRIDGE AVE	5263 019 015	J
* 04	490	1015 S GRANDRIDGE AVE	5263 019 016	J
* 04	490	1021 S GRANDRIDGE AVE	5263 019 017	J
* 04	490	1031 S GRANDRIDGE AVE	5263 019 019	J
* 04	490	1035 S GRANDRIDGE AVE	5263 019 020	J
* 04	490	1039 S GRANDRIDGE AVE	5263 019 021	J
* 04	490	1040 BRADSHAW AVE	5263 020 002	J
* 04	490	1038 BRADSHAW AVE	5263 020 003	J
* 04	490	1036 BRADSHAW AVE	5263 020 004	J
* 04	490	1034 BRADSHAW AVE	5263 020 005	J
* 04	490	1030 BRADSHAW AVE	5263 020 006	J
* 04	490	1026 BRADSHAW AVE	5263 020 007	J
* 04	490	1022 BRADSHAW AVE	5263 020 008	J
* 04	490	1071 S GRANDRIDGE AVE	5263 020 012	J
* 04	490	1095 S GRANDRIDGE AVE	5263 020 013	J
* 04	490	1060 BRADSHAW AVE	5263 021 003	J
* 04	490	1070 BRADSHAW AVE	5263 021 004	J
* 04	490	1080 BRADSHAW AVE	5263 021 005	J
* 04	490	1100 BRADSHAW AVE	5263 021 006	J
* 04	490	1150 BRADSHAW AVE	5263 021 007	J
* 04	490	1155 PUNTA WAY	5263 021 019	J
* 04	490	1257 PUNTA WAY	5263 021 023	J
* 04	490	1373 S GRANDRIDGE AVE	5263 021 044	J
* 04	490	1201 PUNTA WAY	5263 021 045	J
04	490	GRANDRIDGE AVE	5263 021 900	J
* 04	490	345 W EL REPETTO DR	5263 022 004	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	363 W EL REPETTO DR	5263 022 005	J
* 04	490	373 POCO WAY	5263 022 007	J
* 04	490	375 POCO WAY	5263 022 008	J
* 04	490	1350 BRADSHAWE AVE	5263 022 021	J
* 04	490	1370 BRADSHAWE AVE	5263 022 022	J
* 04	490	1400 BRADSHAWE AVE	5263 022 023	J
* 04	490	1401 PIEDRA WAY	5263 022 033	J
* 04	490	1400 PIEDRA WAY	5263 022 034	J
* 04	490	317 W EL REPETTO DR	5263 022 040	J
* 04	490	1300 BRADSHAWE AVE	5263 022 041	J
* 04	490	1592 S GRANDRIDGE AVE	5263 027 002	J
* 04	490	1528 S GRANDRIDGE AVE	5263 027 007	J
* 04	490	1601 S MCPHERRIN AVE	5263 027 017	J
* 04	490	1701 S MCPHERRIN AVE	5263 027 019	J
* 04	490	1653 S MCPHERRIN AVE	5263 027 022	J
* 04	490	1700 S MCPHERRIN AVE	5263 028 002	J
* 04	490	1654 S MCPHERRIN AVE	5263 028 004	J
* 04	490	1600 S MCPHERRIN AVE	5263 028 005	J
* 04	490	1690 S MCPHERRIN AVE	5263 028 024	J
04	490	GRANDRIDGE AVE	5263 029 800	J
* 04	490	1809 GARFIELD PL	5263 035 001	J
* 04	490	1842 CLIFFHILL DR	5263 036 006	J
* 04	490	1838 CLIFFHILL DR	5263 036 008	J
* 04	490	162 W EL REPETTO DR	5263 037 007	J
04	490	EL REPPETO DR	5263 037 010	J
* 04	490	100 W EL REPETTO DR	5263 037 011	J
04	480	EL REPPETO DR	5263 037 804	J
* 04	490	583 S GRANDRIDGE AVE	5263 038 002	J
* 04	490	607 BRADSHAWE AVE	5263 038 017	J
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* 04	490	653 BRADSHAWE AVE	5263 040 004	J
* 04	490	687 BRADSHAWE AVE	5263 040 008	J
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City Council Staff Report

DATE: March 5, 2014

AGENDA ITEM NO: **Public Hearing**
Agenda Item 4-B.

TO: The Honorable Mayor and City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Public Hearing: An appeal (AP-13-01) of the Planning Commission's approval of a Conditional Use Permit (CUP) (CU-13-02) and that project is categorically exempt pursuant to CEQA Guidelines §§ 15301 and 15332 as a Class 1 categorical exemption (Existing Facilities) and Class 32 categorical exemption (infill project) to allow a private middle school for up to 30 students with extended child day care for such students within an existing assembly use building – 133 East Graves Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Reconvene the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Adopt a resolution upholding the Planning Commission's recommendation to approve the proposed Montessori School in accordance with CUP and CEQA determinations set forth above;
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Council opened the public hearing at its January 15, 2014, Meeting and continued the public hearing for further consideration of this matter.

The applicant, John F. Page of Meher Montessori School, applied for a Conditional Use Permit to allow the operation of a private middle school for up to 30 students with extended child day care for the students within an existing assembly building ("Montessori School") at 133 East Graves Avenue. The subject property is located at the northwest corner of Graves Avenue and Cecil Street. According to Monterey Park Municipal Code (MPMC) § 21.08.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit pursuant to § 21.32.020(B) of the Monterey Park Municipal Code.

The proposed Montessori School would occupy an existing attached child care building located at the rear of the property. The multi-purpose assembly building includes on the

first floor a dining/parish hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care area is 780 square feet. The property provides 23 existing parking spaces located between the residence and the assembly building and 7 stalls in front of the church, accessible from Graves Avenue. The proposed hours of operation for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon child care for the students is available to the students before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Montessori School will be closed on Saturdays and Sundays. The Council discussed at its prior Meeting the potential of requiring the school to open either a half hour earlier or later than the neighboring El Repetto Elementary School public school.

This application was considered at three separate Planning Commission meetings on April 23, 2013, September 24, 2013 and November 12, 2013. Copies of the staff reports considered at the Planning Commission on these dates, along with the minutes from those meetings, are included as attachments with this staff report.

Following the public hearing on November 12, 2013, the Planning Commission adopted Resolution No. 10-13 approving the Conditional Use Permit (CU-13-02). On November 21, 2013, Joseph Reichenberger filed an appeal application to overturn the Planning Commission's determination. At this time, staff is recommending that the City Council uphold the Planning Commission's recommendation to approve the proposed Montessori School.

The appeal was brought before the City Council on January 15, 2014. At the meeting, the City Council requested additional information from the Public Works Department and the applicant's traffic consultant, KOA regarding the existing traffic conditions surrounding the Project site..

Following the January 15 City Council meeting, based upon existing traffic conditions and not the vehicle trips expected to be generated by this project if approved, Engineering Staff reviewed the traffic signal timing at the intersection of Garfield Avenue and Graves Avenue. It was observed that the heavy pedestrian crossings on the south leg of Garfield Avenue during the early morning were preventing westbound traffic on Graves from turning left to southbound Garfield Avenue, resulting in traffic backing up on Graves Avenue. The pedestrians consisted primarily of students and parents walking to and from El Repetto Elementary School on Grandridge Avenue. To alleviate the backup, staff increased the "green" time slightly for westbound Graves to allow both pedestrians and left-turning vehicles to clear the intersection. This appears to have alleviated the backup on Graves Avenue without negatively impacting the traffic flow on Garfield Avenue; however, staff will continue to monitor.

Additionally, the applicant's traffic consultant provided the data referenced within the "Pedestrian Safety" section on pages 10 and 111 of the October 29, 2013 KOA traffic impact study report. The data, including accident data provided by the Monterey Park Police Department and new daily volume counts conducted by KOA, is described and analyzed within that report section. The data had been reviewed by KOA and discussed

with the City, during the analysis of potential all-way stop control at the adjacent Cecil Street/Graves Avenue intersection. The data has been incorporated as part of Exhibit F.

APPEAL:

The following are the nine reasons why the Appellant is challenging the Planning Commission's determination and staff's responses.

1. The project is not categorically exempt under the California Environmental Quality Act ("CEQA").

As determined by the Planning Commission, this project is categorically exempt pursuant to CEQA Guidelines: (1) § 15301, Existing Facilities. Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination; and (2) § 15332, Infill Project, Class 32 categorical exemption which consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.

The Project allows the operation of a middle school with child care for up to 30 students within an existing assembly building, and does not involve any construction or remodel work. The subject space is an existing space within the existing assembly building and is currently utilized for assembly uses (religious assembly, multi-purpose functions, and religious studies) and was utilized by the existing assembly use for child care services. The existing assembly use currently has two religious studies groups with approximately 12 members total and one Sunday school class with approximately six members that meet on Sundays. The religious studies groups and Sunday school class members are a part of the 80 member congregation that assembles on Sundays. Therefore, the Project will not have a significant effect on the environment. According to Monterey Park Municipal Code (MPMC) § 21.08.030, a school is allowed as an accessory use to a church subject to a Conditional Use Permit. According to City records, the subject property has been operated with various assembly uses since 1973, including the recent Conditional Use Permit granted in 1987 that allowed a preschool to operate with up to 75 children (Exhibit G). The Project is a negligible infill project and/or is similar to the assembly uses currently existing on the property and would allow a similar use that has previously operated on the property. Staff believes that the proposed assembly use of up to 30 students is a negligible expansion of the assembly uses that had previously occurred on the property. For these reasons, staff

believes and the Planning Commission found that the Project is categorically exempt from further CEQA review

2. To be considered Categorical Exempt, there should be a Notice of Exemption prepared.

Pursuant to CEQA Guidelines § 15062, a Notice of Exemption was prepared and filed with the Los Angeles County Recorder's Office on November 13, 2013.

3. The Traffic Study prepared by KOA Corporation and reviewed and approved by Public Works did not take into account the unique nature of a school pick up and drop off activity and its impact on the an already impacted street.

Staff believes that a traffic study was not required for this project based upon the negligible expansion of the existing assembly use of the property that is being proposed. However, a traffic study was prepared by KOA Corporation in response to residents' concerns expressed during the Planning Commission hearing process in an effort by the applicant to address residents' concerns regarding existing traffic conditions. The study identifies the Project, existing site and street conditions. It further analyzes the Project impacts and provides discussion on the site access, circulation and pedestrian safety. The Traffic Study reviewed all-way stop warrants defined by the California edition of the Manual of Uniform Traffic Control Devices (MUTCD). Daily vehicle counts were taken on both Graves Avenue and Cecil Avenue and the City's Police Department provided accident data from 2007 to 2013. The vehicle volumes and accident data shows that the thresholds to justify (i.e., "warrant") all-way stops were not met. Traffic and pedestrian safety mitigation measures are recommended to be implemented, which support the contention that the project is not categorically exempt.

Again, based upon the Project proposed and the negligible expansion of the existing assembly use on the property, staff does not believe a traffic study was warranted. The Project includes a maximum of 30 students, but the Traffic Study provides a conservative look at 50-student intensity for the Project. The project at its maximum intensity will only involve the drop off and pick up of 30 students which is a maximum of 75 trips per day, including 45 trips in the a.m. and 30 trips in the p.m. The total aggregate number of trips generated by the Project will be 125, which includes all other trips outside of the two peak hours, such as delivery trips and early arrival and late departures by staff/faculty. The Traffic Study was done in response to residents' concerns regarding existing traffic conditions and provides recommendations to encourage and promote pedestrian safety. The Study recommendations are not required mitigation measures and rather address existing traffic conditions. Mitigation measures are required when a project is identified to have potentially significant effects on the environment. Here, the project proposes a maximum assembly use of 30 students per days and is negligible and no significant effect on the environment would occur from the limited proposed expanded assembly use. Upon the review of the proposed project, the project was determined to be a negligible expansion of an

existing use which does not have significant effects on the environment and was categorically exempted per CEQA Guidelines.

At the Planning Commission hearing of April 23, 2013, two items of concern were raised by residents in the surrounding area including: 1) the conclusions of a traffic study that was conducted three to five years ago; and 2) clarifying condition number 19 in the draft resolution. After the meeting, staff researched City records and found that the traffic study referenced by the residents does not exist. However, as stated above, the Applicant decided to obtain the services of KOA Corporation to conduct a Traffic Impact Study for the proposed use and the existing traffic conditions. The Traffic Impact Study analyzed the signalized intersection at Garfield Avenue (for peak period operations) and three roadway segments (for mid block daily volume analysis). Additionally, KOA evaluated neighborhood circulation issues and the pick-up/drop-off operations that would occur on neighborhood roadways. According to the Traffic Impact Study, the proposed Project is not expected to create significant traffic impacts at the study areas. The Traffic Impact Study provided the technical data to support the fact that the proposed project will not have a significant effect on the environment and therefore does not require mitigation measures.

The Study recommended that the school provide a School Policy and General Information Packet to include information on arrival and dismissal. This recommendation was added as a condition in the Planning Commission's Resolution to assist with the safety of the students. Students are required to sign-in and sign-out during pick-up and drop-off periods, which must occur on the property. The distribution of the School Policy and General Information Packet is a current practice at an existing Montessori school operated by the Applicant to encourage and promote safety.

4. A flawed pedestrian route map is a condition of approval.

The pedestrian routes map identifies Garfield Avenue and Graves Avenue as a signalized intersection and Lincoln Avenue and Graves Avenue as a stop controlled intersection. There are also stop signs on the north and south sides of Cecil Avenue and Graves Avenue. The Appellant argues that the map is flawed because the north side of the Graves Avenue does not have a sidewalk; therefore, walking westbound on North Graves Avenue is not an option. The map is not flawed because the map mainly identifies the intersections with stop signs and signals. The map does not state that the North side of Graves Avenue, between Lincoln Avenue and Cecil Avenue is an optional path. The pedestrian routes map is intended to be a guide to identify controlled crossing points. The map does not function as the only path of travel for all pedestrians.

5. Traffic and circulation impacts are ignored.

First, given the very limited number of students that may attend school as part of the project the traffic trip generation is very negligible and easily discernable and was not ignored. Moreover, as stated above, traffic and circulation are analyzed in detail in the Traffic Study.

6. There was additional traffic data collected on or about October 26, 2013 that was not considered in the Traffic Report for the project or considered by the Planning Commission.

The last staff report stated: "Data was not left out to of the Traffic Study. Photos of traffic count equipment were shown to staff on October 26, 2013. Residents in the surrounding area inquired if the equipment were laid down by the City or KOA. The Public Works Department and KOA confirmed that the hoses were not laid down by the City or KOA. To date, no one has identified who laid down the equipment, what data may have been collected or if it even exists."

The staff report was incorrect. KOA did undertake some additional traffic counts for purposes of determining whether there was some mitigation measures that could be undertaken to reduce the current traffic conditions. The studies were not undertaken because of impacts that might be caused by the proposed Project. There was a lack of communication by KOA with City staff regarding this study and the City apologizes for the misinformation previously provided by the City, although such was not intention, and the failure by KOA to disclose this information. The information/study from this traffic count analysis is attached as part of Exhibit F hereto.

7. The project description in the agenda is not consistent with the actions taken by the Planning Commission on November 12, 2013.

The project heading on the agenda stated that the project includes preschool service, which was a typographical error; however, the project description is clearly shown on the staff report and resolution, which were both provided to the public and reaffirmed at the public hearing.

8. Speakers were not given their allotted time as noticed in the agenda for the meeting of November 12, 2013.

The Planning Commission agenda states that, "speakers are requested to limit their comments to no more than five minutes each." The agenda sets the maximum time allotted to speakers, not a minimum time. At the meeting of November 12, 2013 there were 29 speakers. All individuals were allowed to speak, but they were merely asked not repeat the same information that had already been brought up multiple times already.

Conditional Use Permit Findings

In order for the Council to approve this project it must rely on the evidence presented to it and apply the information for purposes of either approving the application based upon the following criteria (staff's analysis is provided with the criteria):

1. The Project site is adequate in size, shape and topography for the proposed use.

The site is adequate in size, shape and topography for the proposed private educational institution ("Montessori School") because the front parcel is developed with 4 existing buildings totaling 11,022 square feet in area and the rear parcel is developed with an existing 1,849 square feet, one-story dwelling unit. The site is irregular shaped and is comprised of two existing parcels totaling 52,920 square feet (1.2 acres) in area. The property provides 30 parking spaces located between the residence and the assembly hall, accessible from Graves Avenue.

2. The Project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the Project because the site has an existing driveway that provides access to East Graves Avenue (a minor arterial street with an 80- to 88-foot right-of-way). The site is developed with existing buildings and no construction is proposed for the Montessori School. According to the applicant, in Monterey Park the protocol for pick up and drop off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues. While there is some existing congestion on the existing streets that serve the Project, the Project will only have 30 students when it is operating at its maximum allowed capacity. This will result in only approximately 75 trips during peak hours to drop and pick up students and 125 total daily trips to and from the Site. This is a negligible amount of traffic trips which can be accommodated by the existing roadways. The past recent uses of the site were more intensive than the use proposed by the project and the roadways accommodated these past uses and there have been no significant changes in the surrounding land uses since the prior more intensive use of the site.

3. The Project conforms with all the requirements of the General Plan and zoning regulations.

The Project is part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.030 allows a private educational institutional with extended day care is permitted subject to a CUP in the R-3 (High Density Residential) Zone. The subject property is designated High Density Residential in the General Plan Land Use Element and the High Density Residential land use category permits religious and educational institutions, group homes, and community care facilities, consistent with the zoning regulations. Accordingly, the Project meets the City's land use plans.

4. The Project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed.

The Project will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because the proposed Montessori School will be a negligible expansion of the existing assembly uses on the property. The property was used for 25 years for school purposes. The past use was more intensive than the proposed use and there have been no significant changes in the surrounding land uses since the prior more intensive use of the site. The School will be closed on Saturday and Sunday. The school hours proposed for the Montessori School will be from approximately 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. No new construction is involved with the Project.

5. The Project will not have an adverse effect on the public health, safety and general welfare.

The Project will not have an adverse effect on the public health, safety and general welfare because it will not cause any environmental impacts on the surrounding properties, land uses and residents. Additionally, the Montessori School will provide an additional education institution choice for parents with middle school age children. The Montessori School will occupy an existing building and result in a negligible expansion of the assembly uses currently permitted on the site and no new construction or addition of square footage to the existing building is proposed. The site was up until two years ago used for school purposes for approximately 25 years which use is more intensive than the proposed use and there have been no significant changes in the surrounding land uses since the prior more intensive use of the site.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was published in the Monterey Park Progress on **January 2, 2014** and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **December 30, 2013**, with affidavits on file. The legal notice of this hearing was mailed to **108** property owners within a 300 feet radius **December 30, 2013**.

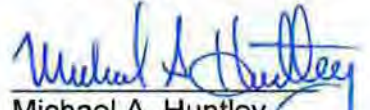
ALTERNATIVE COUNCIL CONSIDERATIONS:

None.

FISCAL IMPACT:

No fiscal impacts.

Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewart
Acting Senior Planner

Approved by:


Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

- Exhibit A: Site, floor, and elevation plans
- Exhibit B: City Council Resolution
- Exhibit C: Planning Commission Resolution No. 10-13
- Exhibit D: Planning Commission Staff Reports, April 23, 2013, September 24, 2013, and November 12, 2013
- Exhibit E: Planning Commission Minutes, April 23, 2014 and September 24, 2013
- Exhibit F: Traffic Study prepared by KOA, dated October 29, 2013 and Supplemental Document to Traffic Impact Study dated January 31, 2014
- Exhibit G: Planning Commission Resolution No. 42-73; Planning Commission Resolution No. 39-76; City Council Resolution No. 7993; Planning Commission Resolution No. 40-76; Planning Commission Resolution No. 47-87
- Exhibit H: Opposition Letters

EXHIBIT A

Site and floor plans





St. Gabriel's Episcopal Church
 133 East Graves Avenue,
 Monterey Park,
 CA 91755

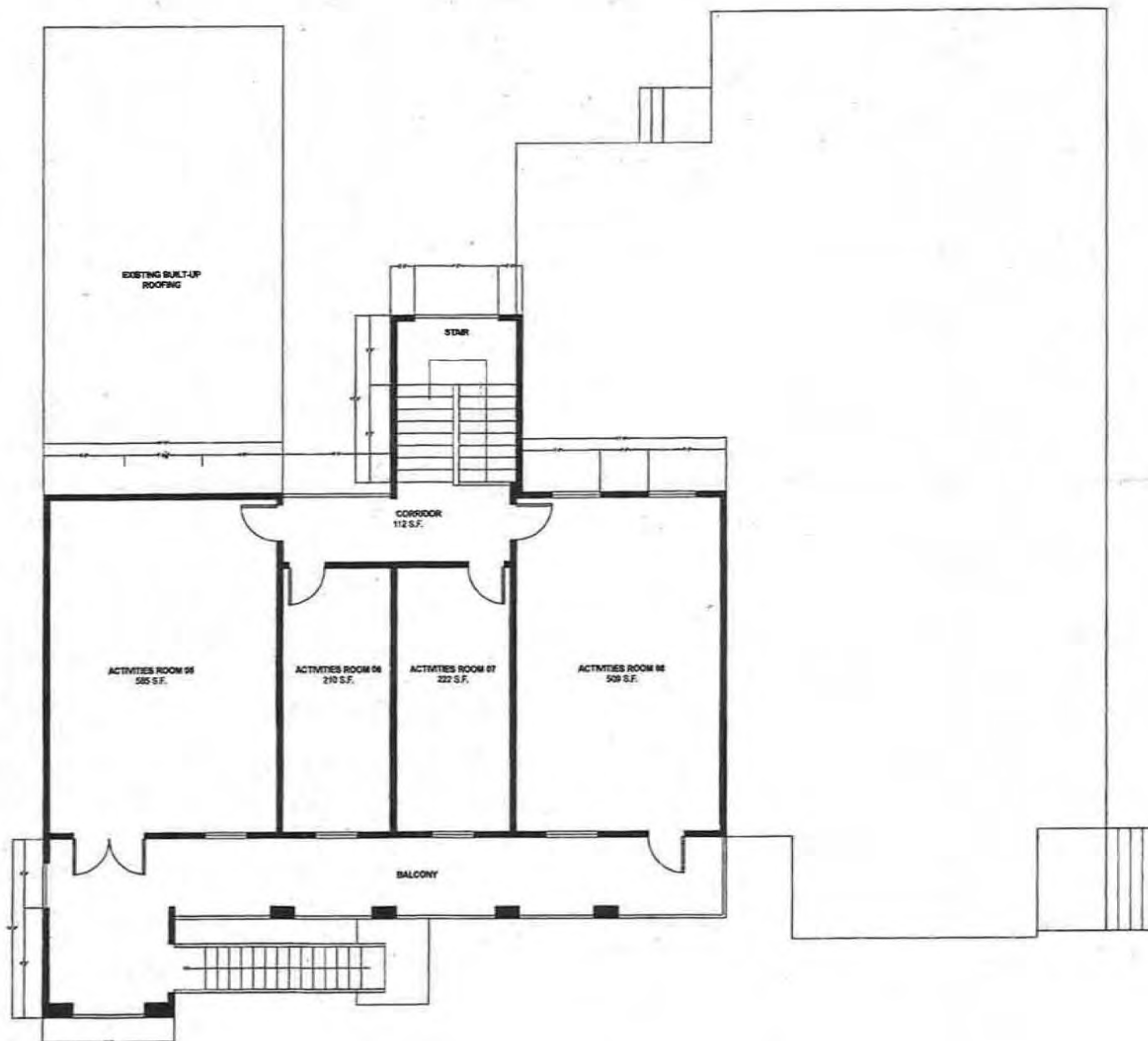
RECEIVED
 JUN 11 2013
 CITY OF MONTEREY PARK
 COMMUNITY DEVELOPMENT DEPT.

Notes
 Please note these existing drawings are for illustration only.
 Please refer to detailed drawing for future information.

Revision
 01

Title
 First Floor Plan
 Scale 1:100

Date
 10th June, 2013



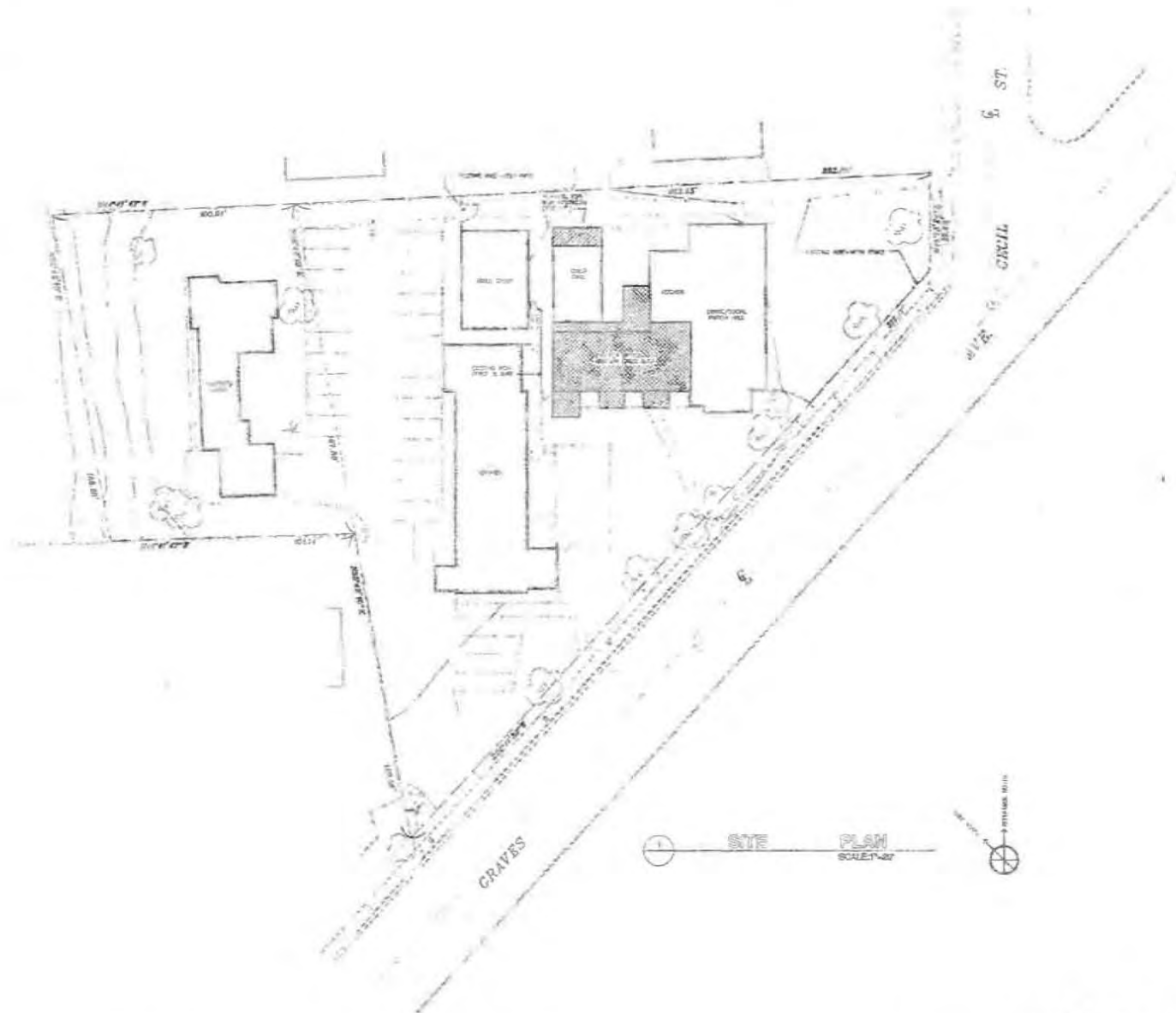
St. Gabriel's Episcopal Church
 133 East Owens Avenue,
 Monterey Park,
 CA 91768

Title
 Second Floor Plan
 Scale 1:100

Date
 10th June, 2013

Revision
 01

Notes
 Please note these existing drawings are for illustration only.
 Please refer to detailed drawing for future information.



1 SITE PLAN
SCALE 1" = 20'



RECEIVED
JAN 24 2006
CITY OF HOUSTON
COMMITTEE ON PLANNING

*St. Gabriel's - Mike Montezano
133 S. G. Ave.*

TEL: (650) 770-5500 FAX: (650) 770-4000 11550 MIDWAY BLVD. SUITE 100 SAN ANTONIO, TX 78217	
PROJECT TITLE ST. GABRIEL'S PARISH 133 S. G. AVE.	PROJECT RECONSTRUCTION 133 S. G. AVE.
DATE 1/24/06	DRAWN BY MONT
CHECKED BY MONT	APPROVED BY MONT

**HUAMIN CHANG, AIA
& ARCHITECTS**

TEL: (909) 270-1270
 FAX: (909) 270-0464
 400 WEST VALLEY BLVD.
 FULLERTON, CA 92631

**HUAMIN CHANG, AIA
 & ARCHITECTS**

PROJECT: CHURCH
 400 WEST VALLEY BLVD.
 FULLERTON, CA 92631
 10/10/2004

DATE: 10/10/2004
 DRAWN BY: JCH
 CHECKED BY: JCH
 PROJECT: CHURCH

10/10/2004
 10/10/2004
 10/10/2004

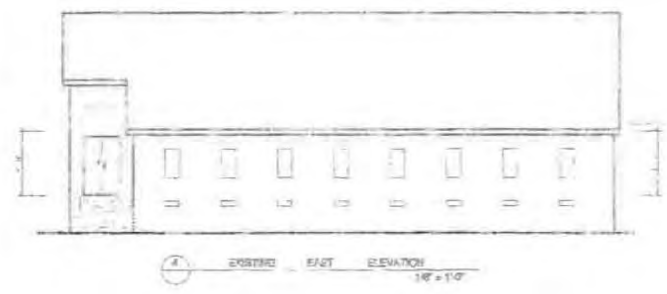
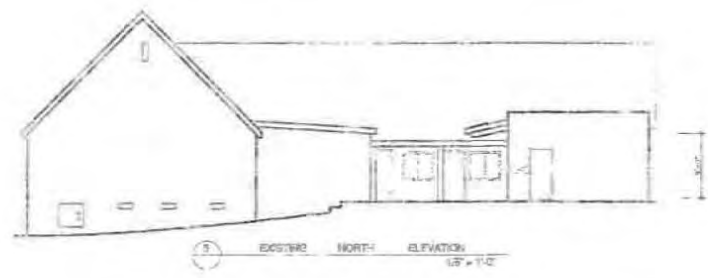
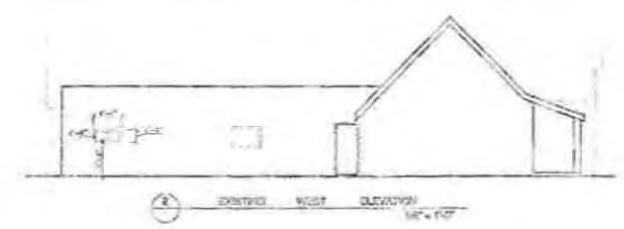
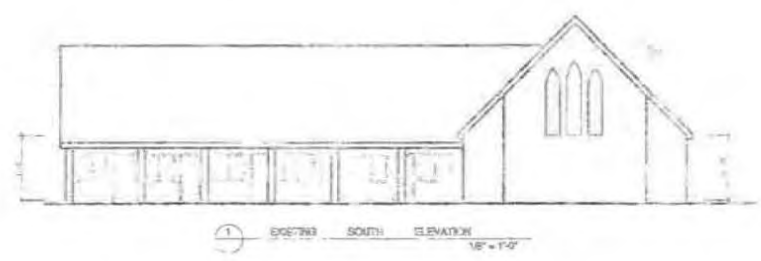
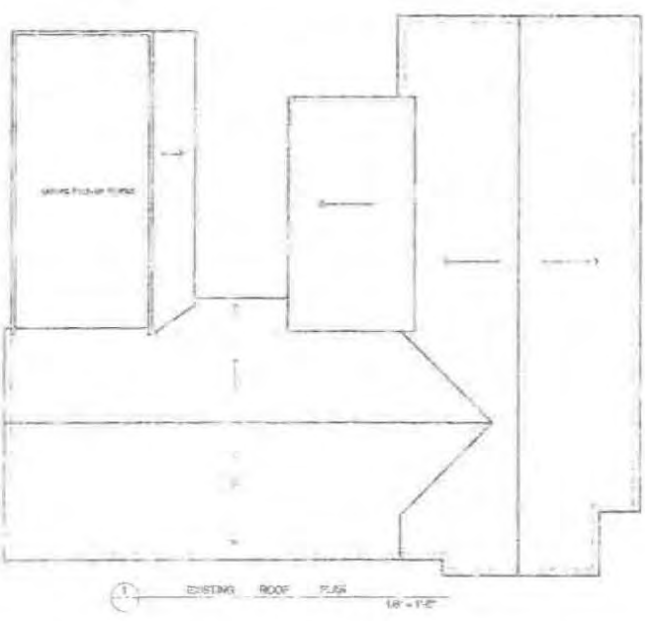


EXHIBIT B

City Council Resolution

RESOLUTION NO.

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL DENYING AN APPEAL (AP-13-01) BY UPHOLDING A PLANNING COMMISSION DECISION APPROVING A CONDITIONAL USE PERMIT (CU-13-02) AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO 14 CALIFORNIA CODE OF REGULATIONS §§ 15301 AND 15332 AS A CLASS 1 CATEGORICAL EXEMPTION (EXISTING FACILITIES) AND CLASS 32 CATEGORICAL EXEMPTION (INFILL PROJECT) TO ALLOW THE OPERATION OF A PRIVATE MIDDLE SCHOOL WITH EXTENDED CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY USE BUILDING AT 133 EAST GRAVES AVENUE.

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

SECTION 1: The City Council finds and declares that:

- A. On November 12, 2013, the Planning Commission voted to approve an application submitted by applicant, John F. Page of Meher Montessori School, for a Conditional Use Permit (CU-13-02) to allow the operation of a private middle school for up to 30 students with extended child day care within an existing assembly use building at 133 East Graves Avenue (the "Decision");
- B. The Appellant, Joe Reichenberger, appealed the Decision to the City Council in accordance with Monterey Park Municipal Code (MPMC) § 21.32.130 on November 21, 2013 (the "Appeal");
- C. On April 23, 2013, September 24, 2013 and November 12, 2013, the Planning Commission held public hearings to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Meher Montessori School. The Planning Commission considered the information provided by City staff, and public testimony and its findings, are made based upon the evidence presented to the Planning Commission at its hearing including, without limitation, the staff reports submitted by the Planning Division. The Planning Commission adopted Resolution No. 10-13 approving Conditional Use Permit (CU-13-02);
- D. On January 15, 2014, the City Council opened a public hearing to consider the Appeal. The Appeal was continued for 45 days to allow City Staff and the Applicant time to provide additional information requested by the City Council; and
- E. On March 5, 2014, the City Council reconvened the public hearing. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearings of January 15, and

March 5, 2014. This Resolution, and its findings, is based upon substantial evidence set forth in the entire administrative record including, without limitation, the January 15, and March 5, 2014 public hearing.

SECTION 2: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations CEQA §§ 15301 and 15332 as a Class 1 categorical exemption (Existing Facilities) and Class 32 categorical exemption (Infill Development). The Project would open a new private middle school with extended child day care within an existing assembly use building with little or no tenant improvements. This use is a negligible expansion of the current assembly uses permitted on the property. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on sites of not more than five acres surrounded by urban uses. Further, the sites have no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

SECTION 3: *Conclusions.* After considering the factual findings of this Resolution and the accompanying staff report, the City Council finds as follows pursuant to the MPMC § 21.32.020(B):

1. The Project site is adequate in size, shape and topography for the proposed use.

The site is adequate in size, shape and topography for the proposed private educational institution ("Montessori School") because the front parcel is developed with 4 existing buildings totaling 11,022 square feet in area and the rear parcel is developed with an existing 1,849 square feet, one-story dwelling unit. The site is irregular shaped and is comprised of two existing parcels totaling 52,920 square feet (1.2 acres) in area. The property provides 30 parking spaces located between the residence and the assembly hall, accessible from Graves Avenue.

2. The Project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the Project because the site has an existing driveway that provides access to East Graves Avenue (a minor arterial street with an 80- to 88-foot right-of-way). The site is developed with existing buildings and no construction is proposed for the Montessori School. According to the applicant, in Monterey Park the protocol for pick up and drop off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues. While there is some existing

congestion on the existing streets that serve the Project, the Project will only have 30 students when it is operating at its maximum allowed capacity. This will result in only approximately 75 trips during peak hours to drop and pick up students and 125 total daily trips to and from the Site. This is a negligible amount of traffic trips which can be accommodated by the existing roadways. The past recent uses of the site were more intensive than the use proposed by the project and the roadways accommodated these past uses and there have been no significant changes in the surrounding land uses since the prior more intensive use of the site.

3. The Project conforms with all the requirements of the General Plan and zoning regulations.

The Project is part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.030 allows a private educational institutional with extended day care is permitted subject to a CUP in the R-3 (High Density Residential) Zone. The subject property is designated High Density Residential in the General Plan Land Use Element and the High Density Residential land use category permits religious and educational institutions, group homes, and community care facilities, consistent with the zoning regulations. Accordingly, the Project meets the City's land use plans.

4. The Project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed.

The Project will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because the proposed Montessori School will be a negligible expansion of the existing assembly uses on the property. The property was used for 25 years for school purposes. The past use was more intensive than the proposed use and there have been no significant changes in the surrounding land uses since the prior more intensive use of the site. The School will be closed on Saturday and Sunday. The school hours proposed for the Montessori School will be from approximately 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. No new construction is involved with the Project.

5. The Project will not have an adverse effect on the public health, safety and general welfare.

The Project will not have an adverse effect on the public health, safety and general welfare because it will not cause any environmental impacts on the surrounding properties, land uses and residents. Additionally, the Montessori School will provide an additional education institution choice for parents with middle school age children. The Montessori School will occupy an existing building and result in a negligible expansion of the assembly uses currently

permitted on the site and no new construction or addition of square footage to the existing building is proposed. The site was up until two years ago used for school purposes for approximately 25 years which use is more intensive than the proposed use and there have been no significant changes in the surrounding land uses since the prior more intensive use of the site.

SECTION 4: *Determination.* Based upon the Conclusions set forth in Section 3, the City Council upholds the Planning Commission's decision to approve the proposed Montessori School. Planning Commission Resolution No. 10-13 properly grants CUP No. CU-13-02 and is valid.

SECTION 5: *Reliance on Record.* 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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: *Summaries of Information.* 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 8: *Notice.* The City Clerk is directed to provide a copy of this Resolution to the Planning Commission, Appellant, and to any other person requesting a copy.

SECTION 9: *Effective Date.* This Resolution becomes effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this 5th day of March 2014.

Anthony Wong, Mayor

ATTEST:

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

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Monterey Park at the regular meeting held on the 5th day of March 2014, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

By: _____
Karl H. Berger, Assistant City Attorney

EXHIBIT C

Planning Commission Resolution No. 10-13

RESOLUTION NO. 10-13

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CU-13-02) TO PERMIT A PRIVATE MIDDLE SCHOOL WITH EXTENDED CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY USE BUILDING AT 133 EAST GRAVES AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On January 30, 2013, John F. Page of Meher Montessori School, submitted an application pursuant to Title 21 of Monterey Park Municipal Code ("MPMC") requesting approval of Conditional Use Permit (CU-13-02) permit a private middle school with extended child day care within an existing church at 133 East Graves Avenue, ("Project");
- B. The proposed Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for November 12, 2013; notice of public hearing on such proposed Project was posted and mailed as required by the MPMC;
- E. On November 12, 2013, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Meher Montessori School; and,
- F. The Planning Commission considered the information provided by City, public testimony and the representatives of Meher Montessori School. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its November 12, 2013 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds the following facts exist and makes the following conclusions:

**PLANNING COMMISSION
RESOLUTION NO. 10-13
PAGE 2 OF 5**

- A. The Applicant seeks to open a private middle school with extended child day care within an existing assembly use building at 133 East Graves Avenue;
- B. 133 East Garvey Avenue is zoned R-3 (High Density Residential) and designated High Density Residential in the Monterey Park General Plan;
- C. The Project property is located northwest corner of Graves Avenue and Cecil Street. To the north and south are R-1 zoned lots, to the east are R-2 zoned lots and to the west are R-3 zoned lots;
- D. The Project property is 52,920 square feet (1.2 acres) in area and is developed with five existing buildings including a study building, a multi-purpose building, and an attached child care building;
- E. No new construction or additions to the existing building is proposed; and
- F. The Applicant seeks to occupy the existing attached 785 square feet child care building.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations CEQA §§ 15301 and 15332 as a Class 1 categorical exemption (Existing Facilities) and Class 32 categorical exemption (Infill Development). The Project would open a new private middle school with extended child day care within an existing assembly use building with little or no tenant improvements. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality, or water quality. Moreover, the project is proposed to be built on sites of not more than five acres surrounded by urban uses. Further, the sites have no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

SECTION 4: *Conditional Use Permit Findings.* After considering the factual findings of this Resolution and the accompanying staff report, the Commission finds as follows pursuant to the MPMC § 21.32.020(B):

1. The Project site is adequate in size, shape and topography for the proposed use.

The site is adequate in size, shape and topography for the proposed private educational institution ("Montessori School") because the front parcel is developed with 4 existing buildings totaling 11,022 square feet in area and the rear parcel is developed with an existing 1,849 square feet, one-story dwelling unit. The site is irregular shaped and is comprised of two existing parcels totaling 52,920 square feet (1.2 acres) in area. The property provides 30 parking spaces located between the residence and the assembly hall,

accessible from Graves Avenue.

2. The Project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the Project because the site has an existing driveway that provides access to East Graves Avenue (a minor arterial street with an 80- to 88-foot right-of-way). The site is developed with existing buildings and no construction is proposed for the Montessori School. According to the applicant, in Monterey Park the protocol for pick up and drop off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues.

3. The Project conforms with all the requirements of the General Plan and zoning regulations.

The Project is part of the General Plan and conforms with both the General Plan and MPMC zoning regulations. MPMC § 21.70.030 allows a private educational institutional with extended day care is permitted subject to a CUP in the R-3 (High Density Residential) Zone. The subject property is designated High Density Residential in the General Plan Land Use Element and the High Density Residential land use category permits religious and educational institutions, group homes, and community care facilities, consistent with the zoning regulations. Accordingly, the Project meets the City's land use plans.

4. The Project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed.

The Project will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because the proposed Montessori School will be closed on Saturday and Sunday. The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. No new construction is involved with the Project.

5. The Project will not have an adverse effect on the public health, safety and general welfare.

The Project will not have an adverse effect on the public health, safety and general welfare because the Montessori School will provide an additional education institution choice for parents with middle school age children. The

**PLANNING COMMISSION
RESOLUTION NO. 10-13
PAGE 4 OF 5**

Montessori School will occupy an existing building and no new construction or addition of square footage to the existing building is proposed.

SECTION 5: Approvals. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Conditional Use Permit CU-12-09.

SECTION 6: Reliance on Record. 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 7: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: Summaries of Information. 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: A copy of this Resolution will be mailed to John F. Page of Meher Montessori School and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

**PLANNING COMMISSION
RESOLUTION NO. 10-13
PAGE 5 OF 5**

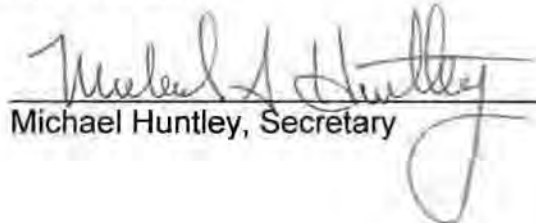
SECTION 12: Except as provided in Section 9, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 12th day of November 2013.


Chairperson Michael Hamner

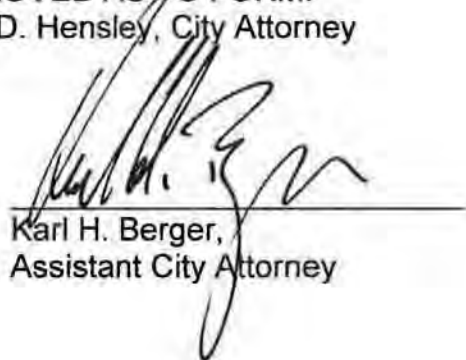
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 12th day of November 2013, by the following vote of the Planning Commission:

AYES: Chairperson Hamner and Commissioner Garcia
NOES: Commissioner Choi
ABSTAIN: None
ABSENT: Commissioners Sullivan and Lam


Michael Huntley, Secretary

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

By:


Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 10-13

Exhibit A

CONDITIONS OF APPROVAL

133 EAST GRAVES AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Meher Montessori School agrees that it will comply with the following provisions as conditions for the City of Monterey Park's approval of Conditional Use Permit (CU-13-02) ("Project Conditions").

PLANNING:

1. Meher Montessori School (the "Applicant") agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CU-13-02 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out the City approval of CU-13-02, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Department. Any subsequent modification must be referred to the Director of the Planning and Building Safety Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A single one year extension may be granted by the Planning Commission upon finding of good cause.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.

5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
6. The real property, subject to CU-13-02 must remain well-maintained and free of graffiti.
7. Building permits are required for any interior tenant improvements.
8. Landscaping/irrigation must be maintained in good condition at all times.
9. The hours of operation are limited to 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care must be available from 7:00 a.m. to 6:00 p.m., Monday through Friday.
10. Remove the two unpermitted striped parallel parking stalls located along the west property line.
11. Meher Montessori School must provide to parents a School Policy and General Information packet that includes information that prohibits the use of Graves Avenue as a drop-off option and require all pick-up and drop-off activities to occur on-site. A pedestrian routes map must be included in the packet, which will identify crossing points for older students and for parents who might choose to walk to school with their children. The pedestrian route map must include Garfield Avenue and Graves Avenue/Grandridge Avenue at the signalized intersection west of the site and Lincoln Avenue and Graves Avenue at the stop controlled intersection east of the site.
12. The applicant/property owner shall work with the Public Works Department to evaluate various types of traffic calming devices that may be determined to be appropriate along the 100 to 200 block of East Graves Avenue.

BUILDING:

13. The second sheet of the building plans must include all City of Monterey Park conditions of approval.
14. All improvements must comply with the California Building Code, California Plumbing Code, and California Electrical Code in effect at the time the City issues building permits.
15. An occupancy separation must be placed between B and E occupancy.
16. A building permit is required for the interior alteration works.

17. Plumbing fixtures must comply with the California Plumbing Code in effect at the time the City issues permits. At the time these conditions were approved, plumbing fixtures must comply with 2010 California Plumbing Code, Table T4-1.
18. The location of any daycare, kindergarten, first or second grade uses must be located on the first floor.

ENGINEERING:

19. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the City Engineer.
20. Expand and widen existing driveway approach westerly 12 feet. Widen and pave drive aisle to match new approach.
21. Existing water service meter must be removed. Coordinate with the City's Water Division regarding removal.

FIRE:

22. Provide Building Code occupancy classification(s) for all separate and distinct uses of the structure(s) in accordance with California Building Code § 302.1. Indicate on the site plan.
23. Provide California Building Code type of construction in accordance with Building Code § 602.1 and Table 601. Indicate type of construction on the site plan and provide construction details for the structural elements in Table 601.
24. The height and area of buildings of different construction types are governed by the intended use of the building and cannot exceed the limits in California Fire Code Table 503 except for area modifications in CFC § 506. Incorporate calculations on the site plan.
25. The fire-resistance rating of exterior walls with a fire separation distance must comply with California Building Code Table 602 and Table 705.8. Indicate fire resistance of exterior walls on site plan, floor plan and provide a construction detail. Indicate openings protection door/window schedule.

26. Provide an approved fire alarm system as set forth by Fire Code § 907. Plans must be submitted to the Fire Department for review and approval before installation.
27. Provide portable fire extinguishers as set forth by Fire Code § 906. Indicate size and locations of all existing fire extinguishers on site plan.
28. The required fire flow for public fire hydrants at this location are determined per 2010 California Fire Code § 507.3, Table B105.1
29. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify size of fire hydrant(s) and dimension(s) to the property lines. Additional fire hydrant requirements may be necessary after this information is provided per California Fire Code § 507.1. Indicate size and locations of all existing fire hydrants on site plan.
30. Provide occupant load calculation and exit width analysis for all portions of the building in accordance with California Building Code §§ 1004, 1005, Table 1004.1 and Table 1005.1. Incorporate calculations on site plan or provide an exit analysis plan.

POLICE:

31. The business/location must be equipped with an alarm system that monitors break-ins and robberies and identifies the coverage for each building. The alarm must be monitored by an alarm monitoring company that will notify the Monterey Park Police of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm company that a robbery is taking place. The business owner/manager will obtain an alarm permit from the Monterey Park Police Department. The permit may be obtained by calling the Monterey Park Police Community Relations Bureau at (626) 307-1215.
32. A video surveillance camera is strongly recommended to cover the outer perimeter of the building, including all areas of the parking lot, and the main entry doors to the facility. The video surveillance cameras must be on and recording at all times. The video surveillance cameras must record onto a recording medium/device and such recordings must be kept for a minimum of 30 days. All recordings must be made immediately available to any law enforcement officer if requested for official purposes. Nothing in this condition will require the business owner or responsible party from violating laws, as it pertains to video surveillance cameras.

33. The business owner/manager must submit a site Security/Safety Plan to the Chief of Police, or designee for approval. The Security/Safety Plan will outline the measures taken to protect the safety and well being of the children. Items to be covered include, without limitation:
 - Means to prevent children from walking away from the school/business.
 - Means to prevent unauthorized persons from entering the school/business.
 - Means to prevent child abduction from the school/business.
34. The business owner/manager must be required to submit and receive approval of the Security/Safety Plan from the Police Chief, or designee, before opening for business.
35. The Meher Montessori School will comply with and maintain adherence to all local, state, and federal laws governing schools, to include but not limited to center licensing, child care licensing, the hiring of employees, and agents.

By signing this document, John F. Page of Meher Montessori School, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

John F. Page
Meher Montessori School

EXHIBIT D

Planning Commission Staff Reports
April 23, 2013, September 24, 2013, and November 12, 2013



PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

2

TO: Planning Commission

FROM: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: April 23, 2013

SUBJECT: PUBLIC HEARING
CONDITIONAL USE PERMIT (CU-13-02) TO PERMIT
A PRIVATE MIDDLE SCHOOL AND PRESCHOOL
WITH EXTENDED CHILD DAY CARE WITHIN AN
EXISTING ASSEMBLY USE BUILDING

LOCATION: 133 East Graves Avenue

APPLICANT: John F. Page of Meher Montessori
2009 South Garfield Avenue
Monterey Park CA 991754

PROJECT PLANNER: Samantha Tewasart
Associate Planner

RECOMMENDATION: It is recommended that the Planning Commission consider taking the following actions: (1) open the public hearing and take testimonial and documentary evidence; (2) close the public hearing; and (3) after considering the evidence represented during the public hearing, adopt the Resolution approving the requested Conditional Use Permit (CU-13-02); and (4) take such additional, related, action that may be desirable.

ZONE: R-3 (High Density Residential)

GENERAL PLAN DESIGNATION: High Density Residential

ASSESSORS PARCEL NUMBER: 5257-017-006 (13,937 square feet) and 5275-017-018 (38,983 square feet)

SITE DESCRIPTION:

Property Size: 52,230 square feet (1.2 acres)

Surrounding Properties:

North:	R-1 (Single Family Residence); single family dwelling
South:	R-1 (Single Family Residence); single family dwelling
East:	R-2 (Medium Density Residential); dwellings
West:	R-3 (High Density Residential); dwellings

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

- CU-87-020, Resolution No. 47-87 – Conditional Use Permit to allow a 75-student preschool to operate in an existing church – PC approved 11-28-87
- CU-83-017, Resolution No. 48-83 – Conditional Use Permit to permit St. Gabriel Episcopal Church – PC approved 10-04-83

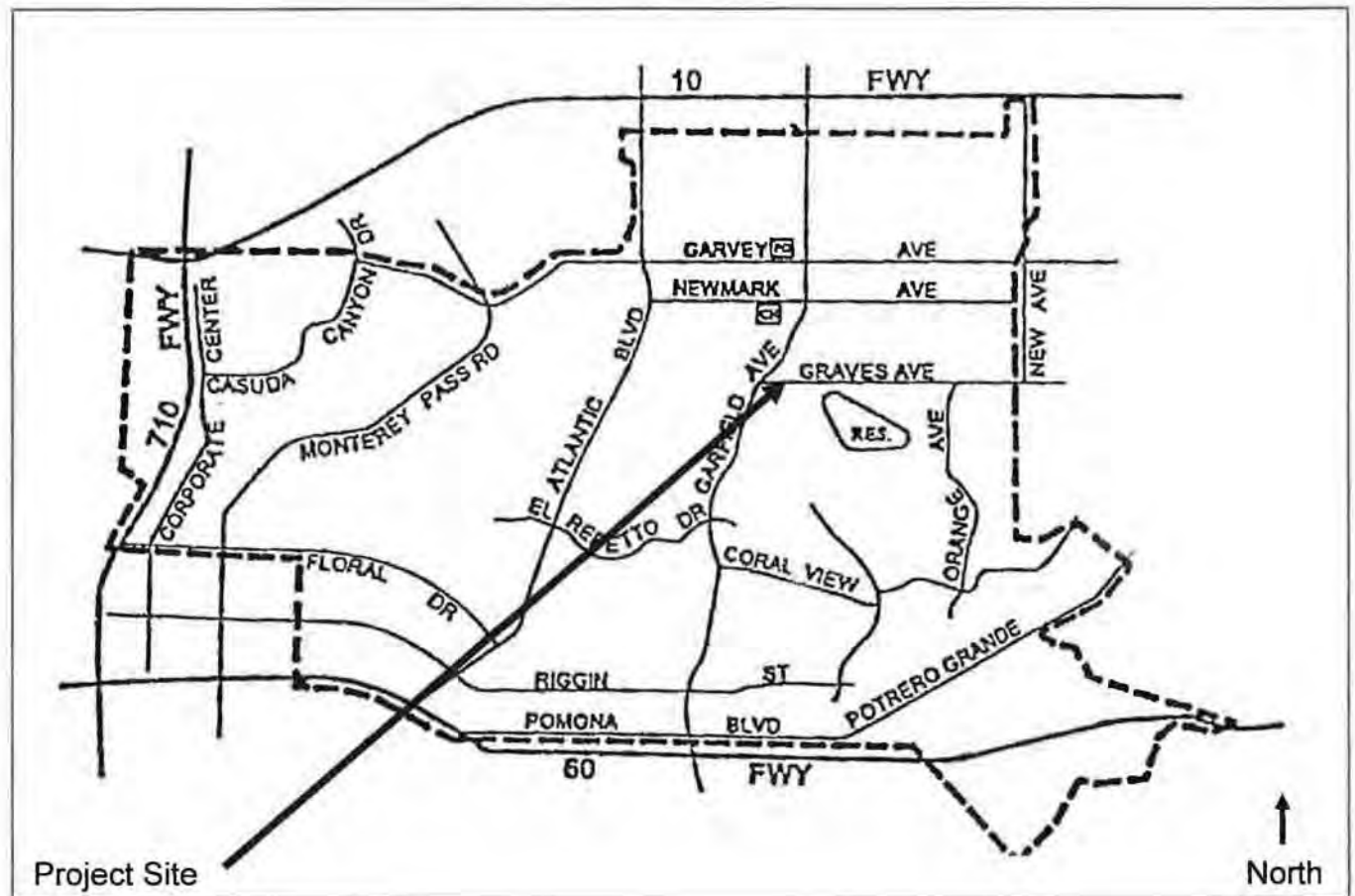
LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Bruggemeyer Memorial Library, and Langley Center on **April 10, 2013**, with affidavits of posting on file. The legal notice of this hearing was mailed to **108** property owners within a 300 feet radius and current tenants of the property concerned on **April 10, 2013**.

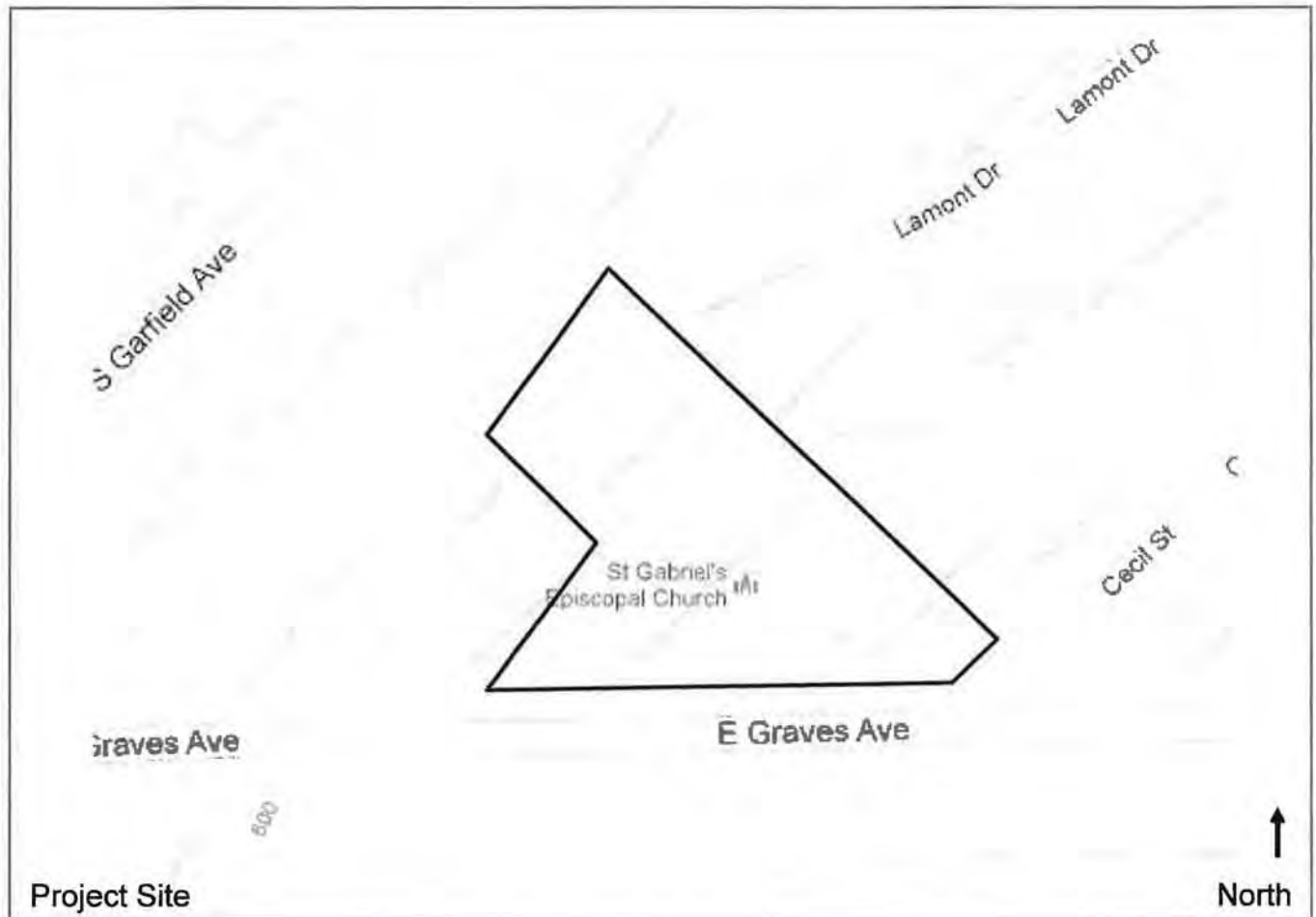
ENVIRONMENTAL ASSESSMENT:

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. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301.

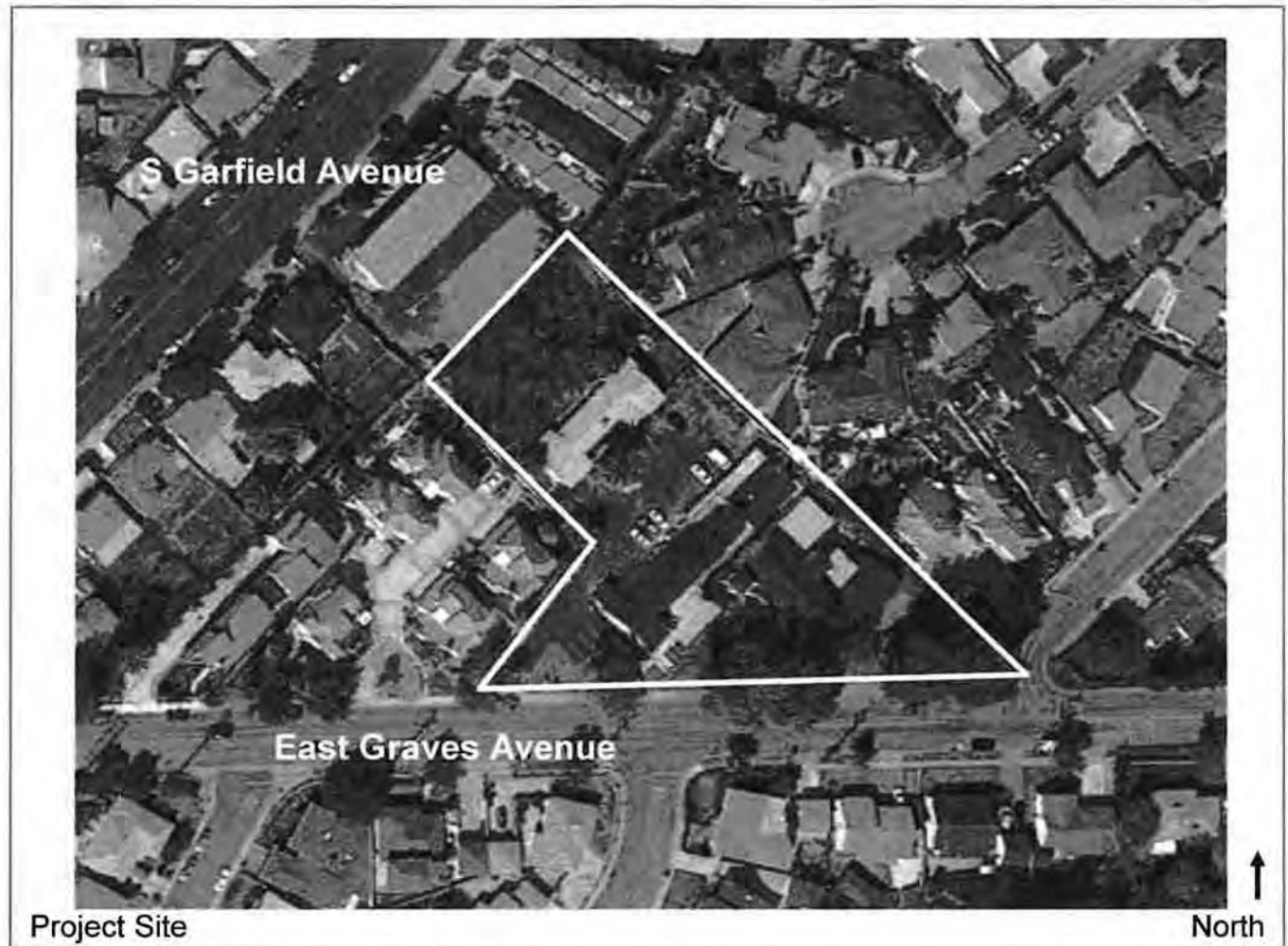
VICINITY MAP:



STREET MAP:



AERIAL MAP



ANALYSIS AND EVALUATION OF PROJECT:

Background

The applicant, John F. Page of Meher Montessori School, is requesting approval of a Conditional Use Permit to permit a private middle school and preschool with extended child day care within an existing building ("Montessori School") at 133 East Graves Avenue, the northwest corner of Graves Avenue and Cecil Street. The property is zoned R-3 (High Density Residential) and designated High Density Residential. To the north and south are R-1 zoned lots, to the east are R-2 zoned lots and to the west are R-3 zoned lots. The total lot area is 52,920 square feet (1.2 acres). The rear parcel is currently developed with a 1,849 square feet, one-story dwelling unit constructed in 1967. The Pastor resides in the dwelling unit. The front parcel is currently developed with 4 buildings totaling 11,022 square feet in area constructed in 1954. The front parcel is developed with a detached building, detached study building, a multi-purpose building, and an attached child care building.

The attached plans were provided by the St Gabriel's Episcopal Church. These were the plans used in 2000 for an addition project to the existing building. According to City records, the construction work has since been completed and received final inspection approval in 2002. No construction work is proposed with this Montessori School application.

The proposed Montessori School will occupy the existing attached child care building. The multi-purpose building includes on the first floor a dining/parish hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care building is 785 square feet. The property provides 30 existing parking spaces located between the residence and the assembly hall building, accessible from Graves Avenue. The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Montessori School will be closed on Saturdays and Sundays.

According to the applicant, in Monterey Park the protocol for pick up and drop off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues.

Conditional Use Permit

According to Monterey Park Municipal Code (MPMC) § 21.70.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit. Pursuant to § 21.70.040 of the Monterey Park Municipal Code, the applicant provided several findings to support the request. The findings are as follows:

1. That the site is adequate in size, shape and topography for the proposed use.

The site is adequate in size, shape and topography for the proposed private educational institution ("Montessori School") because the site is currently developed. The site is irregular shaped and is comprised of two existing parcels totaling 52,920 square feet (1.2 acres) in area. The rear parcel is currently developed with a 1,849 square feet, one-story dwelling unit constructed in 1967. The front parcel is currently developed with 4 buildings totaling 11,022 square feet in area constructed in 1954. The front parcel is developed with a detached building, detached study building, a multi-purpose building, and an attached child care building. No new construction or additions to the existing building is proposed. The proposed Montessori School will occupy the existing attached child care building. The multi-purpose building includes on the first floor a dining hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care building is 785 square feet. The property provides 30 existing parking spaces located between the residence and the assembly hall, accessible from Graves Avenue. The proposed Montessori School complies with all the requirements as set forth for the issuance of a Conditional Use Permit in the MPMC. According to MPMC § 21.70.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit.

A conditional use permit application was made for the proposed Montessori School.

2. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed Montessori School because the site has an existing driveway that provides access to East Graves Avenue (a minor arterial street with an 80- to 88-foot right-of-way). The site is developed with existing buildings and no construction is proposed for the Montessori School. According to the applicant, in Monterey Park the protocol for pick up and drop off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues.

3. That the proposed use is deemed to be part of the general plan and shall subserve the objectives of the general plan and zoning ordinance and conform thereto.

According to MPMC § 21.70.030, a private educational institutional with extended child day care is permitted subject to a Conditional Use Permit in the R-3 (High Density Residential) Zone. The subject property is designated High Density Residential in the General Plan Land Use Element and the High Density Residential land use category permits religious and educational institutions, group homes, and community care facilities, consistent with the zoning regulations. Accordingly, the proposed use meets the City's land use plans.

4. That the proposed use will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed.

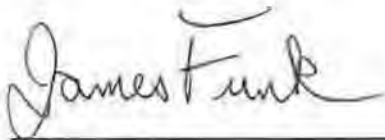
The proposed Montessori School will not have an adverse effect on the use, enjoyment or valuation of the property in the neighborhood in which it is proposed because the proposed Montessori School will be closed on Saturday and Sunday. The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday.

5. For any use, other than a use within the ambit of the First Amendment of the United States Constitution that the proposed use will not have an adverse effect on the public health, safety and general welfare.

The proposed Montessori School will not have an adverse effect on the public health, safety and general welfare because the Montessori School will provide an additional education institution choice for parents with middle school age children. The Montessori School will occupy an existing building and no new construction or addition of square footage to the existing building is proposed.

CONCLUSION:

Staff recommends adopting the Resolution approving the requested Conditional Use Permit (CU-13-02), subject to conditions contained therein.

A handwritten signature in cursive script, reading "James Funk". The signature is written in dark ink and is positioned above a horizontal line.

James Funk
Lead Planner/Economic and Development Special Projects Manager

Attachments:

1. Draft Resolution
2. Plans



PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

1

TO: Planning Commission

FROM: Lead Planner/Economic and Development Special Projects Manager

MEETING DATE: September 24, 2013

SUBJECT: PUBLIC HEARING

CONDITIONAL USE PERMIT (CU-13-02) TO PERMIT A PRIVATE MIDDLE SCHOOL AND PRESCHOOL WITH EXTENDED CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY USE BUILDING

LOCATION: 133 East Graves Avenue

APPLICANT: John F. Page of Meher Montessori
2009 South Garfield Avenue
Monterey Park CA 991754

PROJECT PLANNER: Samantha Tewasart
Acting Senior Planner

RECOMMENDATION: It is recommended that the Planning Commission consider taking the following actions: (1) open the public hearing and take testimonial and documentary evidence; (2) close the public hearing; and (3) after considering the evidence represented during the public hearing, adopt the Resolution approving the requested Conditional Use Permit (CU-13-02); and (4) take such additional, related, action that may be desirable.

ZONE: R-3 (High Density Residential)

GENERAL PLAN DESIGNATION: High Density Residential

ASSESSORS PARCEL NUMBER: 5257-017-006 (13,937 square feet) and 5275-017-018 (38,983 square feet)

SITE DESCRIPTION:

Property Size: 52,230 square feet (1.2 acres)

Surrounding Properties:

North:	R-1 (Single Family Residence); single family dwelling
South:	R-1 (Single Family Residence); single family dwelling
East:	R-2 (Medium Density Residential); dwellings
West:	R-3 (High Density Residential); dwellings

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

- CU-87-020, Resolution No. 47-87 – Conditional Use Permit to allow a 75-student preschool to operate in an existing church – PC approved 11-28-87
- CU-83-017, Resolution No. 48-83 – Conditional Use Permit to permit St. Gabriel Episcopal Church – PC approved 10-04-83

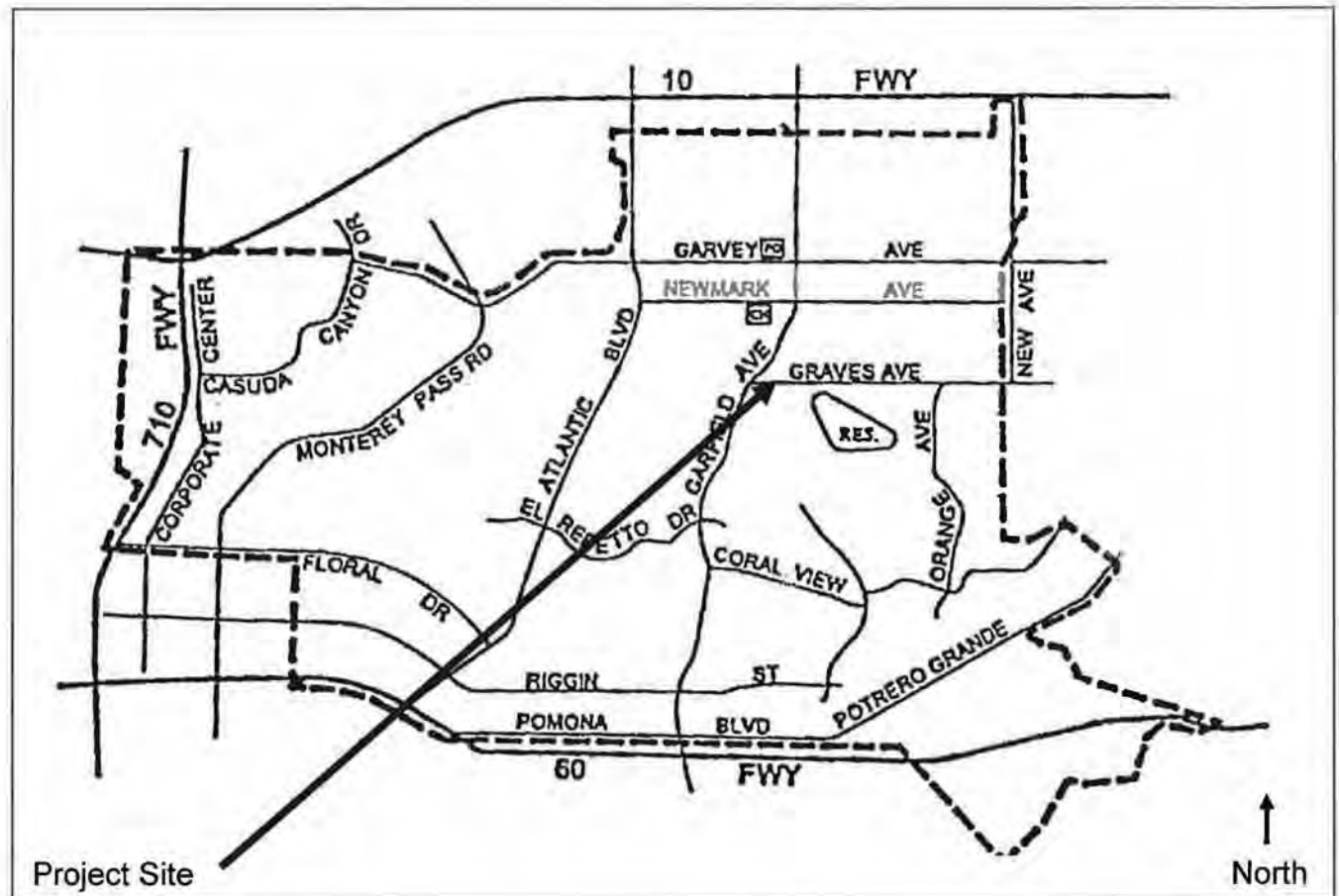
LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Bruggemeyer Memorial Library, and Langley Center on **April 10, 2013** and **August 14, 2013**, with affidavits of posting on file. The legal notice of this hearing was mailed to **108** property owners within a 300 feet radius and current tenants of the property concerned on **April 10, 2013** and **August 14, 2013**.

ENVIRONMENTAL ASSESSMENT:

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. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301.

VICINITY MAP:



STREET MAP:



AERIAL MAP



ANALYSIS AND EVALUATION OF PROJECT:

This application was previously brought before the Planning Commission at the meeting of April 23, 2013. At that meeting, two items of concern were raised by residents in the surrounding area including 1) a traffic study that was conducted three to five years ago; and 2) clarifying condition number 19 in the draft resolution.

Since the meeting, staff researched City records and the traffic study referenced by the residents does not exist. However, the Applicant obtained the services of KOA Corporation to conduct a Traffic Impact Study for the proposed use (Attachment "3"). The Traffic Impact Study analyzed the signalized intersection at Garfield Avenue (for peak period operations), as well as three roadway segments (for mid block daily volume analysis). Additionally, neighborhood circulation issues, and the pick-up/drop-off operations to occur on neighborhood roadways were evaluated. According to the Traffic Impact Study, the proposed Project is not expected to create significant traffic impacts at the study areas.

According to the floor plan, the subject classroom area will be 780 square feet. The maximum occupancy permitted in the classroom area is 40 individuals (without furniture). With the addition of furniture, the space that can be occupied by students will be even less. The Traffic Impact Study states that the proposed Project would provide seats for up to 50 students; however, not more than 40 individuals can occupy the classroom area. As a result there will be fewer vehicles than the number identified in the Traffic Impact Study.

According to the site plan, 30 parking spaces are provided on the property. Condition number 20 in the Resolution requires the existing driveway approach to be expanded and widen on the western side of the driveway an additional 12 feet and to widen and pave drive aisle to match new approach. Condition number 11 requires Meher Montessori School must provide to parents a School Policy and General Information packet that includes information that prohibits the use of Graves Avenue as a drop-off option and require all pick-up and drop-off activities to occur on-site. A pedestrian routes map must be included in the packet, which will identify crossing points for older students and for parents who might choose to walk to school with their children. The pedestrian route map must include Garfield Avenue and Graves Avenue/Grandridge Avenue at the signalized intersection west of the site and Lincoln Avenue and Graves Avenue at the stop controlled intersection east of the site.

Background

The applicant, John F. Page of Meher Montessori School, is requesting approval of a Conditional Use Permit to permit a private middle school and preschool with extended child day care within an existing building ("Montessori School") at 133 East Graves Avenue. The subject property is located at the northwest corner of Graves Avenue and Cecil Street. The property is zoned R-3 (High Density Residential) and designated High Density Residential. To the north and south are R-1 zoned lots, to the east are R-2 zoned lots and to the west are R-3 zoned lots. The total lot area is 52,920 square feet (1.2 acres). The rear parcel is currently developed with a 1,849 square feet, one-story dwelling unit constructed in 1967. The Pastor resides in the dwelling unit. The front parcel is currently developed with 4 buildings totaling 11,022 square feet in area constructed in 1954. The front parcel is developed with a detached building, detached study building, a multi-purpose building, and an attached child care building.

The attached plans were provided by the St Gabriel's Episcopal Church. These were the plans used in 2000 for an addition project to the existing building. According to City records, the construction work has since been completed and received final inspection approval in 2002. No construction work is proposed with this Montessori School application.

The proposed Montessori School will occupy an existing attached child care building located at the rear of the property. The multi-purpose building includes on the first floor a dining/parish hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care building is 780 square feet. The property provides 23 existing parking spaces located between the residence and the assembly hall building and 7 stalls in front of the church, accessible from Graves Avenue.

The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Montessori School will be closed on Saturdays and Sundays.

According to the Applicant, in Monterey Park the protocol for pick-up and drop-off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues.

Conditional Use Permit

According to Monterey Park Municipal Code (MPMC) § 21.08.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit pursuant to § 21.32.020(B) of the Monterey Park Municipal Code. As set forth in the draft resolution, there are sufficient facts to make the findings needed to issue a CUP.

CONCLUSION:

Staff recommends adopting the draft Resolution approving the requested Conditional Use Permit (CU-13-02), subject to the attached conditions of approval.

Samantha Tewasart
Acting Senior Planner

Attachments:

1. Draft Resolution
2. Plans
3. Traffic Impact Study, dated August 13, 2013
4. Letter from Mr. David Chow, dated May 27, 2013
5. Letter from Mr. Joseph C. Reichenberger, P.E. BCEE, date May 8, 2013
6. Petition, dated April 28, 2013



PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

1

TO: Planning Commission

FROM: Community and Economic Development Department

MEETING DATE: November 12, 2013

SUBJECT: PUBLIC HEARING

CONDITIONAL USE PERMIT (CU-13-02) TO PERMIT
A PRIVATE MIDDLE SCHOOL WITH EXTENDED
CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY
USE BUILDING

LOCATION: 133 East Graves Avenue

APPLICANT: John F. Page of Meher Montessori
2009 South Garfield Avenue
Monterey Park CA 991754

PROJECT PLANNER: Samantha Tewart
Acting Senior Planner

RECOMMENDATION: It is recommended that the Planning Commission consider taking the following actions: (1) open the continued public hearing and take testimonial and documentary evidence; (2) close the public hearing; and (3) after considering the evidence represented during the public hearing, adopt the Resolution approving the requested Conditional Use Permit (CU-13-02); and (4) take such additional, related, action that may be desirable.

ZONE: R-3 (High Density Residential)

GENERAL PLAN DESIGNATION: High Density Residential

ASSESSORS PARCEL NUMBER: 5257-017-006 (13,937 square feet) and 5275-017-018 (38,983 square feet)

SITE DESCRIPTION:

Property Size: 52,230 square feet (1.2 acres)

Surrounding Properties:

North: R-1 (Single Family Residence); single family dwelling
South: R-1 (Single Family Residence); single family dwelling
East: R-2 (Medium Density Residential); dwellings
West: R-3 (High Density Residential); dwellings

PROJECT SITE BACKGROUND/PAST CITY APPLICATIONS:

- CU-87-020, Resolution No. 47-87 – Conditional Use Permit to allow a 75-student preschool to operate in an existing church – PC approved 11-28-87
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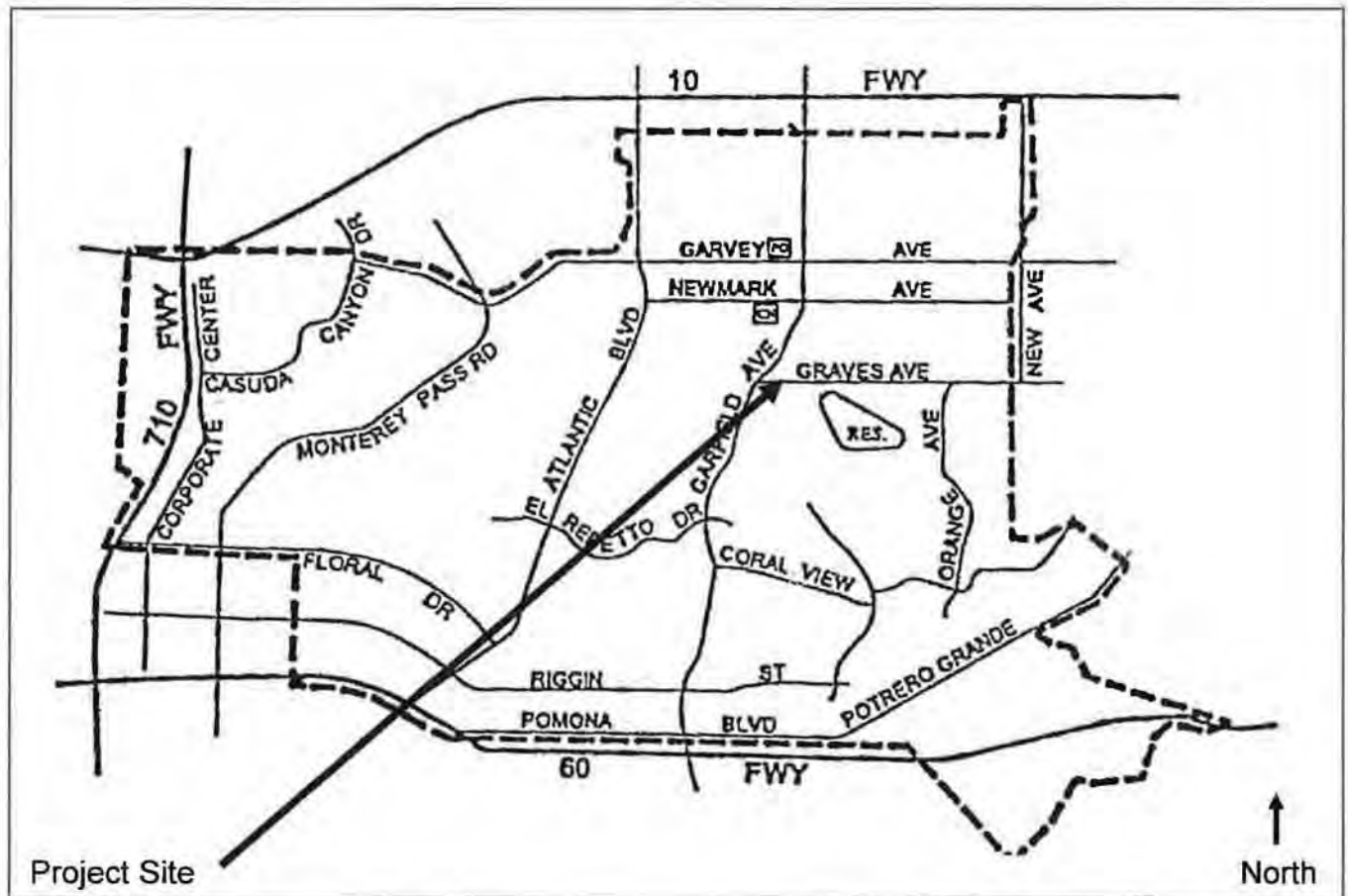
LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Bruggemeyer Memorial Library, and Langley Center on **April 10, 2013, August 14, 2013 and October 24, 2013**, with affidavits of posting on file. The legal notice of this hearing was mailed to **108** property owners within a 300 feet radius and current tenants of the property concerned on **April 10, 2013, August 14, 2013 and October 24, 2013**.

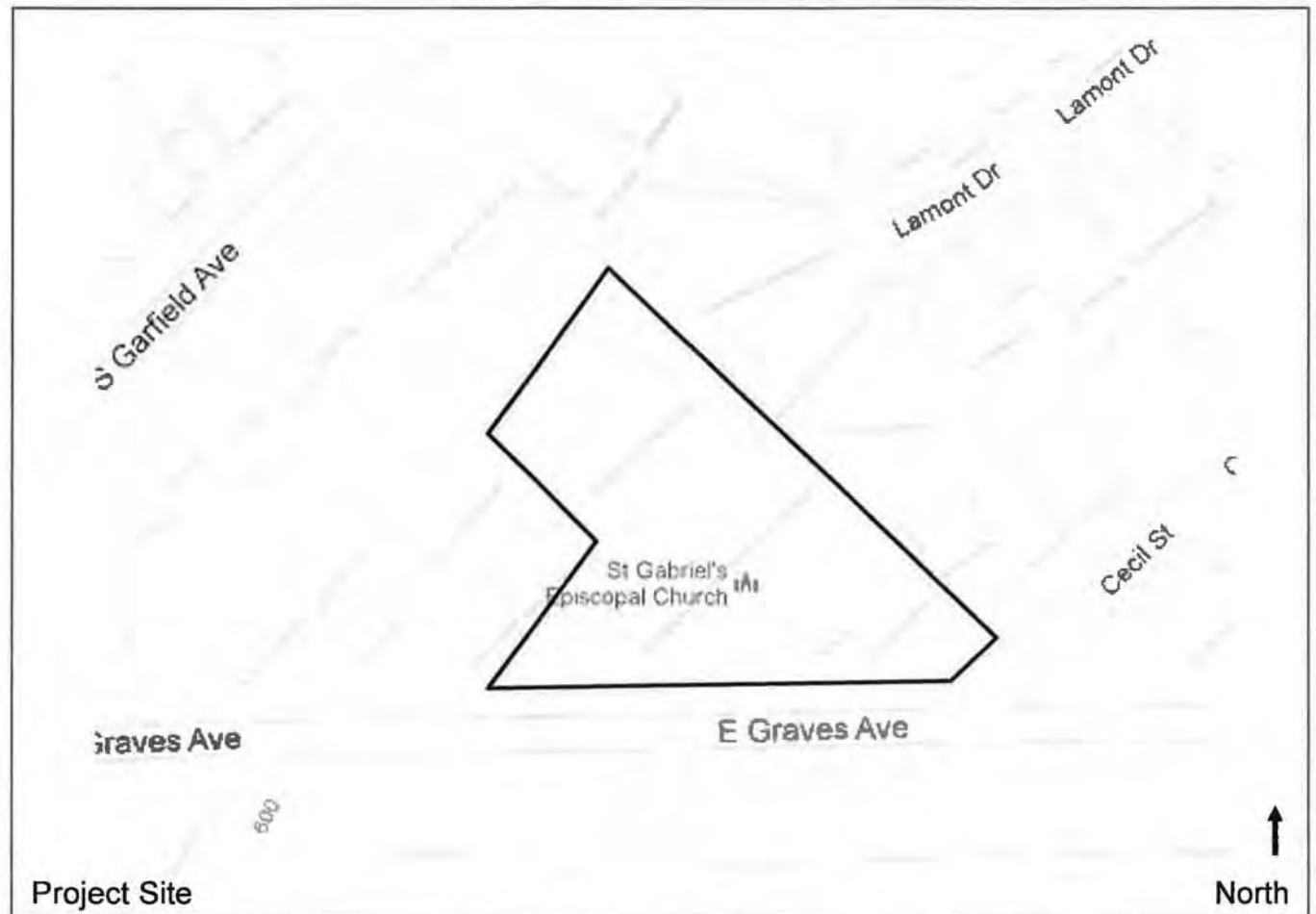
ENVIRONMENTAL ASSESSMENT:

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. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301.

VICINITY MAP:



STREET MAP:



AERIAL MAP



Proposal:

The applicant, John F. Page of Meher Montessori School, is requesting approval of a Conditional Use Permit to permit a private middle school and preschool with extended child day care within an existing building ("Montessori School") at 133 East Graves Avenue. The subject property is located at the northwest corner of Graves Avenue and Cecil Street. The property is zoned R-3 (High Density Residential) and designated High Density Residential. To the north and south are R-1 zoned lots, to the east are R-2 zoned lots and to the west are R-3 zoned lots. The total lot area is 52,920 square feet (1.2 acres). The rear parcel is currently developed with a 1,849 square feet, one-story dwelling unit constructed in 1967. The Pastor resides in the dwelling unit. The front parcel is currently developed with 4 buildings totaling 11,022 square feet in area constructed in 1954. The front parcel is developed with a detached building, detached study building, a multi-purpose building, and an attached child care building.

The attached plans were provided by the St Gabriel's Episcopal Church. These were the plans used in 2000 for an addition project to the existing building. According to City records, the construction work has since been completed and received final inspection approval in 2002. No construction work is proposed with this Montessori School application.

The proposed Montessori School will occupy an existing attached child care building located at the rear of the property. The multi-purpose building includes on the first floor a dining/parish hall, a choir practice room, library, kitchen, an office, and restrooms. The second floor is comprised of 4 offices. The existing child care building is 780 square feet. The property provides 23 existing parking spaces located between the residence and the assembly hall building and 7 stalls in front of the church, accessible from Graves Avenue. The school hours proposed for the Montessori School will be from 8:00 a.m. to 3:30 p.m., Monday through Friday. Early morning and late afternoon care is available before and after school hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. The Montessori School will be closed on Saturdays and Sundays.

According to the Applicant, in Monterey Park the protocol for pick-up and drop-off has been established since the school's inception. The protocol requires parents to park and sign-in or check-out the student each day, which helps to minimize traffic circulation issues.

Conditional Use Permit:

According to Monterey Park Municipal Code (MPMC) § 21.08.030, a private educational institution is permitted in the R-3 (High Density Residential) Zone with a Conditional Use Permit pursuant to § 21.32.020(B) of the Monterey Park Municipal Code. As set forth in the draft resolution, there are sufficient facts to make the findings needed to issue a CUP.

Analysis and Response to Public Comments:

This application was previously brought before the Planning Commission at the meetings of April 23, 2013 and September 24, 2013.

Due to public concerns, the Planning Commission requested staff bring to back additional information including 1) providing the number of accidents that have occurred within the vicinity of the project site, and 2) have the Public Works Department provide comments on the street and traffic conditions.

Since the meeting, the Police Department provided information available from 2007 to 2013. According to City records, one traffic collision has occurred along the 100 to 200 block of East Graves Avenue, one collision has occurred at the intersection of East Graves Avenue and South Lincoln Avenue, and 19 collisions have occurred at the intersection of South Garfield Avenue and Graves Avenue. The general conclusion is that there are not significant traffic accidents in the area.

The Public Works Department requested the traffic consultant to expand the analysis in the Traffic Study to address the concerns expressed at the meeting. According to the Traffic

Study, all-way stop signs warrants defined by the California edition of the Manual of Traffic Control and Devices (MUTCD) were reviewed. The MUTCD provides guidance that all-way stop control can be installed for areas of high vehicle and pedestrian volume, areas with visibility problems, and other factors. In this case, daily vehicle counts and the information provided by the Police Department shows that the thresholds for all-way stop controls are not high enough to warrant all-way stop controls. The Public Works Department determined that the traffic study meets the City's Traffic Impact Study Guidelines dated February 2006 and concurs with the analysis.

At the April 23, 2013 meeting, two items of concern were raised by residents in the surrounding area including 1) a traffic study that was conducted three to five years ago; and 2) clarifying condition number 19 in the draft resolution.

Since the meeting, staff researched City records and the traffic study referenced by the residents could not be located. However, the Applicant obtained the services of KOA Corporation to conduct a Traffic Impact Study for the proposed use (Attachment "3"). The Traffic Impact Study analyzed the signalized intersection at Garfield Avenue (for peak period operations), as well as three roadway segments (for mid block daily volume analysis). Additionally, neighborhood circulation issues, and the pick-up/drop-off operations to occur on neighborhood roadways were evaluated. According to the Traffic Impact Study, the proposed Project is not expected to create significant traffic impacts at the study areas.

According to the floor plan, the subject classroom area will be 780 square feet. The maximum occupancy permitted in the classroom area is 40 individuals (without furniture). With the addition of furniture, the space that can be occupied by students will be even less. The Traffic Impact Study states that the proposed Project would provide seats for up to 50 students; however, not more than 40 individuals can occupy the classroom area. As a result there will be fewer vehicles than the number identified in the Traffic Impact Study.

According to the site plan, 30 parking spaces are provided on the property. Condition number 20 in the Resolution requires the existing driveway approach be expanded and widen on the western side of the driveway an additional 12 feet and to widen and pave drive aisle to match new approach. Condition number 11 requires Meher Montessori School must provide to parents a School Policy and General Information packet that includes information that prohibits the use of Graves Avenue as a drop-off option and require all pick-up and drop-off activities to occur on-site. A pedestrian routes map must be included in the packet, which will identify crossing points for older students and for parents who might choose to walk to school with their children. The pedestrian route map must include Garfield Avenue and Graves Avenue/Grandridge Avenue at the signalized intersection west of the site and Lincoln Avenue and Graves Avenue at the stop controlled intersection east of the site.

Conclusion:

Staff recommends adopting the draft Resolution approving the requested Conditional Use Permit (CU-13-02), subject to the attached conditions of approval.



Michael Huntley
Community and Economic Development Director

Attachments:

1. Draft Resolution
2. Plans
3. Traffic Impact Study, dated October 29, 2013
4. Letter from Mr. David Chow, dated May 27, 2013
5. Letter from Mr. Joseph C. Reichenberger, P.E. BCEE, date May 8, 2013
6. Petition, dated April 28, 2013

EXHIBIT E

Planning Commission Minutes
April 23, 2014 and September 24, 2013

VOTE:

AYES: Chair Hamner, Commissioners Sullivan, Ruiz
NOES: None
ABSTAIN: None
ABSENT: None

2. Conditional Use Permit – 133 East Graves Avenue (CU-13-02)

Planner Tewasart: Provided a summary of the staff report.

PUBLIC HEARING OPENED:

Chair Hamner opened the public portion of the meeting.

PROJECT'S REPRESENTATIVE:

Adela Munoz
13901 La Forge Street
Whittier CA 90605

Introduced herself as the representative of the project.

Chair Hamner:

Asked if they read the conditions in the resolution.

Project's Representative Munoz:

Replied yes and stated that the proposed school would begin with a small group of students at the age of 12 to 13 years old.

Commissioner Sullivan:

Asked if the church offer after-school care.

Project's Representative Munoz:

Replied that there is a before and after school care program.

Commissioner Sullivan:

Asked how many students the school would have at the beginning of the program.

Project's Representative Munoz:

Replied that for the first year they would have four students, possibly five.

Commissioner Sullivan:

Asked how many years would students stay in this school.

Project's Representative Munoz:

Replied three years.

Commissioner Sullivan:

Stated his concern of the driveway width and traffic which would be brought about by the sign-off school policy.

OPPONENT:

Pat Reichenberger
529 La Mont Drive
Monterey Park CA 91755

Stated her disagreement with the proposed school, which

is extremely close to the surrounding houses. She stated that 10 feet from the parking lot are five second floor bedroom windows. She expressed her concern on the noise and traffic that would be brought about by the proposed school. She stated that it is unfair to place a school in this residential neighborhood. She spoke about the existing bad traffic on Graves Avenue which is a result of the City yard, and bad traffic condition on Cecil Street which is chosen by the people who do not want to wait for the traffic signals. She stated that the traffic on Cecil Street would be even worse, which is mostly a single family area. She spoke again about her disagreement with the proposed school, especially for those houses only 10 feet away from the drop-off office.

OPPONENT:

Nathan Shimizu
614 Craighurst Terrace
Monterey Park CA 91755

Introduced himself as a neighbor living on Craighurst Terrance. He spoke about his disagreement on the proposed school in terms of the traffic, noise, and safety issues that may follow. He spoke about the economic damage the proposed school may impose on the surrounding properties because of the noise generated by children.

OPPONENT:

Frank Kuo
559 Cecil Street
Monterey Park CA 91755

Inaudible.

OPPONENT:

Joy Rowe
615 Craighhurst Terrace
Monterey Park CA 91755

Stated her opposition of the project because of safety concerns on the proposed school's children. She talked about the condition of E Graves Avenue, which is a two-way narrow street. She spoke about a report that had been done by the City with the Traffic Commission many years ago, which concluded that this specific site was too dangerous for a school.

- Project's Representative Munoz: Replied that the peak hour for school would be 7:00 a.m. to 8:30 a.m., while streets usually get busy after that.
- Chair Hamner: Asked about the maximum occupancy of the school.
- Project's Representative Munoz: Replied 50.
- Chair Hamner: Asked the staff if there is a CUP for child care in 1987 for 75 children, and asked if that CUP is still in effect.
- Planner Tewasart: Replied no, and stated that the use has been discontinued, which is the reason why this CUP is required.
- Chairman Hamner: Asked about the site plan.
- Planner Tewasart: Replied that the site plan was used for an addition to the church.
- Commissioner Sullivan: Asked about the concerns raised by the speakers.
- Planner Tewasart: Replied that some of the items were heard for the first time, and that the plans were routed to the different departments, which planning staff relies on for the input of the history of the project, especially when the Traffic Commission is involved. She stated that staff needs to go back to the Engineering Division for more information.
- Chair Hamner: Stated that he understands the neighbors' concern of the impacts of the proposed school on their quality of lives. He asked about the maximum number of children based on the square footage of the proposed school space.
- Lead Planner Funk: Stated that the classroom space is actually 780 square feet, which is not big and should only allow a reasonable number of kids to stay inside.
- Commissioner Sullivan: Expressed his concern on the future development of the proposed school. He spoke about two gates located at back parking lot. He talked about the issue of playground management since it is not a fenced area, and asked if the area would be fenced in the future.
- Commissioner Ruiz: Asked if the church had any activities during weekdays.

Project's Representative Munoz: Replied no.

PUBLIC HEARING CLOSED: Chair Hamner closed the public portion of the meeting.

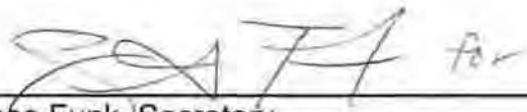
MOTION: Moved by Commissioner Ruiz, seconded by Commissioner Sullivan, to **CONTINUE** Conditional Use Permit (CU-13-02) to the meeting of May 14, 2013. The motion was voted on as follows:

VOTE:
AYES: Chair Hamner, Commissioners Sullivan, Ruiz
NOES: None
ABSTAIN: None
ABSENT: None

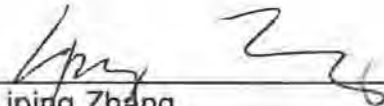
**ITEMS FROM THE DIRECTOR
OF DEVELOPMENT SERVICES:** None

**ITEMS FROM THE
COMMISSION:** None

ADJOURNMENT: The Planning Commission adjourned the meeting at 10:00 p.m. on April 27, 2013, until the next regular meeting of May 14, 2013, at 7:00 p.m. in the Council Chambers.



James Funk, Secretary



Liping Zhang
Minutes Clerk



**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
September 24, 2013
7:00 P.M.**

Planning Commission

Michael Hamner
Larry Sullivan
Ricky Choi
Rodrigo Garcia
Stephen Lam

Staff

James Funk, Lead Planner/Economic and Development
Special Projects Manager
Karl Berger, Assistant City Attorney
Samantha Tewasart, Acting Senior Planner

CALL TO ORDER:

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Michael Hamner.

ROLL CALL:

COMMISSIONERS PRESENT:

Chair Hamner, Vice-Chair Sullivan, Commissioners Choi, Garcia, and Lam

COMMISSIONERS ABSENT:

None

STAFF:

Lead Planner/Economic and Development Special
Projects Manager James Funk, Assistant City Attorney
Karl Berger, Acting Senior Planner Samantha Tewasart

**AGENDA CHANGES
AND ADOPTION:**

None

**ORAL AND WRITTEN
COMMUNICATIONS:**

None

APPROVAL OF MINUTES:

None

PUBLIC HEARING:

OLD BUSINESS:

1. CONDITIONAL USE PERMIT – 133 EAST GRAVES AVENUE (CU-13-02)

Planner Tewart: Provided a summary of the staff report.

Chair Hamner: Asked if staff means the maximum occupancy of existing facility is 30 to 40 students.

Planner Tewart: Replied yes.

PUBLIC HEARING OPENED: Chair Hamner opened the public portion of the meeting.

PROJECT APPLICANT:

John Page
2009 S. Garfield Avenue
Monterey Park CA 91754

Introduced himself as the founder and executive director of Meher Montessori School. He stated that they were currently leasing a Christian education building at St. Paul's church, and that they have been there for 30 years. He stated that since they do not have a middle school program, parents of those who graduated from school always had a desire for a middle school. He stated that after deciding to take a leap for a middle school, they thought the subject site 133 E Graves would serve them very well as a middle school. He stated that they just started the middle school temporarily at their existing site right for four students and they hope to enroll more students in the future. He also spoke about the importance and necessity of a new middle school for the community. He stated that a traffic study was conducted showing a minimal impact to the surrounding community, and that the school requires parents to drive their children to the parking lot and sign the children in.

He spoke about several mistakes in the resolution. He claimed that the conditional use permit for preschool care was never in his request. He explained that there will be extended child day care before and after school time but not a preschool program. He also explained that the school will not be doing any addition.

Commissioner Garcia: Asked about the opinions of additional traffic.

Applicant Page: Replied that he cannot answer the question.

- Commissioner Garcia: Asked how the applicant was going to regulate the drop-off policy.
- Applicant Page: Replied that there will be a staff member there to see parents sign in their children. He stated that this would serve the interest of the children, school and surrounding community.
- Commissioner Choi: Asked if the applicant was anticipating students from the nearby areas to walk to school.
- Applicant Page: Replied yes, if students lived close enough.
- Commissioner Choi: Asked if there is no sidewalk on Graves.
- Planner Tewasart: Replied not on the north side of Graves.
- Commissioner Choi: Asked what maximum occupancy is for the existing facility.
- Applicant Page: Replied that according to the CUP issued in 1984, it is 175.
- Commissioner Choi: Asked if they hit the maximum occupancy yet.
- Applicant Page: Replied no, about 110 to 115 students for right now.
- Commissioner Choi: Asked how many middle school students they have right now.
- Applicant Page: Replied four.
- Commissioner Choi: Asked the applicant how the parking issue would be handled, if the facility reaches its full potential.
- Applicant Page: Replied that the parking space would be enough.
- Commissioner Choi: Asked the number of staff that will be on-site.
- Applicant Page: Replied that he would not expect more than three or four staff.
- Chairman Hamner: Asked where the administrative staff of the school will be located.
- Applicant Page: Replied that it would still be in Saint Paul's.

TRAFFIC CONSULTANT:

Brian Marchetti
1100 Corporate Center Drive,
Suite 201
Monterey Park CA 91754

Illustrated the traffic study their company has done, which is a technical memorandum that analyze the potential trip generation of the school based on private school rate and the number of students proposed to be in this facility. He stated that the study was based on 50 students. He explained that the study was based on the peak hour on Graves. And he stated that according to their traffic study, the level of service won't be changed by the proposed school.

Chairman Hamner:

Asked what the current level of service is.

Consultant Marchetti:

Replied B.

Chairman Hamner:

Asked what the current level of service would be after the proposed middle school.

Consultant Marchetti:

Replied B, and he explained that the level of service has not changed.

Commissioner Lam:

Asked how the vehicles per hour get counted.

Consultant Marchetti:

Replied that the peak hour count on Garfield and Graves was done visually with a technician at the intersection for a two hour period, two hours in the a.m. and two hours in the p.m. The count on the road was done by a machine counter during weekdays for 24 hours.

Commissioner Garcia:

Asked if the study was based on 50 students.

Consultant Marchetti:

Replied yes.

Chairman Hamner:

Asked if the study was based on worst case scenario that all the students came by cars, and that traffic generated by another school will not shrink because of the new school.

Consultant Marchetti:

Replied yes.

PROPERTY OWNER:

Pastor Kwan Ho Lo
133 E Graves Avenue
Monterey Park CA 91754

Introduced the current condition of the church, that they have seven activity rooms and big church hall. He stated that most of the religious activities happen during Saturday afternoon or evening and Sunday, and that the church is mostly vacant during weekdays. He stated that the church is very glad to provide one activity room for classroom use since the church wanted to contribute to the community.

- Commissioner Garcia: Asked if the 100 members would attend service during the week.
- Pastor Lo: Replied very rare.
- Commissioner Garcia: Asked the maximum occupancy of the church.
- Pastor Lo: Replied 70 to 80.
- Commissioner Garcia: Asked the ways of transportation for the attendants to the church.
- Pastor Lo: Replied by cars, and stated that they parked there.
- Commissioner Garcia: Asked how many years the church had been in place.
- Pastor Lo: Replied about thirty years.
- Commissioner Choi: Asked if there were any staff or volunteers would be on site during weekdays.
- Pastor Lo: Replied no.
- Commissioner Choi: Asked if there would be nobody using the church's parking during weekdays.
- Pastor Lo: Replied no.
- Commissioner Choi: Asked whether he lives on site.
- Pastor Lo: Replied yes, but he stated that he had his own car garage.

OPPONENT:

Paul Von Gough
522 Cecil Street
Monterey Park CA 91755

Stated that students on the east bound Graves would need to make a left turn to get into the parking lot, against cars coming down at the hill. He stated that he has lived in the city for 48 years, and the drivers need to break 1,000 feet ahead in order to stop. He spoke about the danger the proposed school may bring about.

OPPONENT:

Joy Rowe
615 Craighurst Terrace
Monterey Park CA 91755

Introduced herself as a profession having health and safety background. She claimed that the school would bring tragedy. She stated that Graves had been used for years for the path of another school. She stated that Graves already had a bad traffic condition on the way to school, and that the traffic study should look into the school rush hour traffic. She stated that the school's drop-off policy is good but not practical, and that parents would still leave their children on the curb. She stated that an accident could easily happen.

OPPONENT:

Nathan Shimizu
614 Craighurst Terrace
Monterey Park CA 91755

He stated that the Meher Montessori School had failed to complete the application and failed to reach out to the community and that the traffic report had failed to reveal the reality of the traffic burden on Graves. He stated that he had reached out for the community showing 119 residents completely against the school with complete addresses and names. He expressed strong disagreement towards the proposed middle school.

Chairman Hamner:

Read a letter from a resident Francis for more than fifty years, which is about concerns over the geographic conditions, the noise, and traffic generated by the proposed middle school.

OPPONENT:

Dick Rowe
615 Craighurst Terrace
Monterey Park CA 91755

Introduced himself as a resident from 1960s. He stated that the hilly geographic condition is a main cause for people to speed. He spoke about the inadequateness of left turning at 7a.m. to 8 a.m. on Graves. He spoke about the possibility of vehicle driving across double yellow lines when people are delayed by guard door during evening time. He emphasized the importance of safety for a school.

OPPONENT:

Joe Reichenberger
529 La Mont Drive
Monterey Park CA 91755

Introduced himself as a resident for over 40 years and a professional engineer. He spoke about the uniqueness of the project, which should not be dealt with on an average peak hour count as in the traffic study. He stated that when the engineer is evaluating a proposed middle school like this, specific method such as peak 30 minutes traffic count or peak 15 minutes count should be taken.

OPPONENT:

Pat Reichenberger
529 La Mont Drive
Monterey Park CA 91755

Stated that she was not given a clear vision of the project's scope, and that the site is not zoned for a school. She also talked about the concern for the immediate neighbors of the proposed middle school.

OPPONENT:

James Padgett
162 E. Graves Avenue
Monterey Park CA 91775

Stated that he did the traffic count in front of the church last Thursday morning, and counted 22 cars going eastward waiting in front of the traffic light at 7:50. He expressed his concern over the incredible speed when the car is heading down slope and non-stop cars in front of the stop sign over the top of the hill. He talked about kids riding skate boards and roller blades on the steep hill. He asked why this facility is needed and what percentages of students are from Monterey Park. He stated that the playground is only 12 feet away from the

condominium project, who needs to bear a lot of noise in the future.

OPPONENT:

David Sanchez
534 La Mont Drive
Monterey Park CA 91775

Stated that the parking lot is 10 feet from his room, and his concern is about the safety of his family, which will be interrupted by the kids.

OPPONENT:

Mr. Kamei
618 Cecil Street
Monterey Park CA 91775

Introduced himself as a 40-year resident, and stated his concern over the traffic condition. He said that he had witnessed several accidents.

OPPONENT:

Peter
131 E. Graves Avenue
Monterey Park CA 91775

Stated that the noise from the meeting in the church was already unbearable. He stated that the noise brought about by the new school would affect his life even worse.

OPPONENT:

Sheldon Chan
552 Cecil Street
Monterey Park CA 91775

Stated his concerned for the traffic condition as a new resident to this area.

OPPONENT:

Michael Sepulveda
5318 Acacia Street
Monterey Park CA 91775

Stated that he believed the location is inadequate because of traffic and safety issues.

OPPONENT:

David Chow
608 Cecil Street
Monterey Park CA 91775

Introduced himself as a resident living next to the church for 20 years. He recommends to take away the fence and to build a 10 feet high solid fence for safety and noise prevention purpose.

PROPONENT:

Clodia Chavez
5365 Somesset Street
Los Angeles CA 90032

Introduced herself as a parent of former students from the school. She expressed her great support for the middle school due to her children's achievement as a result of Meher Montessori School.

Chairman Hamner:

Suggested applicants to address some of those concerns from residents.

Consultant Marchetti:

Explained that the neighborhood's perceived speed and traffic accident was deemed the study's background, and the traffic study aimed to find out what can be mitigated and can be designed. He stated that the traffic count was done on the road and at the intersection on a typical day, when the schools around were in session. He stated that they are not looking at 15 minutes peak time traffic, but they are looking at the overall throughout the day condition to see if the neighborhood traffic control can handle the traffic.

Chairman Hamner:

Asked if the study was not done during that rush hour in the morning.

Consultant Marchetti:

Replied that the count was done 7 a.m. to 9 a.m. in the morning, and was done in May.

Chairman Hamner:

Asked if the study was done not on a school day.

Consultant Marchetti:

Replied that it was done on a school day.

Chairman Hamner:

Asked if the consultant has any explanations or concerns to the obviously west bound heavy traffic during the morning.

Consultant Marchetti:

Replied that every school has a 10 to 15 minutes peak, which is the operational issues and not the issue they are looking at, and that they are looking at the significant impact level, and guideline level.

Chairman Hamner:

Stated that the residents have concerns over the signals, the timing of which is too short, and asked if there are any mitigating measures that can be cooperated and if there are any regional issues in terms of the signals.

- Consultant Marchetti: Replied that even there is a 15 minutes peak time, the signals is designed for the majority of hours. And he stated that no significant impact had been identified at the intersection.
- Commissioner Choi: Asked if the study address the topic of safe and accident in that area.
- Consultant Marchetti: Replied that the city would study the number of accidents and speed limit periodically, which is included in this traffic study.
- Commissioner Choi: Stated that the traffic study did not address the problem of danger and traffic accident in that area.
- Chairman Hamner: Stated that the first speaker Von Gough's concern over the traffic had many echoes, and that maybe the traffic commission should look at this project in terms of the speed limit, the number of accidents, and geographic conditions. He concluded that the study was done at a rush hour time, maybe on the last day of school which makes different a typical school day that the number of students may be limited to 30 per building code, that only teaching personnel would be on site and administrative staff would be off site, and that parents are usually distractive, which may be mitigated by drop-off sign-in policy. He further recommended the consultant to look not only at the industry standard but also take the local condition and residents' opinions into consideration. He asked the staff if a school is permitted in a church per zoning code.
- Planner Tewart: Replied that is the purpose of the Conditional Use Permit.
- Chairman Hamner: Asked if this is a Variance.
- Planner Tewart: Replied no.
- Chairman Hamner: Asked if the Conditional Use Permit establish their ability to add conditions for this use for mitigating measures and so forth.
- Planner Tewart: Replied correct.
- Chairman Hamner: Asked how many students would be from Monterey Park.

Applicant Page: Replied that currently four enrolled students are all from Monterey Park, but he also stated that the school never tracked the geographic background of students so he has no idea how many percentage would be from Monterey Park, and that most of the students would be from Monterey Park.

Commissioner Choi: Asked if day care is part of the proposed use.

Applicant Page: Replied that day care is only provided to enrolled students, and that student can be at school as early as 7:00 a.m. to as late as 6:00 p.m.

Commissioner Choi: Asked if the applicant had looked for other locations.

Applicant Page: Replied that it is difficult to find a suitable place for a middle school.

Commissioner Choi: Asked if the applicant would like to change the chain link fence to the block wall.

Applicant Page: Replied yes as long as the property owner would like to do that.

PUBLIC HEARING CLOSED:

Chair Hamner closed the public portion of the meeting.

Commissioner Lam: Expressed his concerns of the noise and safety over the proposed school after hearing opinions from residents. He recommended postponing the decision to a later meeting.

Commissioner Garcia: Stated that the condition there has been dangerous, and that he was not sure if the proposed use would make the situation even worse. He stated that he needed more information for the project. He recommended continuing the item.

Commissioner Choi: Stated that Traffic Commission should look at this area, and stated that this is not the applicant's fault.

Chairman Hamner: Expressed his appreciation to the residents' involvement into this project. He stated that the commissioners with different background worked together for a good decision for the community's best interest. He also recommended the applicant to reach out to the community and work

with them. He asked if the applicant would like to continue the item so that new commissioner would have more time to review this project.

Applicant Page:

Replied yes and stated that he would like to know more about the dangerous condition and accidents history in that area.

Chairman Hamner:

Replied that this information is more likely to be provided by peer review rather than another traffic study. He stated that it would be staff to work with PD to learn about accidents' history.

Lead Planner Funk:

Stated that Police Department should be asked to provide more information about the accidents and investigation around at the street in terms of the terrain and different grades mentioned by the different speakers, that the new public works director may be asked about more input, and that a consultant that is on board can be consulted with safety and school issue. And he stated that accidents are usually not included in the traffic study. In addition, he suggested that street signs for speed limit should be put up, such as 25 mph when school in session. He also spoke about the problem of side walk on the north part of Graves, which is going to be reviewed by the Police Department, Public Works, and city's traffic engineer, and the problem of noise, which may be addressed by special setback requirement for play area. He asked if staff can answer what wall height limit is in residential area.

Planner Tewasart:

Replied that the maximum height permitted in a residential area is 6 feet.

Commissioner Choi:

Asked if the 6 feet is from the foundation.

Planner Tewasart:

Replied above the grade.

Commissioner Choi:

Asked if the applicant could ask for a variance.

Planner Tewasart:

Replied yes.

Chairman Hamner:

Stated that it makes sense if the project can be continued. He stated that in-house review for this project

can begin, and asked how long the process may take and which date next meeting should be continued to.

Attorney Berger:

Suggested to continue the meeting to a specific date after a 30-day period since the applicant is willing to continue the item.

Applicant Page:

Replied that 30-day period is good.

Planner Tewasart:

Stated that the second meeting in October would be October 22, and that if additional time is needed the meeting time would be on November.

Chairman Hamner:

Stated that the meeting would be in October.

MOTION:

Moved by Commissioner Lam, seconded by Commissioner Choi, to **CONTINUE** Conditional Use Permit to October 22, 2013. The motion was voted on as follows:

VOTE:

AYES: Chair Hamner, Commissioners Choi, Garcia, and Lam

NOES: None

ABSTAIN: Vice-Chair Sullivan

ABSENT: None

ITEMS FROM THE COMMISSION:

Lead Planner Funk:

Stated that during the commission meeting, staff makes recommendation prior to speakers' and applicants' speaking, and asked if it is necessary to swift the order for staff to read conditions of approval if the commission decides to approve the item.

Chairman Hamner:

Replied that he did not think they need the change, and asked opinions from other commissioners.

Commissioner Garcia:

Replied that he tended to support the staff, and that he understands staff is working very hard. He stated that as a commissioner, he also need take neighbors' opinions into consideration based on his own experiences and relationship with neighbors.

- Commissioner Choi: Replied that he understands that he is here as an independent doing a review, and he had no problem to keep the meeting as it is.
- Lead Planner Funk: Stated that sometimes planners tend to change conditions after the public portion.
- Commissioner Lam: Expressed his appreciation to the staff, and stated that the commissioners need take the community into consideration. He stated that he would like to hear some opinions from the traffic commission.

ADJOURNMENT:

The Planning Commission adjourned the meeting at 9:45 p.m. on September 24, 2013, until the next regular meeting of October 22, 2013, at 7:00 p.m. in the Council Chambers.



James Funk
Secretary



Liping Zhang
Minutes Clerk

EXHIBIT F

Traffic Study prepared by KOA, dated October 29, 2013 and Supplemental Document to
Traffic Impact Study dated January 31, 2014

TECHNICAL MEMORANDUM

Date: October 29, 2013
To: Kookie Chavez – Meher Montessori School
From: Brian A. Marchetti, AICP
Subject: Traffic Impact Study – Meher Montessori, 133 East Graves Avenue, Monterey Park
KOA Project JB31102



SUMMARY

This document summarizes a traffic impact study that was conducted for the proposed Meher Montessori school at 133 East Graves Avenue in the City of Monterey Park. The proposed school facility would provide seats for up to 50 elementary-level school students, within existing church space at the St. Gabriel's Episcopal Church facilities.

The school will likely open with less overall students, and may only peak at 30 students. This report provides a conservative look at a 50-student intensity for the project.

The study area included the nearby signalized intersection at Garfield Avenue (for peak period operations analysis), as well as three roadway segments (for mid-block daily volume analysis). Additionally, neighborhood circulation issues, and the propensity for pick-up/drop-off operations to occur on neighborhood roadways were evaluated. Based on the number of students, the Project would have a weekday trip generation of 124 daily trips, including 45 a.m. peak hour trips and 30 p.m. peak hour trips.

The proposed Project is not expected to create significant traffic impacts at the one study intersection and three roadway segments that were analyzed. Additional analysis was conducted of area accident patterns and potential all-way stop-sign control at a nearby intersection,

PROJECT DESCRIPTION

The proposed Project would provide seats for up to 50 school students, within existing church space at the St. Gabriel's Episcopal Church facilities. For the purpose of this analysis, it is assumed that the Project would be completed by late 2013.

The Project site is located on Graves Avenue, between Craighurst Terrace and Cecil Street. Figure A-1 of Attachment A, illustrates the location of the Project site. All figures referenced in this document are located in Attachment A.

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CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT

PROJECT STUDY AREA AND ANALYSIS METHODOLOGY

As determined during consultation with City of Monterey Park staff, one intersection was analyzed for potential Project impacts:

1. Garfield Avenue & Graves Avenue/Grandridge Avenue

Three roadway segments were also included in the study area:

1. Graves Avenue, between the southern and northern leg of Cecil Street
2. Cecil Street, between Graves Avenue and Lincoln Avenue
3. Lincoln Avenue, between Graves Avenue and Cecil Street, south leg

For analysis of level of service (LOS) at signalized intersections, the City of Monterey Park has designated the Intersection Capacity Utilization (ICU) methodology as the desired tool. The concept of roadway level of service under the ICU methodology is calculated as the volume of vehicles that pass through the facility divided by the capacity of that facility. A facility is "at capacity" (v/c of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes by lane, signal phasing, and approach lane configuration. For this analysis, a lane capacity of 1,600 vehicles per hour per lane for all through lanes and turn lanes, a lane capacity of 2,880 vehicles per hour per lane for dual turn lanes and a total loss time of 10% were used.

The City of Monterey Park *Traffic Impact Study Guidelines, February 2006*, lists the capacity of individual lane type to be used in the ICU calculations as follows:

- Left Turn Lanes 1600 vehicles per hour
- Through Lanes 1700 vehicles per hour
- Right Turn Lanes 1700 vehicles per hour
- Shared Lanes 1600 vehicles per hour

LOS values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating "capacity" of a roadway. Table I defines the intersection level of service criteria.

Table 1 - Level of Service Definitions

LOS	Interpretation	Signalized Intersection Volume to Capacity Ratio (ICU)
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop-and-go type traffic flow.	Over 1.000

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, Washington D.C., 2000 and Interim Materials on Highway Capacity, NCHRP Circular 212, 1982

The study roadway segments were analyzed based on total daily volumes, and also based on a.m. and p.m. peak hour volumes with and without the Project, associated level of service values, and percentage increases in traffic due to the Project. The per-lane capacity of 450 vehicles per hour was applied for the peak hour analysis based on the two-lane roadway configuration.

Significant impacts associated with the study roadway segments were based on levels of service that would degrade or worsen within unacceptable LOS E or F.

EXISTING CONDITIONS

Existing Street System

The primary roadways within the Project study area are as follows.

- Garfield Avenue is classified as a Principal Arterial in the City of Monterey Park General Plan. The north-south roadway is located west of the Project site. In the study area, this roadway provides two travel lanes in each direction. On-street parking is permitted on both sides of the roadway.
- Graves Avenue is an east-west local street with access to the Project site. This roadway provides one travel lane in each direction. On-street parking is permitted on both sides of the roadway.
- Lincoln Avenue is a north-south local street directly east of the Project site. This roadway provides one travel lane in each direction. On-street parking is permitted on both sides of the roadway.

- Cecil Street is a north-south local street with a northern terminus adjacent to the site and a southern terminus on Garfield Avenue. This roadway provides one travel lane in each direction. On-street parking is permitted on both sides of the roadway.

Existing Transit Services

The Project study area is served by public bus transit lines operated by the City of Monterey Park and the City of Montebello. Transit service from both agencies operates on Garfield Avenue directly west of the Project site. Additionally, the Monterey Park transit operates on Graves Avenue just east of the Project site. Table 2 summarizes the existing transit service in the study area.

Table 2 - Existing Transit Service

Agency	Line	From	To	Via	Peak Frequency
Monterey Park	1	City Hall	Hellman/Alhambra	Garfield Avenue	40 Minutes
Monterey Park	2	City Hall	Garfield/Elmgage	Garfield Avenue	40 Minutes
Monterey Park	3	City Hall	Emerson/Rural	Graves Avenue	40 Minutes
Montebello	30	Firestone/Garfield	Huntington/Stoneman	Garfield Avenue	60 Minutes

Existing Level of Service

KOA compiled manual intersection counts for the study intersection, conducted on Thursday, May 30, 2013, during the 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. peak periods. Twenty-four hour counts were conducted at the study roadway segments on the same day as the intersection counts. The traffic count summary sheets are provided in Attachment B.

The results of the counts were utilized to define existing daily roadway segment volumes, and a.m. and p.m. peak-hour traffic conditions. The existing levels of service were calculated based on the traffic counts and intersection control and approach lanes. Figure A-2 illustrates the existing study intersection approach lane and control configurations.

Table 3 indicates that the study intersection is currently operating at LOS B or better during both the a.m. and p.m. peak hours.

Table 3 - Existing Level of Service – Study Intersection

Study Intersections		AM Peak		PM Peak	
		ICU	LOS	ICU	LOS
I	Garfield Avenue & Graves Avenue/Grandridge Avenue	0.616	B	0.637	B

Table 4 summarizes the roadway segment volumes within the Project study area on an average weekday.

Table 4 - Existing Level of Service – Roadway Segments - Daily

Segment	From	To	Existing Daily Traffic Volumes
A Graves Avenue	Cecil Street, south leg	Cecil Street, north leg	5,393
B Cecil Street	Graves Avenue	Lincoln Avenue	423
C Lincoln Avenue	Graves Avenue	Cecil Street, south leg	377

During the average weekday a.m. and p.m. peak hour, the three roadway segments operate at LOS B or better. Graves Avenue, between the southern and northern leg of Cecil Street, operates at LOS B during the a.m. peak hour and LOS A during the p.m. peak hour. The remaining two roadway segments operate at LOS A during both the a.m. and p.m. peak hours, as indicated in Table 4.

Table 4 - Existing Level of Service – Roadway Segments – Peak Hour

Segment	From	To	# of Lanes	Capacity	AM Peak			PM Peak		
					Volume	V/C	LOS	Volume	V/C	LOS
A Graves Avenue	Cecil Street, south leg	Cecil Street, north leg	2	900	605	0.672	B	490	0.544	A
B Cecil Street	Graves Avenue	Lincoln Avenue	2	900	22	0.024	A	30	0.033	A
C Lincoln Avenue	Graves Avenue	Cecil Street, south leg	2	900	24	0.027	A	38	0.042	A

The existing intersection turn volumes and roadway segment volumes are provided in Figure A-3. The existing level of service calculation worksheets are provided in Attachment C.

CUMULATIVE BASE CONDITIONS (YEAR 2013)

The following section summarizes cumulative base traffic conditions. The year 2013 was selected for analysis based on the anticipated opening date of the proposed Project.

Typically, an ambient/background traffic growth rate that takes into account regional traffic growth in the study area is applied to the existing traffic volumes to determine base traffic volume conditions. As the proposed Project is anticipated to be completed within the current year, an ambient traffic growth rate is not applicable for this analysis. Area projects were included as part of the cumulate base analysis, per a list defined during coordination with City staff.

Table 5 summarizes the trip generation estimates for the area projects identified within the City of Monterey Park and their locations are illustrated in Figure A-4.

Table 5 – Area Project Trip Generation

No.	Project Title or Address	Description	ITE	Size	Unit	Weekday						
						Daily	AM Peak Hour			PM Peak Hour		
							In	Out	Total	In	Out	Total
1	220 Hotel Atlantic	Hotel	310	187	Rooms	1,528	99	58	41	112	57	55
		Restaurant	932	3,000	KSF	381	32	18	14	30	18	12
Subtotal						1,909	131	76	55	142	75	67
2	Southwest corner of Atlantic/Garvey	Condominium	230	98	DU	569	7	36	43	34	17	51
		Hotel	310	148	Rooms	1,210	47	32	79	45	44	89
Subtotal						1,779	54	68	122	79	61	140
Total						2,478	185	144	177	221	136	207

Based on the forecast parameters, the cumulative base conditions level of service analysis was conducted for the one study intersection and three roadway segments. The analysis is summarized in Table 6 and Tables 7 to 8, respectively. The results of the intersection analysis in Table 6 indicate that the study intersection continues to operate at LOS B during the a.m. and p.m. peak hours.

Table 6 – Cumulative Base Level of Service – Study Intersection

Study Intersections		AM Peak		PM Peak	
		ICU	LOS	ICU	LOS
I	Garfield Avenue & Graves Avenue/Grandridge Avenue	0.618	B	0.640	B

Table 7 summarizes the roadway segments for the cumulative base conditions. The roadway volumes would remain the same as there were no additions of area projects to these roadway segments.

Table 7 - Cumulative Base Level of Service – Roadway Segments - Daily

Segment	From	To	Cumulative w/o Project Daily Traffic Volumes
A Graves Avenue	Cecil Street, south leg	Cecil Street, north leg	5,393
B Cecil Street	Graves Avenue	Lincoln Avenue	423
C Lincoln Avenue	Graves Avenue	Cecil Street, south leg	377

As there were no additional area project trips added to the roadway segments, operations would remain at good LOS values of B or better during the during both the a.m. and p.m. peak hours, as indicated in Table 8.

Table 8 - Cumulative Base Level of Service – Roadway Segments - Peak Hour

				Cumulative Base							
Segment		From	To	Area Projects	AM Peak			Area Projects	PM Peak		
					Volume	V/C	LOS		Volume	V/C	LOS
A	Graves Avenue	Cecil Street, south leg	Cecil Street, north leg	0	605	0.672	B	0	490	0.544	A
B	Cecil Street	Graves Avenue	Lincoln Avenue	0	22	0.024	A	0	30	0.033	A
C	Lincoln Avenue	Graves Avenue	Cecil Street, south leg	0	24	0.027	A	0	38	0.042	A

The cumulative base traffic volumes are provided on Figure A-5. The cumulative base conditions level of service worksheets are provided in Attachment D.

CUMULATIVE WITH PROJECT CONDITIONS (YEAR 2013)

Project Trip Generation

The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) *Trip Generation (9th Edition)*. Trip rates for the Private School use were utilized to calculate the trip generation for the proposed Project uses. The Private School (K-8) rates were applied to the average weekday a.m. and p.m. peak hours, while the Private School (K-12) rates were applied to the daily totals since rates are not defined by ITE for private schools.

Table 9 summarizes the trip generation rates and resulting Project trip generation. The Project would generate weekday trips totaling 124 daily trips, including 45 a.m. peak hour trips and 30 p.m. peak hour trips.

Table 9 – Project Trip Generation

Land Use	Size	ITE Code	Average Weekday						
			Daily ^[b]	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Generation Rates									
Private School (K-8) ^[a]	— students	534	2.48	55%	45%	0.90	47%	53%	0.60
Proposed Project Trips									
Private School (K-8) ^[a]	50 students	534	124	25	20	45	14	16	30
Total			124	25	20	45	14	16	30

Rates Source: Institute of Transportation Engineers (ITE) "Trip Generation – 9th Edition".

[a] - Private schools in this land use category primarily serve students attending kindergarten through the eight grade but may also include students beginning with pre-K classes. This school would have students with ages 2-1/2 to 12.

[b] - Applied private school (K-12) (ITE 536) for daily rates, as private school, K-8 (ITE 534) category does not have a daily rate.

Project Trip Distribution and Assignment

Trip distribution is the process of assigning the directions from which traffic will access a project site. Trip distribution is dependent upon the land use characteristics of the project, the local roadway network, and the general locations of other land uses to which project trips would likely originate or terminate. The trip distribution pattern is illustrated on Figure A-6.

Based on the trip generation and distribution assumptions, the Project traffic was assigned to the roadway system based on the proposed driveway location and the roadways that would likely be used to access the regional highway system. The Project trip assignment is illustrated on Figure A-7, for the a.m. and p.m. peak hours.

The Project trips were added to the cumulative base traffic forecasts to estimate cumulative with Project traffic volumes. Figure A-8 provides the cumulative with-Project traffic volumes. The cumulative with-Project conditions analysis is summarized in Table 10 and Table 11.

Table 10 indicates that operations during the cumulative with Project scenario will remain within the LOS B range during the a.m. and p.m. peak hours.

Table 10 – Cumulative With Project Level of Service – Study Intersection

Study Intersections		AM Peak		PM Peak	
		ICU	LOS	ICU	LOS
I	Garfield Avenue & Graves Avenue/Grandridge Avenue	0.630	B	0.647	B

Table 11 summarizes the roadway segment volumes for cumulative with-Project conditions. A large portion of the daily Project traffic would travel on Graves Avenue where the Project site is located.

Table 11 - Cumulative With Project Level of Service – Roadway Segments - Daily

	Segment	From	To	Project Only	Cumulative w/ Project Daily Traffic Volumes
A	Graves Avenue	Cecil Street, south leg	Cecil Street, north leg	86	5,479
B	Cecil Street	Graves Avenue	Lincoln Avenue	12	435
C	Lincoln Avenue	Graves Avenue	Cecil Street, south leg	12	389

With the addition of Project traffic onto the three roadway segments, the level of service would remain at good LOS values of B or better during the during both the a.m. and p.m. peak hour, as indicated in Table 12. Percentage increases in traffic are anticipated to range from 2.2 percent during the a.m. peak hour on Segment A, to 9.1 percent during the a.m. peak hour on Segment B.

The Project-only volumes are anticipated to be low – all calculated values equate to one new vehicle trip occurring less than every three minutes in each direction on the most-heavily affected study roadway segments.

Table 12 - Cumulative With Project Level of Service – Roadway Segments - Peak Hour

				Cumulative With Project											
Segment		From	To	# of Lanes	Capacity	Project Only	AM Peak			Increase (%)	Project Only	PM Peak			Increase (%)
							Volume	V/C	LOS			Volume	V/C	LOS	
A	Graves Avenue	Cecil Street, south leg	Cecil Street, north leg	2	900	16	621	0.690	B	2.6%	11	501	0.557	A	2.2%
B	Cecil Street	Graves Avenue	Lincoln Avenue	2	900	2	24	0.027	A	9.1%	2	32	0.036	A	6.7%
C	Lincoln Avenue	Graves Avenue	Cecil Street, south leg	2	900	2	26	0.029	A	8.3%	2	40	0.044	A	5.3%

The cumulative with Project level of service calculation worksheets are provided in Attachment E.

Project Impacts

The City of Monterey Park has established specific thresholds for project related increases in the volume-to-capacity ratio (V/C) of signalized study intersections. The following increases in peak-hour V/C ratios are considered "significant" impacts:

Existing ICU	Project Related v/c increase
0.000 – 0.700	Equal to or greater than 0.06
> 0.701 – 0.800	Equal to or greater than 0.04
> 0.801 – 0.900	Equal to or greater than 0.02
> 0.901	Equal to or greater than 0.01

Based on the results of the analysis as summarized in Table 13 and the established significant threshold criteria, the proposed Project is not expected to create a significant traffic impact at the one study intersection (Garfield Avenue & Graves Avenue/Grandridge Avenue) during cumulative with Project conditions.

Table 13 - Cumulative With Project Impacts

Study Intersections		Peak Hour	Existing Conditions		Cumulative Without Project		Cumulative With Project		Change in ICU	Sig Impact?
			ICU	LOS	ICU	LOS	ICU	LOS		
I	Garfield Avenue & Graves Avenue/Grandridge Avenue	AM	0.616	B	0.618	B	0.630	B	0.012	No
		PM	0.637	B	0.640	B	0.647	B	0.007	No

Additionally, operations at the three study roadway segments are expected to remain within good levels of service with the addition of Project trips. No significant traffic impacts are expected, as average speeds would not be negatively affected by the anticipated added volumes.

CONGESTION MANAGEMENT PROGRAM (CMP) ANALYSIS

This section demonstrates the ways in which this traffic study was prepared to be in conformance with the procedures mandated by the County of Los Angeles Congestion Management Program (CMP).

The CMP was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed project will add 50 or more vehicle trips during either a.m. or p.m. weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the a.m. or p.m. weekday peak hours.

The nearest CMP arterial monitoring intersection to the Project site is at Whittier Boulevard and Garfield Avenue (CMP Monitoring Station #111, 3.2 miles from Project site). Based on the trip generation and distribution of the project, it is not expected that 50 or more new project trips per hour would be added at this CMP intersection. Therefore, no further analysis of potential CMP impacts is required.

The nearest CMP freeway monitoring location to the Project site is at Interstate 10 and Atlantic Boulevard (CMP Monitoring Station #1015, 2.0 miles from Project site). The proposed project is expected to add less than 150 new trips per hour, in either direction, to any freeway segments based on the project trip generation. Therefore, no further analysis of CMP freeway monitoring stations is required.

SITE ACCESS AND CIRCULATION

Vehicular access to the on-site parking will be provided from one mid-block driveway on Graves Avenue. The driveway provides full access to the site for ingress and egress movements. Student pick-up/drop-off activity will occur within the site parking lot and not along the adjacent curb of Graves Avenue. The site driveway has been conditioned for widening by the City, and the church is preparing for those improvements as part of the proposed project, as that entity is the property owner.

As pick-up/drop-off activities would take place on-site, neighborhood impacts will be minimized. The allowance of pick-up/drop-off activities on Graves Avenue could promote the use of Craighurst Terrace, to the west of the school site and on the south side of Graves Avenue, as a turnaround route for vehicles destined for residential areas to the east. The use of the north curb of Graves Avenue, therefore, is recommended to be prohibited by the school for pick-up/drop-off activity. The City could establish prohibited weekday parking adjacent to the site, while allowing it on weekends for existing church activity.

The School Policy and General Information packet established by the school includes information on arrival and dismissal. Students are required to sign-in and sign-out during pick-up and drop-off periods, and that must occur on-site. This requirement to enter the site for pick-up/drop-off activities will reduce potential neighborhood circulation issues that may arise in the vicinity of the Project site.

In order to facilitate the left-turn movement into the site driveway, it is recommended that the south curb parking on Graves Avenue from Craighurst Terrace to the site driveway location be prohibited during one to two hours during weekday a.m. and p.m. periods, for the peak pick-up and drop-off times of the school. This would allow for through movement vehicles to maneuver around vehicles turning into the site.

PEDESTRIAN SAFETY

Pedestrian access to the school would be provided to some areas of the local neighborhood by existing sidewalks that are located on both sides of Graves Avenue in the vicinity of the proposed school site. Crosswalks are not provided near the school site. The closest marked crosswalk is located at the intersection of Garfield Avenue & Graves Avenue/Grandridge Avenue.

Segments of Graves Avenue, to the east of north-leg intersection with Cecil Avenue, do not have sidewalks on the north side of the roadway. All-way stop control and pedestrian crosswalks at the south-leg intersection of Cecil Avenue/Graves Avenue is recommended for consideration and final approval by the City, to provide a complete local pedestrian network for the school.

For that intersection, KOA reviewed all-way stop sign warrants defined by the California edition of the Manual of Uniform Traffic Control Devices (MUTCD). As inputs to the review, daily vehicle counts were taken on both Graves Avenue and Cecil Avenue and the City of Monterey Park Police Department provide accident reports for the last three years. The following was found from the review:

- The collected vehicle volumes indicated that for six separate hours of the day, a volume threshold defined by the MUTCD is met, but the threshold must be met for eight hours of the day. The overall threshold for vehicle volumes is not met.
- Accident records indicate that two accidents have occurred in the last two years within the Graves Avenue corridor near the proposed site, and are not focused in one location that might indicate a roadway design issue that requires a remedy. There are not identifiable multiple accidents at a single location. The overall MUTCD thresholds for accidents are not met.

MUTCD provides additional guidance that all-way stop control can be installed for areas of high vehicle and pedestrian volume, areas with visibility problems, and other determinations. The City has discretion in making a determination for the installation of all-way stop control at this location, based on all factors of operations and characteristics, including the vertical curvature of Graves Avenue.

If the City makes a determination that all-way stop control is necessary for Cecil Avenue (south leg)/Graves Avenue intersection, a recommended pedestrian routes map should be included in the Information packet, which would provide recommended crossing points for older students and for parents who might chose to walk to school with their children. A recommended pedestrian routes map would then use the following crossing locations, including the new all-way stop-controlled intersection at Cecil Avenue:

- Garfield Avenue & Graves Avenue/Grandridge Avenue – Signalized intersection, west of site
- Lincoln Avenue & Graves Avenue - All-way stop controlled intersection, east of site

SUMMARY AND CONCLUSIONS

The proposed Project, a Meher Montessori school at 133 East Graves Avenue, would provide seats for up to 50 school students, within existing church space at the St. Gabriel's Episcopal Church facilities. For the purpose of this analysis, it is assumed that the Project would be completed by late 2013.

Based on the scope of the Project, one study intersection and three roadway segments were analyzed to determine potential Project traffic impacts. The Project would have weekday trip generation totaling 124 daily trips, including 45 a.m. peak hour trips and 30 p.m. peak hour trips. These trips include parent vehicles, staff vehicles, and delivery trips. The report provides a conservative analysis of project trip generation and impacts, as the school may open with less total enrollment.

The analysis of the Project trips and the surrounding traffic network determined that the proposed Project is not expected to create any significant traffic impacts to the analyzed study intersection and the three analyzed study roadway segments. The Project-only volumes on nearby residential roadways are anticipated to be low. The calculated values equate to one new vehicle trip occurring less than every three minutes in each direction at the most-heavily affected location.

Site access by vehicles and pedestrians has been reviewed, in order to provide safe routes to and from the site. If the City makes a determination that all-way stop control is necessary for the Cecil Avenue (south leg)/Graves Avenue intersection, a recommended pedestrian routes map could then designate proper walking routes to both the east and west of the school.

It is recommended that the adjacent south curb parking on Graves Avenue be prohibited during one to two hours during weekday a.m. and p.m. periods, for the peak pick-up and drop-off times of the school. This would allow for through movement vehicles to maneuver around vehicles turning into the site.

ATTACHMENT A – FIGURES

Figure A-1 – Project Study Area

Figure A-2 – Study Intersection Geometries

Figure A-3 – Existing Traffic Volumes

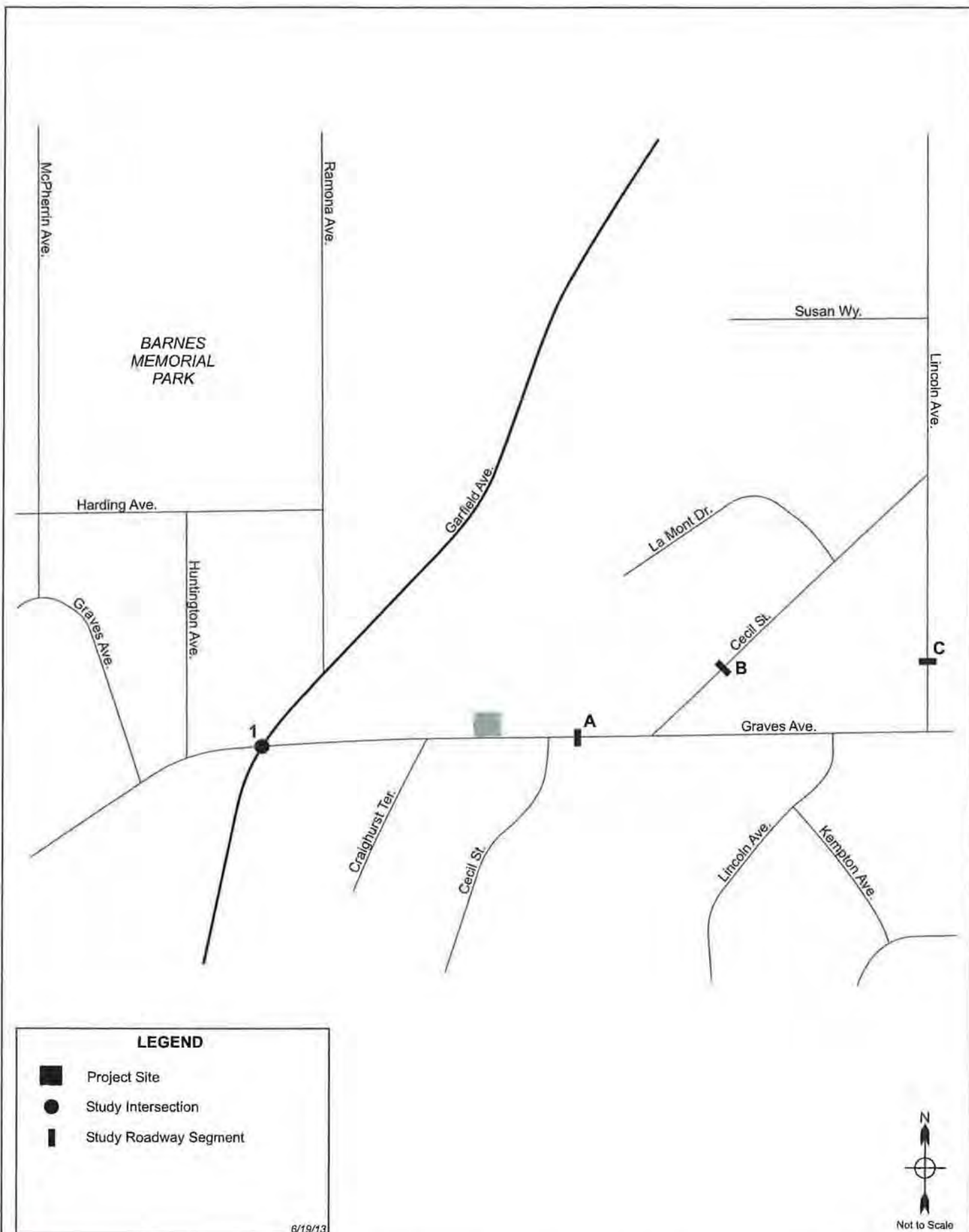
Figure A-4 – Location of Related Projects

Figure A-5 – Cumulative Base Traffic Volumes

Figure A-6 – Project Trip Distribution Percentages

Figure A-7 – Project Traffic Volumes

Figure A-8 – Cumulative With Project Traffic Volumes

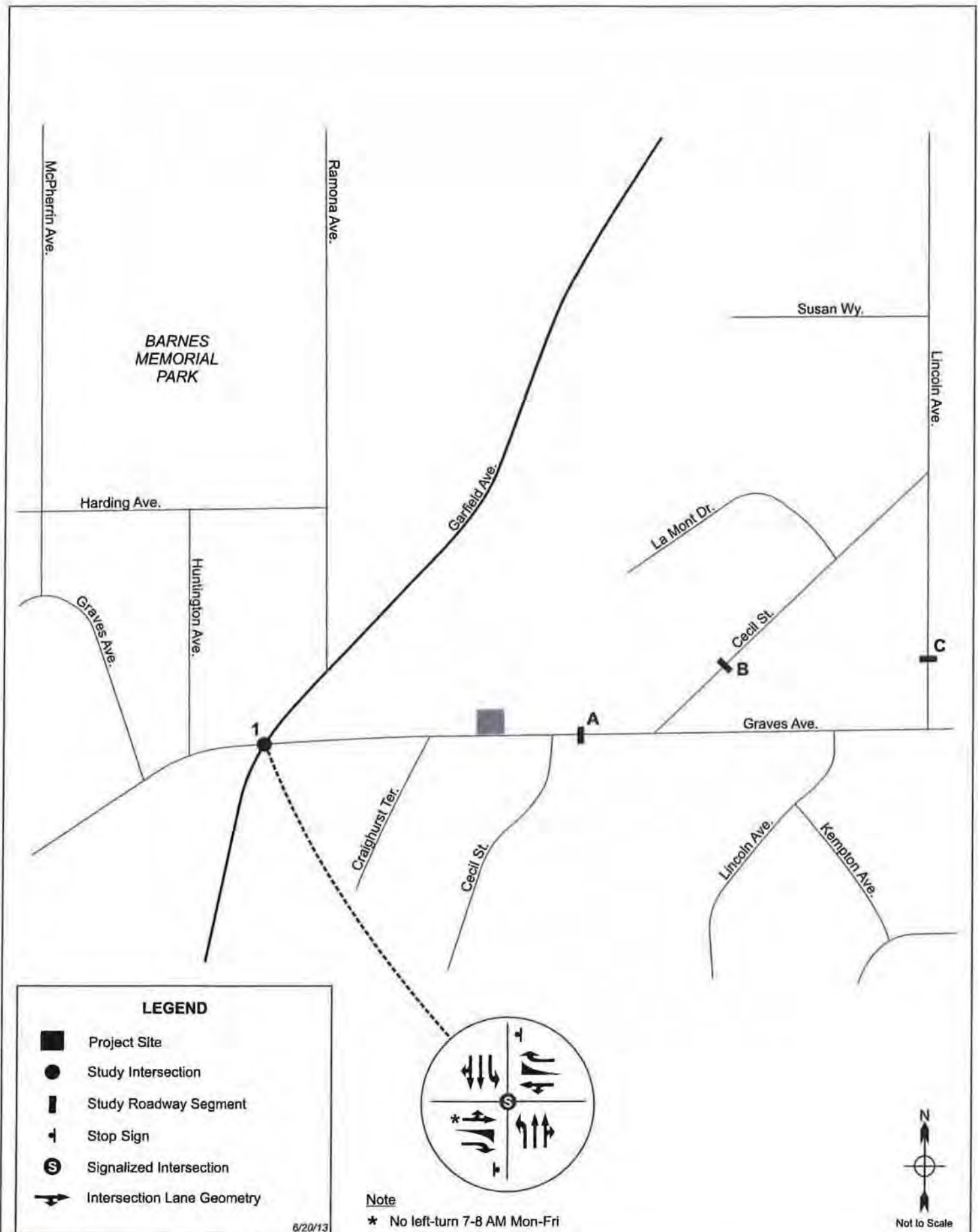


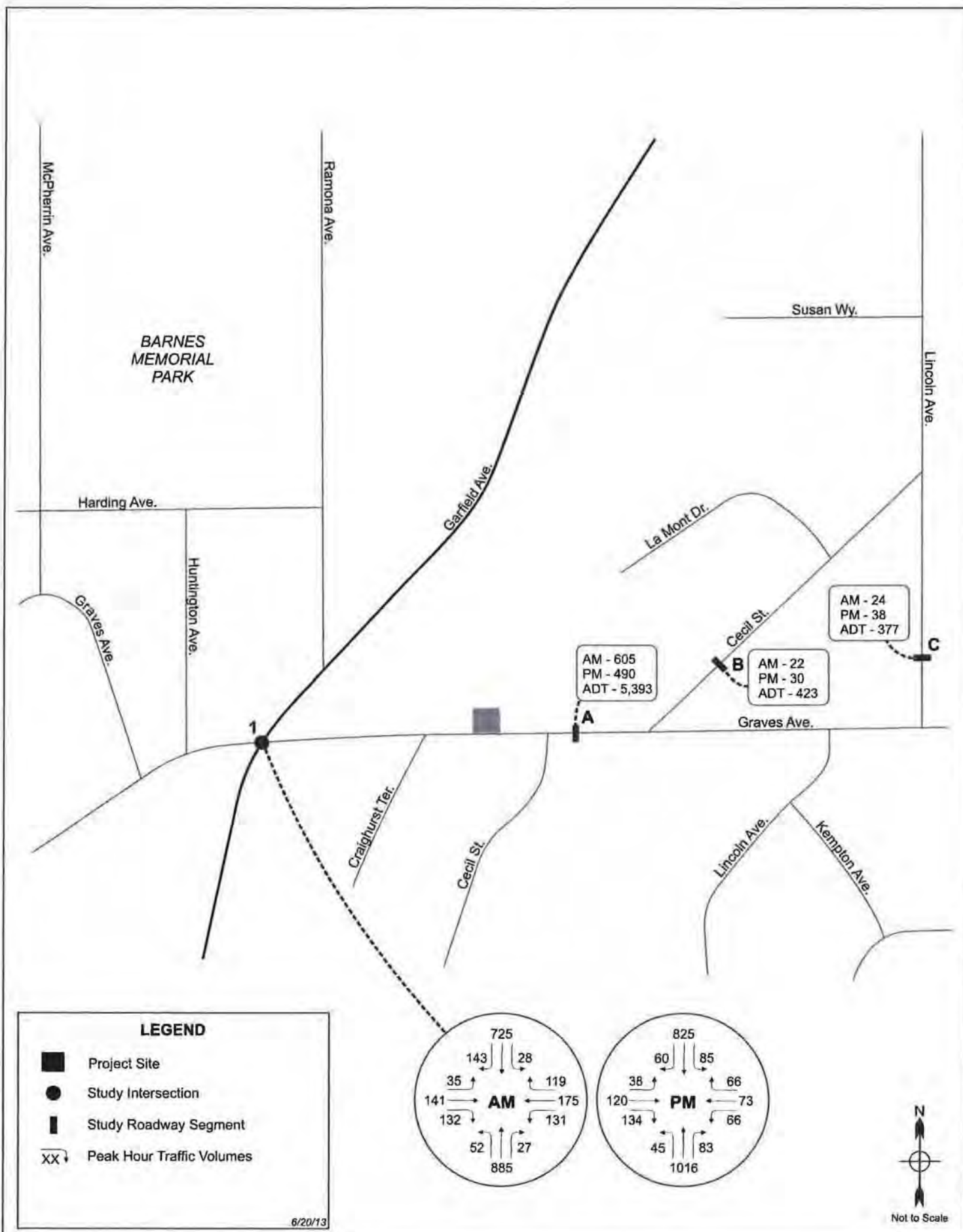
LEGEND

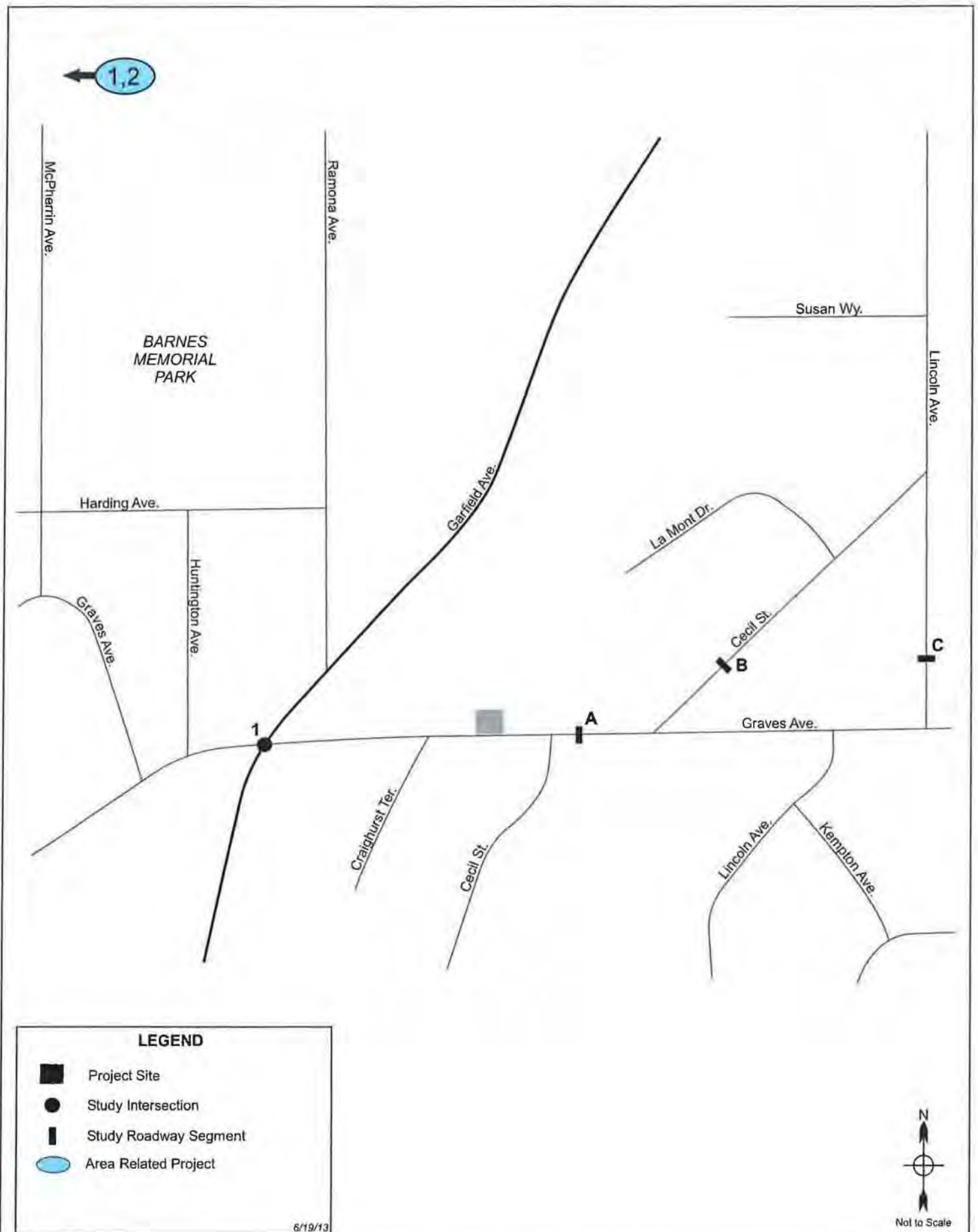
-  Project Site
-  Study Intersection
-  Study Roadway Segment

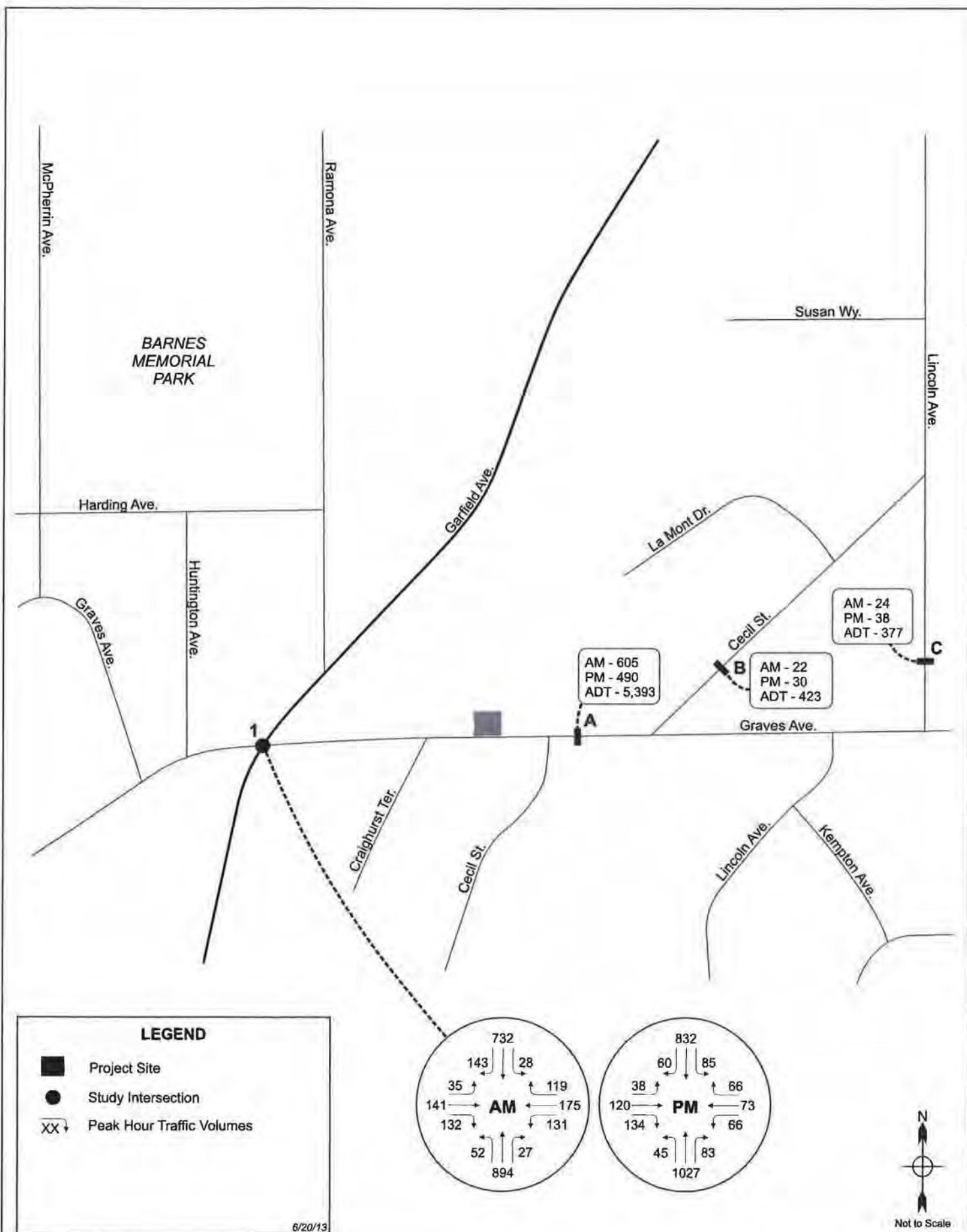
6/19/13

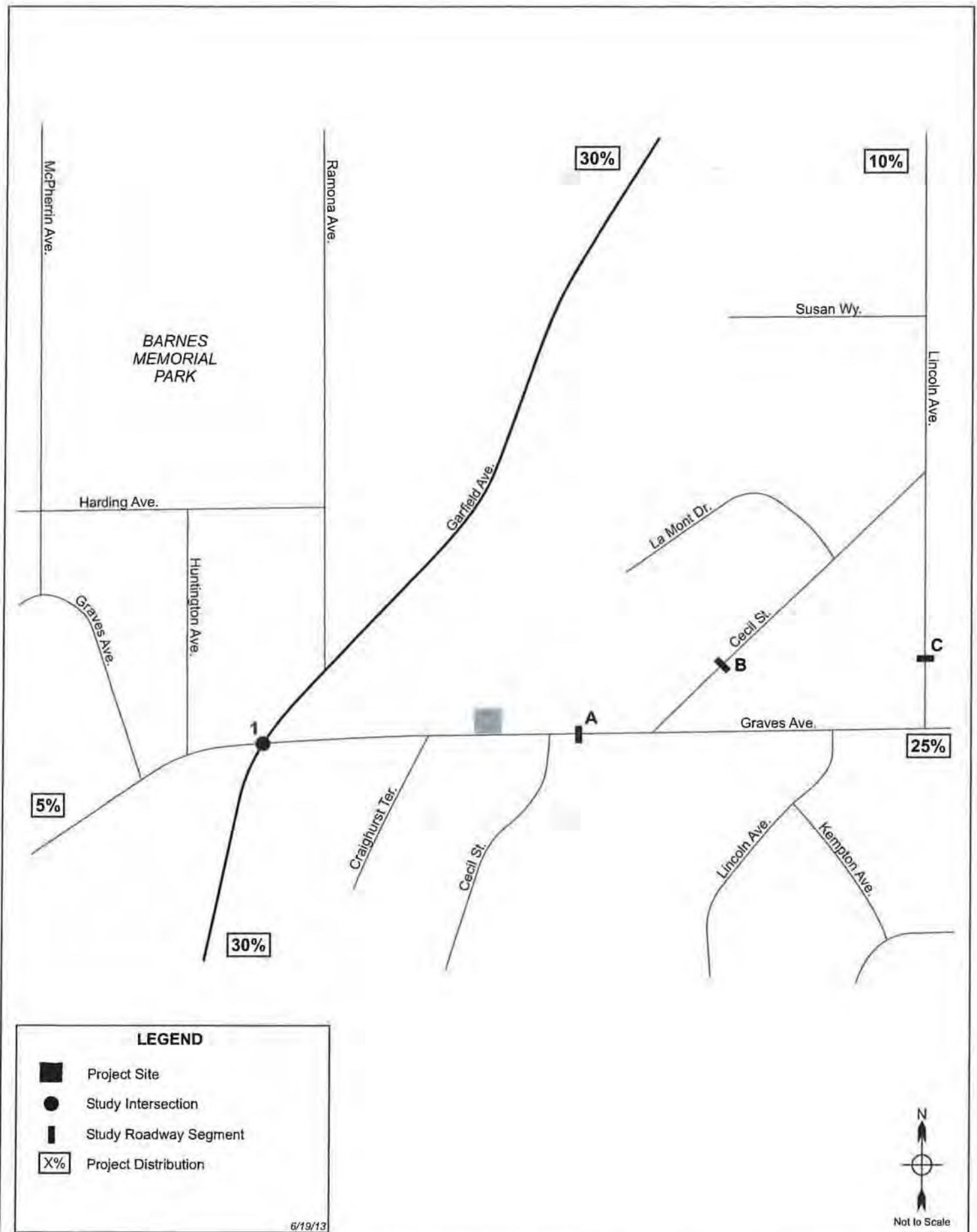


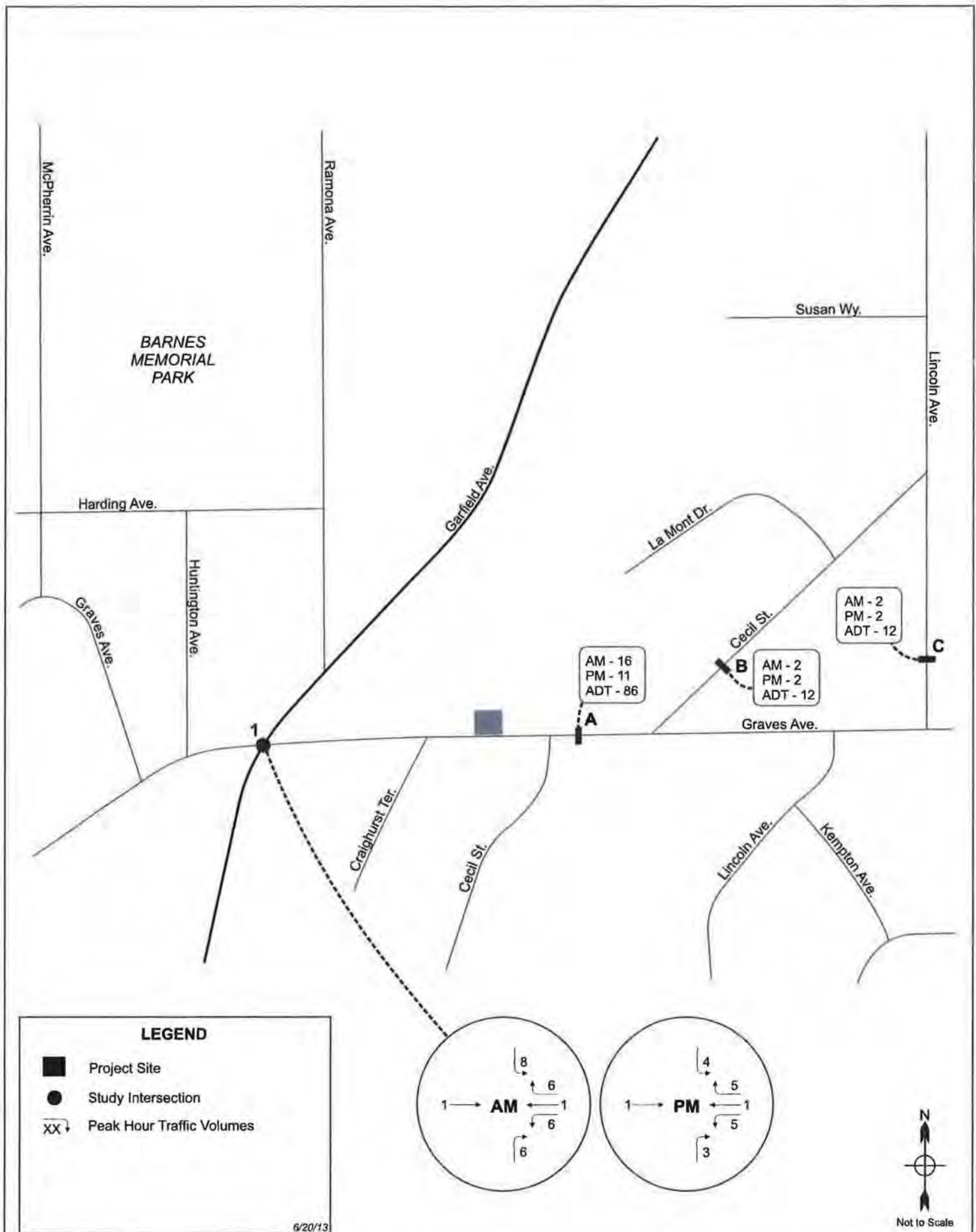


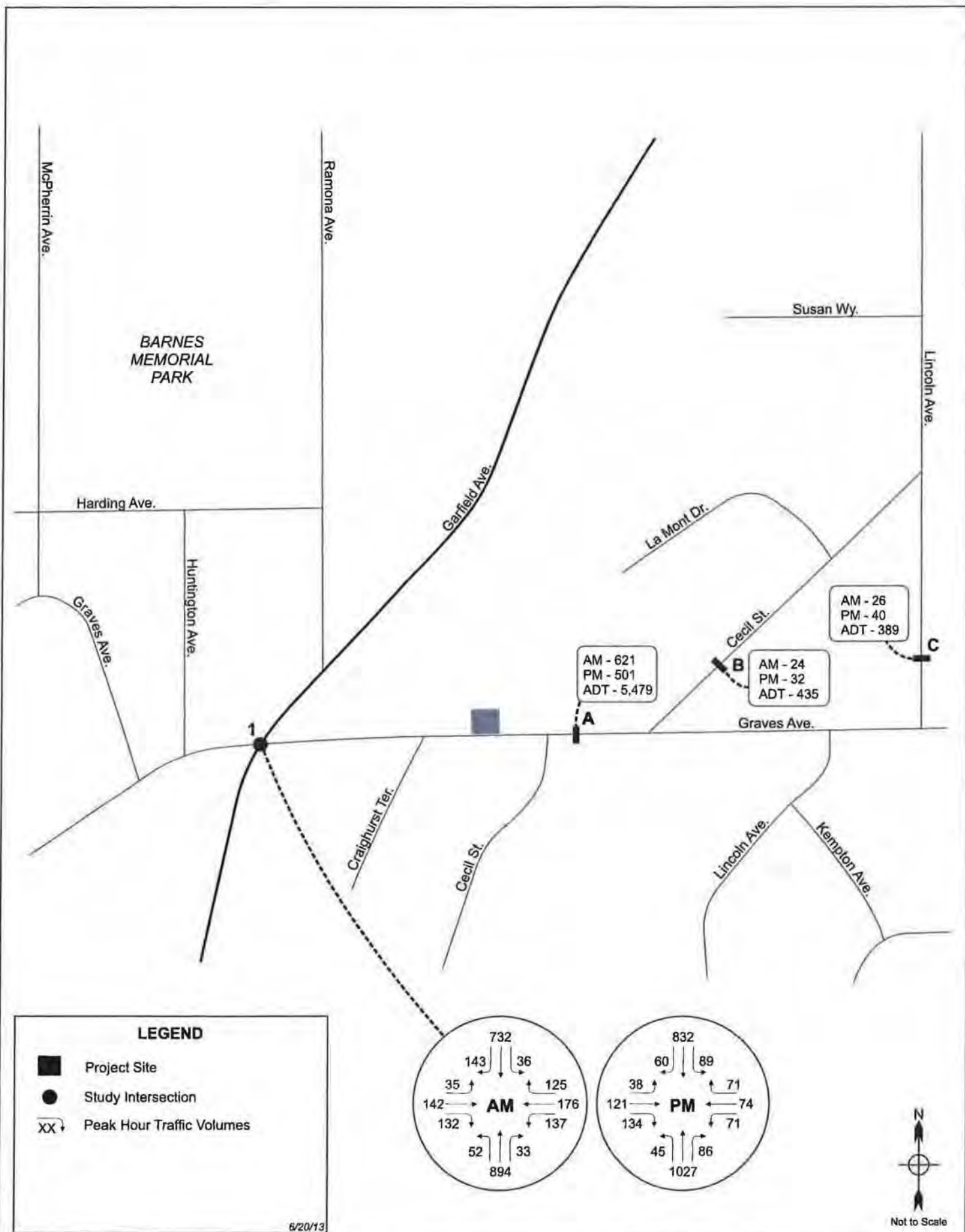












ATTACHMENT B
INTERSECTION TRAFFIC COUNTS

ITM Peak Hour Summary

Prepared by:

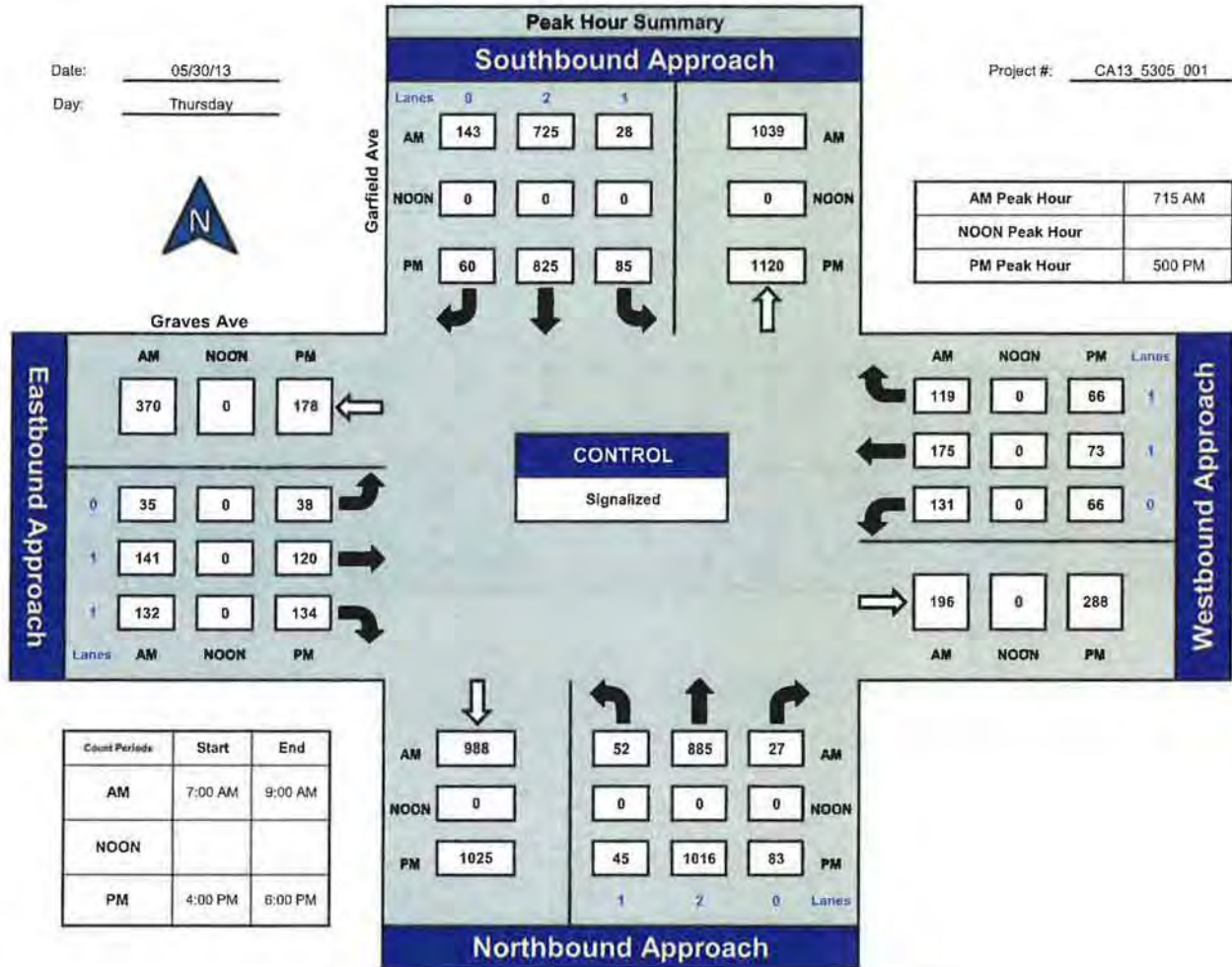


National Data & Surveying Services

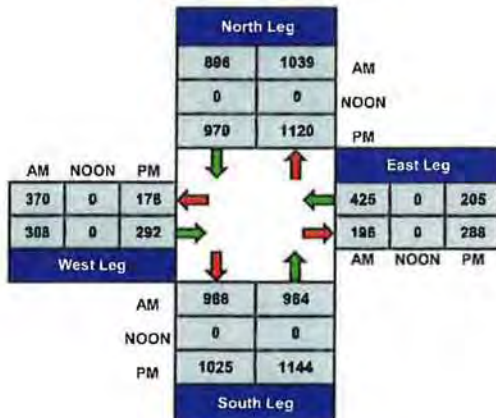
Garfield Ave and Graves Ave, City of Monterey Park

Date: 05/30/13
Day: Thursday

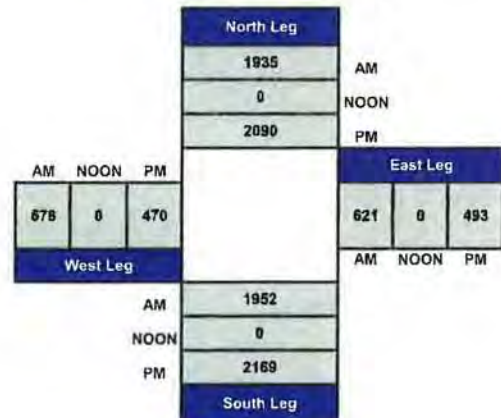
Project #: CA13_5305_001



Total Ins & Outs



Total Volume Per Leg



Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: CA13_5305_001

Day: THURSDAY

City: City of Monterey Park

Date: 5/30/2013

AM													
NS/EW Streets:	Garfield Ave			Garfield Ave			Graves Ave			Graves Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 0	ET 1	ER 1	WL 0	WT 1	WR 1	TOTAL
7:00 AM	7	135	3	7	112	5	2	12	6	19	16	16	340
7:15 AM	14	226	4	4	161	41	2	20	16	26	33	22	569
7:30 AM	8	229	5	5	183	41	1	36	38	44	64	32	686
7:45 AM	21	231	10	8	184	52	4	57	44	28	59	39	737
8:00 AM	9	199	8	11	197	9	28	28	34	33	19	26	601
8:15 AM	13	207	6	5	176	6	15	11	12	30	21	30	532
8:30 AM	11	207	5	8	150	8	9	13	17	39	25	10	502
8:45 AM	9	196	7	8	138	8	16	11	17	33	23	14	480
TOTAL VOLUMES :	NL 92	NT 1630	NR 48	SL 56	ST 1301	SR 170	EL 77	ET 188	ER 184	WL 252	WT 260	WR 189	TOTAL 4447
APPROACH %'s :	5.20%	92.09%	2.71%	3.67%	85.20%	11.13%	17.15%	41.87%	40.98%	35.95%	37.09%	26.96%	
PEAK HR START TIME :	715 AM												TOTAL
PEAK HR VOL :	52	885	27	28	725	143	35	141	132	131	175	119	2593
PEAK HR FACTOR :	0.920			0.918			0.733			0.759			0.880

CONTROL : Signalized

Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: CA13_5305_001

Day: THURSDAY

City: City of Monterey Park

Date: 5/30/2013

PM													
NS/EW Streets:	Garfield Ave			Garfield Ave			Graves Ave			Graves Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 0	ET 1	ER 1	WL 0	WT 1	WR 1	TOTAL
4:00 PM	7	155	7	14	146	9	9	16	19	14	14	11	421
4:15 PM	13	195	14	16	182	9	8	18	20	22	12	6	515
4:30 PM	6	196	9	12	179	5	4	19	31	14	21	13	509
4:45 PM	11	193	17	14	195	12	10	26	18	12	19	13	540
5:00 PM	11	241	19	18	181	10	8	22	22	20	18	15	585
5:15 PM	8	260	16	25	217	15	6	26	39	20	20	20	672
5:30 PM	11	261	24	24	232	21	14	33	36	14	18	13	701
5:45 PM	15	254	24	18	195	14	10	39	37	12	17	18	653
TOTAL VOLUMES :	NL 82	NT 1755	NR 130	SL 141	ST 1527	SR 95	EL 69	ET 199	ER 222	WL 128	WT 139	WR 109	TOTAL 4596
APPROACH %'s :	4.17%	89.22%	6.61%	8.00%	86.61%	5.39%	14.08%	40.61%	45.31%	34.04%	36.97%	28.99%	
PEAK HR START TIME :	500 PM												TOTAL
PEAK HR VOL :	45	1016	83	85	825	60	38	120	134	66	73	66	2611
PEAK HR FACTOR :	0.966			0.875			0.849			0.854			0.931

CONTROL : Signalized

VOLUME

Cecil St between Graves Ave & Lamont Dr

Day: Thursday
Date: 05/30/13City: Monterey Park
Project #: CA13_5306_002

DAILY TOTALS					NB	SB	EB				WB	Total
					190	233	0				0	423
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00	1	0			1	12:00	2	2			4	
00:15	1	0			1	12:15	2	4			6	
00:30	2	0			2	12:30	1	2			3	
00:45	0	4	0		4	12:45	0	5	1	9	14	
01:00	0	0			0	13:00	6	1			7	
01:15	0	0			0	13:15	3	1			4	
01:30	0	0			0	13:30	2	2			4	
01:45	0	0			0	13:45	10	21	2	6	27	
02:00	1	1			2	14:00	1	5			6	
02:15	0	0			0	14:15	1	6			7	
02:30	0	0			0	14:30	4	3			7	
02:45	0	1	0	1	2	14:45	2	8	3	17	25	
03:00	0	0			0	15:00	2	2			4	
03:15	0	0			0	15:15	4	3			7	
03:30	0	1			1	15:30	11	5			16	
03:45	1	1	1	2	3	15:45	3	20	3	13	33	
04:00	0	0			0	16:00	2	2			4	
04:15	0	2			2	16:15	4	6			10	
04:30	0	1			1	16:30	2	5			7	
04:45	0	2	5		5	16:45	2	10	3	16	26	
05:00	0	1			1	17:00	1	4			5	
05:15	0	2			2	17:15	5	5			10	
05:30	0	1			1	17:30	4	6			10	
05:45	0	2	6		6	17:45	1	11	4	19	30	
06:00	1	1			2	18:00	6	5			11	
06:15	1	3			4	18:15	6	7			13	
06:30	0	2			2	18:30	3	3			6	
06:45	1	3	2	8	11	18:45	6	21	4	19	40	
07:00	1	1			2	19:00	3	4			7	
07:15	3	5			8	19:15	4	3			7	
07:30	1	7			8	19:30	3	1			4	
07:45	2	7	2	15	22	19:45	3	13	3	11	24	
08:00	0	2			2	20:00	1	4			5	
08:15	1	6			7	20:15	1	3			4	
08:30	1	4			5	20:30	2	4			6	
08:45	3	5	4	16	21	20:45	3	7	1	12	19	
09:00	2	3			5	21:00	4	2			6	
09:15	3	3			6	21:15	1	2			3	
09:30	2	5			7	21:30	4	3			7	
09:45	1	8	6	17	25	21:45	2	11	1	8	19	
10:00	1	2			3	22:00	1	1			2	
10:15	2	5			7	22:15	1	2			3	
10:30	1	4			5	22:30	4	2			6	
10:45	3	7	3	14	21	22:45	4	10	2	7	17	
11:00	1	1			2	23:00	0	2			2	
11:15	4	3			7	23:15	4	0			4	
11:30	2	2			4	23:30	1	1			2	
11:45	4	11	2	8	19	23:45	1	6	1	4	10	
TOTALS	47	92			139	TOTALS	143	141			284	
SPLIT %	33.8%	66.2%			32.9%	SPLIT %	50.4%	49.6%			67.1%	

DAILY TOTALS					NB	SB	EB	WB	Total
					190	233	0	0	423
AM Peak Hour	11:15	09:30	08:45	PM Peak Hour	13:00	17:30			18:00
AM Pk Volume	12	18	25	PM Pk Volume	21	22			40
Pk Hr Factor	0.750	0.750	0.893	Pk Hr Factor	0.525	0.786			0.769
7 - 9 Volume	12	31	43	4 - 6 Volume	21	35			56
7 - 9 Peak Hour	07:00	07:30	07:00	4 - 6 Peak Hour	16:45	17:00			16:45
7 - 9 Pk Volume	7	17	22	4 - 6 Pk Volume	12	19			30
Pk Hr Factor	0.583	0.607	0.688	Pk Hr Factor	0.600	0.792			0.750

VOLUME

Graves Ave E/o Cecil St

Day: Thursday
Date: 05/30/13City: Monterey Park
Project #: CA13_5306_001

DAILY TOTALS					NB	SB	EB				WB				Total	
					0	0	2,444				2,949				5,393	
AM Period	NB	SB	EB	WB	TOTAL		PM Period	NB	SB	EB	WB	TOTAL				
00:00			6	3	9		12:00			37	32	69				
00:15			5	4	9		12:15			29	29	58				
00:30			6	3	9		12:30			21	39	60				
00:45			6	23	3	13	12:45			35	122	41	141	76	263	
01:00			2	6	8		13:00			29	48	77				
01:15			2	5	7		13:15			35	41	76				
01:30			1	5	6		13:30			31	34	65				
01:45			2	7	4	20	13:45			29	124	38	161	67	285	
02:00			4	3	7		14:00			20	32	52				
02:15			0	1	1		14:15			33	29	62				
02:30			2	3	5		14:30			26	33	59				
02:45			0	6	1	8	14:45			28	107	41	135	69	242	
03:00			3	1	4		15:00			20	32	52				
03:15			2	2	4		15:15			44	47	91				
03:30			2	2	4		15:30			52	31	83				
03:45			3	10	3	8	15:45			41	157	23	133	64	290	
04:00			2	4	6		16:00			42	39	81				
04:15			2	4	6		16:15			42	41	83				
04:30			4	3	7		16:30			49	44	93				
04:45			1	9	2	13	16:45			38	171	40	164	78	335	
05:00			1	9	10		17:00			51	48	99				
05:15			2	9	11		17:15			64	61	125				
05:30			1	18	19		17:30			74	51	125				
05:45			7	11	14	50	17:45			88	277	53	213	141	490	
06:00			9	14	23		18:00			84	49	133				
06:15			7	16	23		18:15			70	40	110				
06:30			8	33	41		18:30			64	42	106				
06:45			10	34	42	105	18:45			64	282	39	170	103	452	
07:00			20	51	71		19:00			59	25	84				
07:15			24	73	97		19:15			51	44	95				
07:30			42	132	174		19:30			31	37	68				
07:45			69	155	147	403	19:45			33	174	27	133	60	307	
08:00			41	65	106		20:00			31	37	68				
08:15			23	86	109		20:15			35	19	54				
08:30			17	69	86		20:30			28	21	49				
08:45			32	113	73	293	20:45			34	128	27	104	61	232	
09:00			16	69	85		21:00			44	34	78				
09:15			24	44	68		21:15			22	35	57				
09:30			31	47	78		21:30			29	17	46				
09:45			22	93	39	199	21:45			17	112	19	105	36	217	
10:00			22	47	69		22:00			22	26	48				
10:15			24	31	55		22:15			27	9	36				
10:30			17	30	47		22:30			18	12	30				
10:45			24	87	32	140	22:45			17	84	9	56	26	140	
11:00			24	36	60		23:00			13	8	21				
11:15			25	48	73		23:15			17	17	34				
11:30			33	27	60		23:30			15	4	19				
11:45			22	104	35	146	23:45			9	54	7	36	16	90	
TOTALS			652	1398	2050		TOTALS			1792	1551	3343				
SPLIT %			31.8%	68.2%	38.0%		SPLIT %			53.6%	46.4%	62.0%				

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	2,444	2,949	5,393
AM Peak Hour	07:15	07:30	07:30	PM Peak Hour	17:30	17:15	17:15		
AM Pk Volume	176	430	605	PM Pk Volume	316	214	524		
Pk Hr Factor	0.638	0.731	0.700	Pk Hr Factor	0.898	0.877	0.929		
7 - 9 Volume	268	696	964	4 - 6 Volume	448	377	825		
7 - 9 Peak Hour	07:15	07:30	07:30	4 - 6 Peak Hour	17:00	17:00	17:00		
7 - 9 Pk Volume	176	430	605	4 - 6 Pk Volume	277	213	490		
Pk Hr Factor	0.638	0.731	0.700	Pk Hr Factor	0.787	0.873	0.869		

VOLUME

Lincoln Ave between Graves Ave & Cecil St

Day: Thursday
Date: 05/30/13City: Monterey Park
Project #: CA13_5306_003

DAILY TOTALS					NB	SB	EB		WB		Total
					147	230	0		0		377
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	2			2	12:00	1	4			5
00:15	0	1			1	12:15	0	3			3
00:30	0	1			1	12:30	2	2			4
00:45	0	1	5		1 5	12:45	1	4	4	13	5 17
01:00	1	1			2	13:00	2	2			4
01:15	0	1			1	13:15	1	1			2
01:30	0	0			0	13:30	1	3			4
01:45	1	2	0	2	1 4	13:45	1	5	4	10	5 15
02:00	0	1			1	14:00	2	3			5
02:15	0	0			0	14:15	0	2			2
02:30	0	0			0	14:30	1	1			2
02:45	0	0	1		0 1	14:45	4	7	4	10	8 17
03:00	0	0			0	15:00	2	3			5
03:15	0	0			0	15:15	0	2			2
03:30	0	0			0	15:30	0	6			6
03:45	0	0			0	15:45	2	4	1	12	3 16
04:00	0	1			1	16:00	0	1			1
04:15	0	0			0	16:15	1	3			4
04:30	0	0			0	16:30	3	4			7
04:45	0	0	1		0 1	16:45	4	8	3	11	7 19
05:00	1	1			2	17:00	6	6			12
05:15	1	0			1	17:15	2	9			11
05:30	0	2			2	17:30	3	5			8
05:45	1	3	0	3	1 6	17:45	2	13	5	25	7 38
06:00	1	2			3	18:00	1	9			10
06:15	0	0			0	18:15	3	5			8
06:30	2	1			3	18:30	2	5			7
06:45	2	5	0	3	2 8	18:45	3	9	5	24	8 33
07:00	2	4			6	19:00	3	3			6
07:15	3	2			5	19:15	5	4			9
07:30	2	1			3	19:30	4	6			10
07:45	2	9	6	13	8 22	19:45	2	14	4	17	6 31
08:00	2	6			8	20:00	5	1			6
08:15	5	0			5	20:15	2	0			2
08:30	0	2			2	20:30	4	4			8
08:45	1	8	1	9	2 17	20:45	3	14	4	9	7 23
09:00	1	2			3	21:00	0	4			4
09:15	4	2			6	21:15	0	5			5
09:30	8	1			9	21:30	1	5			6
09:45	3	16	2	7	5 23	21:45	1	2	1	15	2 17
10:00	4	4			8	22:00	3	3			6
10:15	1	2			3	22:15	2	3			5
10:30	0	2			2	22:30	0	0			0
10:45	2	7	2	10	4 17	22:45	1	6	2	8	3 14
11:00	3	3			6	23:00	1	5			6
11:15	1	1			2	23:15	2	3			5
11:30	1	2			3	23:30	1	4			5
11:45	2	7	3	9	5 16	23:45	0	4	1	13	1 17
TOTALS	57	63			120	TOTALS	90	167			257
SPLIT %	47.5%	52.5%			31.8%	SPLIT %	35.0%	65.0%			68.2%

DAILY TOTALS					NB	SB	EB	WB	Total
					147	230	0	0	377
AM Peak Hour	09:15	07:15			09:15	PM Peak Hour	19:15	17:15	16:45
AM Pk Volume	19	15			28	PM Pk Volume	16	28	38
Pk Hr Factor	0.594	0.625			0.778	Pk Hr Factor	0.800	0.778	0.792
7 - 9 Volume	17	22			39	4 - 6 Volume	21	36	57
7 - 9 Peak Hour	07:30	07:15			07:15	4 - 6 Peak Hour	16:30	17:00	16:45
7 - 9 Pk Volume	11	15			24	4 - 6 Pk Volume	15	25	38
Pk Hr Factor	0.550	0.625			0.750	Pk Hr Factor	0.625	0.694	0.792

ATTACHMENT C
EXISTING INTERSECTION
LEVEL OF SERVICE WORKSHEETS

133 East Graves Avenue, Monterey Park
Existing Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #1 Garfield Avenue/Graves Avenue

Cycle (sec): 100 Critical Vol./Cap.(X): 0.616
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 41 Level Of Service: B

Street Name:	Garfield Avenue						Graves Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Ignore			Ignore		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0	1	1	0	1	0	1	0	0	1	0

Volume Module:	Garfield Avenue NB			Garfield Avenue SB			Graves Avenue EB			Graves Avenue WB		
Base Vol:	52	885	27	28	725	143	35	141	132	131	175	119
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	52	885	27	28	725	143	35	141	132	131	175	119
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	52	885	27	28	725	143	35	141	0	131	175	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	52	885	27	28	725	143	35	141	0	131	175	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	52	885	27	28	725	143	35	141	0	131	175	0

Saturation Flow Module:	Garfield Avenue NB			Garfield Avenue SB			Graves Avenue EB			Graves Avenue WB		
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	1.94	0.06	0.07	1.93	1.00	0.20	0.80	1.00	0.43	0.57	1.00
Final Sat.:	1600	3105	95	119	3081	1600	318	1282	1600	685	915	1600

Capacity Analysis Module:	Garfield Avenue NB			Garfield Avenue SB			Graves Avenue EB			Graves Avenue WB		
Vol/Sat:	0.03	0.28	0.29	0.02	0.24	0.09	0.02	0.11	0.00	0.08	0.19	0.00
Crit Moves:	****			****			****			****		

133 East Graves Avenue, Monterey Park
Existing Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #1 Garfield Avenue/Graves Avenue

Cycle (sec): 100 Critical Vol./Cap. (X): 0.637
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 43 Level Of Service: B

Street Name:		Garfield Avenue						Graves Avenue					
Approach:		North Bound			South Bound			East Bound			West Bound		
Movement:		L	T	R	L	T	R	L	T	R	L	T	R
Control:		Permitted			Permitted			Permitted			Permitted		
Rights:		Include			Include			Ignore			Ignore		
Min. Green:		0	0	0	0	0	0	0	0	0	0	0	0
Y+R:		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:		1	0	1	1	0	1	0	1	0	0	1	0

Volume Module:

Base Vol:	45	1016	83	85	825	60	38	120	134	66	73	66
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	45	1016	83	85	825	60	38	120	134	66	73	66
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	45	1016	83	85	825	60	38	120	0	66	73	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	45	1016	83	85	825	60	38	120	0	66	73	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	45	1016	83	85	825	60	38	120	0	66	73	0

Saturation Flow Module:

Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	1.85	0.15	0.19	1.81	1.00	0.24	0.76	1.00	0.47	0.53	1.00
Final Sat.:	1600	2958	242	299	2901	1600	385	1215	1600	760	840	1600

Capacity Analysis Module:

Vol/Sat:	0.03	0.34	0.34	0.05	0.28	0.04	0.02	0.10	0.00	0.04	0.09	0.00
Crit Moves:	****			****			****			****		

ATTACHMENT D
CUMULATIVE BASE INTERSECTION
LEVEL OF SERVICE WORKSHEETS

133 East Graves Avenue, Monterey Park
 Future Pre-Project Conditions
 AM Peak Hour

Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Garfield Avenue/Graves Avenue

Cycle (sec): 100 Critical Vol./Cap. (X): 0.618
 Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
 Optimal Cycle: 42 Level Of Service: B

 Street Name: Garfield Avenue Graves Avenue
 Approach: North Bound South Bound East Bound West Bound
 Movement: L - T - R L - T - R L - T - R L - T - R
 Control: Permitted Permitted Permitted Permitted
 Rights: Include Include Ignore Ignore
 Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0
 Y+R: 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0
 Lanes: 1 0 1 1 0 0 1 1 0 1 0 1 0 0 1

Volume Module:
 Base Vol: 52 885 27 28 725 143 35 141 132 131 175 119
 Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
 Initial Bse: 52 885 27 28 725 143 35 141 132 131 175 119
 Added Vol: 0 9 0 0 7 0 0 0 0 0 0 0
 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0
 Initial Fut: 52 894 27 28 732 143 35 141 132 131 175 119
 User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 0.00 1.00 1.00 0.00
 PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 0.00 1.00 1.00 0.00
 PHF Volume: 52 894 27 28 732 143 35 141 0 131 175 0
 Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
 Reduced Vol: 52 894 27 28 732 143 35 141 0 131 175 0
 PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 0.00 1.00 1.00 0.00
 MLE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 0.00 1.00 1.00 0.00
 Final Volume: 52 894 27 28 732 143 35 141 0 131 175 0

Saturation Flow Module:
 Sat/Lane: 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600
 Adjustment: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
 Lanes: 1.00 1.94 0.06 0.07 1.93 1.00 0.20 0.80 1.00 0.43 0.57 1.00
 Final Sat.: 1600 3106 94 118 3082 1600 318 1282 1600 685 915 1600

Capacity Analysis Module:
 Vol/Sat: 0.03 0.29 0.29 0.02 0.24 0.09 0.02 0.11 0.00 0.08 0.19 0.00
 Crit Moves: ****

133 East Graves Avenue, Monterey Park
Future Pre-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Garfield Avenue/Graves Avenue

Cycle (sec): 100 Critical Vol./Cap. (X): 0.640
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 43 Level Of Service: B

Street Name:	Garfield Avenue						Graves Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Ignore			Ignore		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0	1	1	0	1	0	1	0	0	1	0

Volume Module:	Garfield Avenue North Bound			Garfield Avenue South Bound			Graves Avenue East Bound			Graves Avenue West Bound		
Base Vol:	45	1016	83	85	825	60	38	120	134	66	73	66
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	45	1016	83	85	825	60	38	120	134	66	73	66
Added Vol:	0	11	0	0	7	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	45	1027	83	85	832	60	38	120	134	66	73	66
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	45	1027	83	85	832	60	38	120	0	66	73	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	45	1027	83	85	832	60	38	120	0	66	73	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	45	1027	83	85	832	60	38	120	0	66	73	0

Saturation Flow Module:	Garfield Avenue North Bound			Garfield Avenue South Bound			Graves Avenue East Bound			Graves Avenue West Bound		
Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	1.85	0.15	0.19	1.81	1.00	0.24	0.76	1.00	0.47	0.53	1.00
Final Sat.:	1600	2961	239	297	2903	1600	385	1215	1600	760	840	1600

Capacity Analysis Module:	Garfield Avenue North Bound			Garfield Avenue South Bound			Graves Avenue East Bound			Graves Avenue West Bound		
Vol/Sat:	0.03	0.35	0.35	0.05	0.29	0.04	0.02	0.10	0.00	0.04	0.09	0.00
Crit Moves:	***			***			***			***		

ATTACHMENT E
CUMULATIVE WITH PROJECT INTERSECTION
LEVEL OF SERVICE WORKSHEETS

133 East Graves Avenue, Monterey Park
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Garfield Avenue/Graves Avenue

Cycle (sec): 100 Critical Vol./Cap. (X): 0.630
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 43 Level Of Service: B

Street Name:	Garfield Avenue						Graves Avenue						
Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Permitted			Permitted			Permitted			Permitted			
Rights:	Include			Include			Ignore			Ignore			
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0	
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Lanes:	1	0	1	1	0	1	0	1	0	0	1	0	1

Volume Module:	Garfield Avenue			Graves Avenue		
Base Vol:	52	885	27	28	725	143
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	52	885	27	28	725	143
Added Vol:	0	9	6	8	7	0
PasserByVol:	0	0	0	0	0	0
Initial Fut:	52	894	33	36	732	143
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	52	894	33	36	732	143
Reduct Vol:	0	0	0	0	0	0
Reduced Vol:	52	894	33	36	732	143
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	52	894	33	36	732	143

Saturation Flow Module:	Garfield Avenue			Graves Avenue		
Sat/Lane:	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	1.93	0.07	0.09	1.91	1.00
Final Sat.:	1600	3086	114	150	3050	1600

Capacity Analysis Module:	Garfield Avenue			Graves Avenue		
Vol/Sat:	0.03	0.29	0.29	0.02	0.24	0.09
Crit Moves:	***	***	***	***	***	***

133 East Graves Avenue, Monterey Park
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Garfield Avenue/Graves Avenue

Cycle (sec): 100 Critical Vol./Cap.(X): 0.647
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 44 Level Of Service: B

Street Name: Garfield Avenue Graves Avenue
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Ignore			Ignore		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0	1	1	0	1	0	1	0	0	1	0

Volume Module:

Base Vol:	45	1016	83	85	825	60	38	120	134	66	73	66
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	45	1016	83	85	825	60	38	120	134	66	73	66
Added Vol:	0	11	3	4	7	0	0	1	0	5	1	5
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	45	1027	86	89	832	60	38	121	134	71	74	71
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	45	1027	86	89	832	60	38	121	0	71	74	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	45	1027	86	89	832	60	38	121	0	71	74	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	45	1027	86	89	832	60	38	121	0	71	74	0

Saturation Flow Module:

Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	1.85	0.15	0.19	1.81	1.00	0.24	0.76	1.00	0.49	0.51	1.00
Final Sat.:	1600	2953	247	309	2891	1600	382	1218	1600	783	817	1600

Capacity Analysis Module:

Vol/Sat:	0.03	0.35	0.35	0.06	0.29	0.04	0.02	0.10	0.00	0.04	0.09	0.00
Crit Moves:	****			****			****			****		

TECHNICAL MEMORANDUM

Date: January 31, 2014
To: Kookie Chavez – Meher Montessori School
From: Brian A. Marchetti, AICP
Subject: Supplemental Document to Traffic Impact Study – 133 East Graves Avenue, Monterey Park
KOA Project JB31102

At the January 15, 2014 Monterey Park City Council meeting, the public hearing for the proposed Montessori School project at 133 East Graves Avenue in Monterey Park was continued for 45 days. Included in the Council motion was a request to review data attachments that were discussed during the hearing by the Council, but not included in the traffic impact report.

The data in question was referenced within the "Pedestrian Safety" section on pages 10 and 11 of the October 29, 2013 KOA traffic impact study report. The data, including accident data provided by the Monterey Park Police Department and new daily volume counts conducted by KOA, is described and analyzed within that report section. The data had been reviewed by KOA and discussed with the City, during the analysis of potential all-way stop control at the adjacent Cecil Street/Graves Avenue intersection.

This analysis was not conducted as part of the City-required traffic impact analysis, nor was it conducted to satisfy State requirements under the California Environmental Quality Act or CEQA. The analysis was conducted to determine if all-way stop control could be used to provide specific pedestrian routes to and from the school site. It was determined, as described within the October 29, 2013 report, that all-way stop control would not be warranted by the compiled data.

The data is provided in two attachments. Attachment A provides the analyzed accident data that was generated by the City. Attachment B provides the daily traffic counts that were conducted by KOA.

ATTACHMENT A -
COMPILED ACCIDENT DATA

Print Date/Time 10/30/2013 11:34 AM

Accident Date/Time	Accident No.	Accident Type	Location	Incident No
05/28/2015 17:29:00	201320291	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2013-00020291
05/07/2013 16:45:00	201317381	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2013-00017381
01/25/2013 19:00:00	201303329	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2013-0003329
11/29/2012 16:00:00	201250744	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2012-00050744
08/09/2012 19:40:00	201232851	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2012-00032851
07/16/2012 15:30:00	201229302	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2012-00029302
04/02/2012 13:36:00	201213521	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2012-00013521
10/08/2011 18:10:00	201141808	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2011-00041808
12/22/2010 09:46:00	201055383	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2010-00055383
11/01/2010 15:17:00	201048221	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2010-00048221
06/30/2010 18:02:00	201028365	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2010-00028365
05/13/2010 19:05:00	201020589	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2010-00020589
12/07/2009 17:47:00	200949731	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2009-00049731
10/18/2009 09:35:00	200943146	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2009-00043146
03/14/2009 00:00:00	200910523	TC W/INJURY	S GARFIELD AVE / E GRAVES AVE, MPK	2009-00010523
08/25/2008 12:58:00	200836589	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2008-00036589
06/25/2008 07:03:00	200826666	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2008-00026666
06/20/2008 20:30:00	200825978	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2008-00025978
05/08/2008 14:47:00	200819224	PDO	S GARFIELD AVE / E GRAVES AVE, MPK	2008-00019224

Total Rows: 19

File Name: 20131030
Print Date/Time: 10/30/2013 11:35

<u>Accident</u>	<u>Accident No.</u>	<u>Accident Type</u>	<u>Location</u>	<u>Business No.</u>
01/12/2013 23:42:00	201301606	TC W/NO INJURY	S GRAVES AVE / S LINCOLN AVE, MPK	2013-00001606

12, night

Total Rows: 1

001

NOT A NEW SEARCH
Print Date/Time: 10/1/2013 10:04:25 AM

<u>Accident Date/Time</u>	<u>Accident No.</u>	<u>Accident Type</u>	<u>Location</u>	<u>Incident No.</u>
09/10/2012 12:14:00	201237608	TC W/NO INJURY	136 E GRAVES AVE, MPK	2012-00037608

1/2 mid-day

Total Rows: 1

MEHER MONTESSORI SCHOOL

10/30/2013 11:35 FAX 3237240028

ATTACHMENT B -
COMPILED DAILY VOLUME DATA

VOLUME

Graves Ave w/o Cecil St

Day: Monday
Date: 10/28/13City: Monterey Park
Project #: CA13_5570_001

DAILY TOTALS					NB	SB	EB		WB		Total
					0	0	1,951		2,359		4,310
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			6	0	6	12:00			33	37	70
00:15			5	0	5	12:15			33	27	60
00:30			4	6	10	12:30			27	33	60
00:45			6	21	28	12:45			31	124	155
01:00			8	3	11	13:00			15	31	46
01:15			4	4	8	13:15			20	34	54
01:30			2	4	6	13:30			28	36	64
01:45			6	20	26	13:45			43	106	149
02:00			3	0	3	14:00			18	39	57
02:15			0	2	2	14:15			41	34	75
02:30			6	4	10	14:30			57	41	98
02:45			0	9	9	14:45			66	182	248
03:00			1	3	4	15:00			47	37	84
03:15			0	0	0	15:15			26	37	63
03:30			3	2	5	15:30			28	26	54
03:45			1	5	6	15:45			36	137	173
04:00			0	5	5	16:00			41	25	66
04:15			1	5	6	16:15			44	38	82
04:30			3	1	4	16:30			46	39	85
04:45			3	7	10	16:45			38	169	207
05:00			0	7	7	17:00			52	44	96
05:15			1	9	10	17:15			68	36	104
05:30			1	10	11	17:30			69	45	114
05:45			10	12	22	17:45			74	263	337
06:00			2	16	18	18:00			67	43	110
06:15			6	17	23	18:15			51	27	78
06:30			5	24	29	18:30			46	42	88
06:45			9	22	31	18:45			50	214	264
07:00			10	47	57	19:00			41	28	69
07:15			26	83	109	19:15			36	19	55
07:30			39	119	158	19:30			19	34	53
07:45			71	146	217	19:45			27	123	150
08:00			39	55	94	20:00			19	13	32
08:15			22	61	83	20:15			25	23	48
08:30			19	53	72	20:30			24	10	34
08:45			22	102	124	20:45			0	68	68
09:00			19	48	67	21:00			0	0	0
09:15			15	45	60	21:15			0	0	0
09:30			15	38	53	21:30			0	0	0
09:45			18	67	85	21:45			0	0	0
10:00			18	37	55	22:00			0	0	0
10:15			16	42	58	22:15			0	0	0
10:30			27	32	59	22:30			0	0	0
10:45			11	72	83	22:45			0	0	0
11:00			18	35	53	23:00			0	0	0
11:15			23	29	52	23:15			0	0	0
11:30			25	41	66	23:30			0	0	0
11:45			16	82	98	23:45			0	0	0
TOTALS			565	1196	1761	TOTALS			1386	1163	2549
SPLIT %			32.1%	67.9%	40.9%	SPLIT %			54.4%	45.6%	59.1%

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	1,951	2,359	4,310
AM Peak Hour	07:15	07:15	07:15	PM Peak Hour	17:15	17:00	17:15		
AM Pk Volume	175	347	522	PM Pk Volume	278	168	445		
Pk Hr Factor	0.616	0.729	0.811	Pk Hr Factor	0.939	0.933	0.951		
7 - 9 Volume	248	567	815	4 - 6 Volume	432	305	737		
7 - 9 Peak Hour	07:15	07:15	07:15	4 - 6 Peak Hour	17:00	17:00	17:00		
7 - 9 Pk Volume	175	347	522	4 - 6 Pk Volume	263	168	431		
Pk Hr Factor	0.616	0.729	0.811	Pk Hr Factor	0.889	0.933	0.921		

VOLUME

Cecil St s/o Graves Ave

Day: Monday
Date: 10/28/13City: Monterey Park
Project #: CA13_5570_002

DAILY TOTALS					NB	SB	EB		WB		Total
					354	168	0		0		522
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	1			1	12:00	7	3			10
00:15	2	1			3	12:15	6	0			6
00:30	2	2			4	12:30	8	2			10
00:45	2	6	1	5	3	12:45	5	26	1	6	32
01:00	0	1			1	13:00	5	3			8
01:15	0	1			1	13:15	3	2			5
01:30	1	0			1	13:30	4	1			5
01:45	0	1	0	2	0	13:45	10	22	6	12	34
02:00	0	0			0	14:00	6	1			7
02:15	0	0			0	14:15	11	0			11
02:30	1	0			1	14:30	10	4			14
02:45	0	1	0		0	14:45	9	36	2	7	43
03:00	0	0			0	15:00	3	2			5
03:15	0	0			0	15:15	7	2			9
03:30	0	1			1	15:30	3	2			5
03:45	0	0	1		0	15:45	7	20	2	8	28
04:00	1	0			1	16:00	10	1			11
04:15	1	0			1	16:15	10	2			12
04:30	0	1			1	16:30	8	3			11
04:45	1	3	0	1	1	16:45	8	36	0	6	42
05:00	0	0			0	17:00	10	3			13
05:15	2	0			2	17:15	6	2			8
05:30	0	1			1	17:30	8	3			11
05:45	1	3	1	2	2	17:45	10	34	5	13	47
06:00	1	1			2	18:00	8	3			11
06:15	0	3			3	18:15	15	2			17
06:30	1	1			2	18:30	9	2			11
06:45	1	3	4	9	5	18:45	9	41	7	14	55
07:00	3	3			6	19:00	6	2			8
07:15	7	5			12	19:15	3	1			4
07:30	3	15			18	19:30	5	1			6
07:45	8	21	12	35	20	19:45	5	19	1	5	24
08:00	3	4			7	20:00	5	1			6
08:15	4	2			6	20:15	5	2			7
08:30	5	0			5	20:30	3	2			5
08:45	3	15	6	12	9	20:45	1	14	0	5	19
09:00	7	2			9	21:00	0	0			0
09:15	4	0			4	21:15	0	0			0
09:30	4	3			7	21:30	0	0			0
09:45	1	16	3	8	4	21:45	0	0			0
10:00	4	3			7	22:00	0	0			0
10:15	2	0			2	22:15	0	0			0
10:30	2	3			5	22:30	0	0			0
10:45	4	12	1	7	5	22:45	0	0			0
11:00	8	1			9	23:00	0	0			0
11:15	6	4			10	23:15	0	0			0
11:30	4	1			5	23:30	0	0			0
11:45	7	25	4	10	11	23:45	0	0			0
TOTALS	106	92			198	TOTALS	248	76			324
SPLIT %	53.5%	46.5%			37.9%	SPLIT %	76.5%	23.5%			62.1%

DAILY TOTALS					NB	SB	EB	WB	Total
					354	168	0	0	522
AM Peak Hour	11:45	07:15		07:15	PM Peak Hour	17:45	18:00		18:00
AM Pk Volume	28	36		57	PM Pk Volume	42	14		55
Pk Hr Factor	0.875	0.600		0.713	Pk Hr Factor	0.700	0.500		0.809
7 - 9 Volume	36	47		83	4 - 6 Volume	70	19		89
7 - 9 Peak Hour	07:00	07:15		07:15	4 - 6 Peak Hour	16:00	17:00		17:00
7 - 9 Pk Volume	21	36		57	4 - 6 Pk Volume	36	13		47
Pk Hr Factor	0.656	0.600		0.713	Pk Hr Factor	0.900	0.650		0.783

EXHIBIT G

Planning Commission Resolution No. 42-73; Planning Commission Resolution No. 39-76; City Council Resolution No. 7993; Planning Commission Resolution No. 40-76; Planning Commission Resolution No. 47-87

RESOLUTION NO. 47-87

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF MONTEREY PARK APPROVING A
CONDITIONAL USE PERMIT FOR 133 EAST GRAVES

THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK DOES RESOLVE AS
FOLLOWS:

SECTION 1. The Planning Commission hereby finds and determines that an application has been filed by St. Gabriel's Episcopal Church for a Conditional Use Permit, pursuant to Chapter 21.70 of the Monterey Park Municipal Code to allow the operation of a private elementary school and preschool with extended day care facilities within an existing church on a portion of Lot 15, Block J, of Tract 786, known as 133 East Graves Avenue, in Zone R-3; that due notice of public hearing on such application was published and mailed as required by Ordinance; that a public hearing was held thereon; that said public hearing was duly closed.

SECTION 2. Said Conditional Use Permit is APPROVED based on the following findings:

1. Based on the evidence in the Environmental Assessment Questionnaire, the Planning Commission adopts the findings in said questionnaire and determines that the project will have no significant adverse effect on the environment and adopts and affirms the submitted Negative Declaration.
2. That the site is adequate in size, shape and topography for the proposed use in that the subject property contains approximately 38,500 square feet and has sufficient area for outdoor recreational use which is relatively flat and is fenced.
3. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use in that the subject property fronts Graves Avenue, a 60 foot-wide right-of-way street having sufficient capacity to accommodate the additional traffic generated by the proposed use. Sufficient parking to serve the use exists on-site.
4. That the proposed use is deemed to be part of the General Plan and shall subserve the objectives of the General Plan and the Zoning Ordinance and conform thereto in that the General Plan classifies the property as High Density Residential and the property is zoned R-3 (High Density Residential); educational institutions are permitted uses in the R-3 Zone subject to an approved Conditional Use Permit.

5. That the proposed use will not have an adverse effect upon the use, enjoyment, or valuation of adjacent property in the neighborhood in which it is proposed in that the site, classrooms and play areas are sufficient in size to accommodate the proposed use; proper institutional yards are provided; the property is fenced along the perimeter and interior fencing and gates are provided.
6. For any use, other than a use within the ambit of the First Amendment of the United States Constitution, that the proposed use will not have an adverse effect on the public health, safety, and general welfare in that the subject property contains approximately 38,500 square feet and has sufficient area for outdoor recreational use which is relatively flat and is fenced.

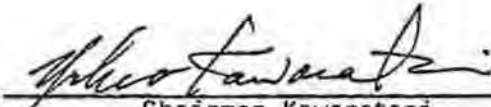
SECTION 3. The Planning Commission hereby finds and determines that said Conditional Use Permit be APPROVED subject to the following conditions:

1. The school program shall operate between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, only.
2. Total enrollment of students or children in the combined programs shall not exceed the maximum number of pupils that can be accommodated by the approved play areas; provided that in any case, the number of pupils shall not exceed 75.
3. All required parking lot areas shall be upgraded and all parking stalls shall be appropriately striped and shall be available for use during church services and other church-related activities.
4. A four-foot wide sidewalk shall be constructed between the existing patio, located between the classroom buildings and church hall, and the parking lot located east of the church hall.
5. Installation and maintenance of landscaping and irrigation along the northeasterly property line, subject to approval of the planner.
6. A complete plot plan showing details of the play areas shall be submitted for approval by the planner. Any dual use of required parking areas shall not interfere with said required parking area.
7. All play areas must maintain the minimum required 15 foot yard along common residential property lines.

PLANNING COMMISSION
RESOLUTION NO. 47-87
PAGE 3

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Council.

Adopted and approved this 24th day of November, 1987.


Chairman Kawaratani

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at a regular meeting held on the 24th day of November 1987, by the following vote of the Planning Commission:

AYES: Commissioners Fong, Rodriguez, Ristic and Kawaratani.
NOES: Commissioner Chin.
ABSENT: None


(M. Margo Wheeler, Secretary

6:13:P78

RESOLUTION NO. 7994

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF MONTEREY PARK GRANTING A CONDITIONAL USE
PERMIT FOR A PRE-SCHOOL CENTER

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

SECTION 1. The City Council hereby finds and determines that an application by Agustin Perez for a conditional use permit to allow a Head Start Pre-School Center on a portion of Lot 15, Block J, Tract 786, known as 133 East Graves Avenue in Zone R-3, was granted by the Planning Commission in Resolution No. 40-76, and the City Council has held a duly noticed public hearing on the appeal thereof.

SECTION 2. Based on the evidence presented at said hearing and in the Assessment of Environmental Impact, the City Council adopts the findings in the Assessment of Environmental Impact and determines that the project will have no significant effect on the environment, and adopts and affirms the submitted Negative Declaration.

SECTION 3. The City Council further finds and determines that the findings of the Planning Commission as set forth in Section 2 of Resolution 40-76 are true and correct.

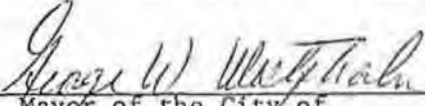
SECTION 4. Said conditional use permit is hereby granted subject to each and every one of the following conditions:

1. The designated parking spaces within the 4,140-square-foot parking-play area shall be maintained for parking for the church uses.
2. The applicant shall submit detailed landscaping plans for the 5-foot strip between the curb and chain link fence adjacent to the parking-play area for review and approval by the Planning Director, and the approved landscaping shall be installed prior to occupancy.
3. The enrollment shall not exceed 15 pupils in one class.
4. Only the classroom indicated on the submitted plan, date-stamped August 6, 1976, shall be utilized for the proposed school.
5. A solid block wall six feet in height be constructed along the southwesterly side lot line of the subject property abutting 557 Cecil Street and connecting to an existing block wall.

Resolution No. 7994

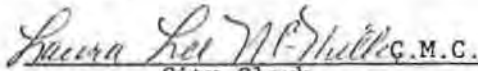
SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 25th day of October, 1976.



Mayor of the City of
Monterey Park, California

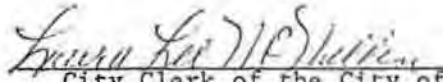
ATTEST:



City Clerk

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 25th day of October, 1976, by the following vote of the Council:

AYES: Westphaln, Ige, Manibog, Davis.
NOES: None
ABSENT: Martinez



City Clerk of the City of
Monterey Park, California

C.M.C.

RESOLUTION NO. 40-76

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MONTEREY PARK GRANTING A CONDITIONAL USE PERMIT

THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds and determines that an application has been filed by Agustin Perez, Azteca Pre-School (Head Start) for a Conditional Use Permit, pursuant to Section 9265, et. seq., of the Monterey Park Municipal Code, to permit the establishment of a Head Start Pre-School Center on a portion of Lot 15, Block J, Tract 786, known as 133 East Graves Avenue in Zone R-3; that due notice of public hearing on such application was published and mailed as required by Ordinance; that public hearing was held thereon; that said public hearing was duly closed.

SECTION 2. Said Conditional Use Permit is GRANTED on the following findings:

- A. The project will have no significant environmental effect based on the completed assessment of environmental impact and that a Negative Declaration has been properly prepared in accordance with State and City laws and regulations.
- B. That the site is adequate in size, shape, topography and circumstances for the proposed use in that subject property contains approximately 38,500 sq. ft. with a 4,140 sq. ft. fenced play-parking area which may be utilized totally for playground purposes during school hours without interfering with off-street parking requirements.
- C. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use in that the subject property fronts on Graves Avenue, a secondary arterial having sufficient capacity to carry the type of additional traffic that would be generated by the proposed use.
- D. That the proposed use is deemed to be part of the General Plan, or its objectives, and shall subserve the objectives of the General Plan and Zoning Ordinance and conform thereto in that the subject Head Start Pre-School use is consistent with the Zoning Ordinance which permits such uses in the R-3 Zone and consistent with the General Plan which designates the general area for multiple residential land use.
- E. That the proposed use will serve to protect the public health, safety and general welfare, and preserve and enhance the stability and balance of the community, particularly of the neighborhood in that the proposed school will serve the immediate area and provide additional educational facility.
- F. That the proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent property or upon the public health, safety and general welfare in that the site, classroom and play area are all sufficient in size to accommodate the proposed use and sufficiently distant from adjacent residences so as not to cause any adverse effect on adjacent neighbors.

SECTION 3. The Planning Commission hereby finds and determines that said Conditional Use Permit be GRANTED subject to the following conditions:

1. That the 4,140 sq. ft. parking-play area be maintained as a partial parking area for the church uses.
2. That the applicant submit detailed landscaping plans of the 5' strip between the curb and chain link fence adjacent to the parking-play area for review and approval by the Planning Director, and that the approved landscaping be installed prior to occupancy.

3. That the enrollment does not exceed 15 pupils, or one class.
4. That only the classroom indicated on the submitted plan, date stamped August 6, 1976, be utilized for the proposed school.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward a copy thereof to the City Council:

Adopted and approved this 7th day of September, 1976.

Chairman

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at a regular meeting held on the 7th day of September, 1976, by the following vote of the Planning Commission:

AYES:	Commissioners Fiebelkorn, Gastelum, Ishino
NOES:	None
ABSENT:	Commissioner Nolan

Secretary

RESOLUTION NO. 7993

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF MONTEREY PARK GRANTING A CONDITIONAL USE
PERMIT FOR A PRIVATE EDUCATIONAL INSTITUTION

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

SECTION 1. The City Council hereby finds and determines that an application by Alan J. Hemenway for a conditional use permit to allow a private educational institution on a portion of Lot 15, Block J, Tract No. 786, known as 133 East Graves Avenue, in Zone R-3, was granted by the Planning Commission in Resolution No. 39-76, and that the City Council has held a duly noticed public hearing on the appeal thereof.

SECTION 2. Based on the evidence presented at said hearing and in the Assessment of Environmental Impact, the City Council adopts the findings in the Assessment of Environmental Impact and determines that the project will have no significant effect on the environment, and adopts and affirms the submitted Negative Declaration.

SECTION 3. The City Council further finds and determines that the findings of the Planning Commission as set forth in Section 2 of Resolution No. 39-76 are true and correct.

SECTION 4. Said conditional use permit is hereby granted subject to each and every one of the following conditions:

1. The designated parking spaces within the 4,140-square-foot parking-play area shall be maintained for parking for the church uses.
2. The applicant shall submit detailed landscaping plans for the 5-foot strip between the curb and chain link fence adjacent to the parking-play area for review and approval by the Planning Director, and the approved landscaping shall be installed prior to occupancy.
3. The enrollment shall not exceed 43 pupils.
4. Only the classrooms indicated on the submitted plan, date-stamped August 9, 1976, shall be utilized for the proposed school.
5. A solid block wall six feet in height be constructed along the southwesterly side lot line of the subject property abutting 557 Cecil Street and connecting to an existing block wall.

Resolution No. 7993

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 25th day of October, 1976.

George W. Westphal
Mayor of the City of
Monterey Park, California

ATTEST:

Laura Lee McMillen C.M.C.
City Clerk

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 25th day of October, 1976, by the following vote of the Council:

AYES: Westphal, Ige, Manibog, Davis.
NOES: None
ABSENT: Martinez

Laura Lee McMillen C.M.C.
City Clerk of the City of
Monterey Park, California

RESOLUTION NO. 39-76

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MONTEREY PARK GRANTING A CONDITIONAL USE PERMIT

THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds and determines that an application has been filed by Alan J. Hemenway, Monterey Park School, for a Conditional Use Permit, pursuant to Section 9265, et. seq., of the Monterey Park Municipal Code, to permit the establishment of a private educational institution on a portion of Lot 15, Block J, Tract No. 786, known as 133 East Graves Avenue in Zone R-3; that due notice of public hearing on such application was published and mailed as required by Ordinance; that public hearing was held thereon; that said public hearing was duly closed.

SECTION 2. Said Conditional Use Permit is GRANTED on the following findings:

- A. The project will have no significant environmental effect based on the completed assessment of environmental impact and that a Negative Declaration has been properly prepared in accordance with State and City laws and regulations.
- B. That the site is adequate in size, shape, topography and circumstances for the proposed use in that the subject property contains approximately 38,500 sq. ft. with a 4,140 sq. ft. fenced play-parking area which may be utilized totally for playground purposes during school hours without interfering with off-street parking requirements.
- C. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use in that the subject property fronts on Graves Avenue, a secondary arterial having sufficient capacity to carry the type of additional traffic that would be generated by the proposed use.
- D. That the proposed use is deemed to be part of the General Plan, or its objectives, and shall subserve the objectives of the General Plan and Zoning Ordinance and conform thereto in that the subject private elementary school use is consistent with the Zoning Ordinance which permits such uses in the R-3 Zone and consistent with the General Plan which designates the general area for multiple residential land use.
- E. That the proposed use will serve to protect the public health, safety and general welfare, and preserve and enhance the stability and balance of the community, particularly of the neighborhood in which it is proposed in that the proposed school will serve the immediate area and provide an alternate educational facility.
- F. That the proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent property or upon the public health, safety and general welfare in that the site, classrooms and play areas are all sufficient in size to accommodate the proposed use and sufficiently distant from adjacent residences so as not to cause any adverse effect on adjacent neighbors.

SECTION 3. The Planning Commission hereby finds and determines that said Conditional Use Permit be granted subject to the following conditions:

1. That the designated parking spaces within the 4,140 sq. ft. parking-play area be maintained for parking for the church uses.
2. That the applicant submit detailed landscaping plans of the 5' strip between the curb and chain link fence adjacent to the parking-play area for review and approval by the Planning Director, and that the approved landscaping be installed prior to occupancy.

3. That the enrollment does not exceed 43 pupils.

4. That only the classrooms indicated on the submitted plan, date stamped August 9, 1976, be utilized for the proposed school.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward a copy thereof to the City Council.

Adopted and approved this 7th day of September, 1976.

Chairman

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at a regular meeting held on the 7th day of September, 1976, by the following vote of the Planning Commission:

AYES:	Commissioners Fiebelkorn, Gastelum, Ishino
NOES:	None
ABSENT:	Commissioner Nolan

Secretary

RESOLUTION NO. 42-73

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF MONTEREY PARK GRANTING A
SPECIAL USE PERMIT

THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds and determines that an application for a Special Use Permit has been filed by The Episcopal Church of the Holy Spirit, pursuant to Sections 9209.1.5 and 9225 of the Monterey Park Municipal Code, to permit the expansion of an existing thirty-four children Child Day Care Center (Monterey Park Child Development Institute) to accommodate fifty-four children, on Lot 15, Block J, Tract No. 786, known as 133 East Graves Avenue, in Zone R-3; that due notice of public hearing on such application was published and mailed as required by Ordinance; that a public hearing was held thereon; that said public hearing was duly closed.

SECTION 2. The Planning Commission hereby finds and determines that the applicant has satisfied the requirements of Section 9225.02.A, to wit:

- A. That the site is adequate in size, shape, topography and circumstances for the proposed use; and
- B. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use; and
- C. That the proposed use is deemed to be part of the General Plan, or its objectives, and shall subserve the objectives of the General Plan and Zoning Ordinance and conform thereto; and
- D. That the proposed use will serve to protect the public health, safety and general welfare, and preserve and enhance the stability and balance of the community, particularly of the neighborhood in which it is proposed; and
- E. That the proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent property or upon the public health, safety and general welfare.

These findings are based on facts and reasons stated in the Planning Commission minutes of August 7, 1973.

SECTION 3. The Planning Commission hereby grants a Special Use Permit subject to the following conditions:

1. That the area between the east lot line and the buildings not be used for play purposes;
2. That the front 7' of the front yard be landscaped, the landscaping to be reviewed and approved by the City Planner;
3. That no permanent nursery equipment be permitted on the existing parking lot;
4. That the nursery school and other church activities not be held concurrently, in order to insure that the parking lot serve its primary purpose;
5. That a 6' high masonry wall along the buildings at the easterly lot line be required, after review by the Planning Commission, if there are sufficient complaints to warrant such a wall; and
6. That there be a maximum of fifty-four (54) children permitted on the premises at any one time.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Council.

Adopted and approved this 7th day of August, 1973.


Chairman

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at a regular meeting held on the 7th day of August, 1973, by the following vote of the Planning Commission:

AYES: Fiebelkorn, Iguchi, Martinez
NOES: Douglass
ABSENT: Mumper


Secretary

EXHIBIT H

Opposition Letters

Nov. 12, 2013

Planning Commissioners
City of Monterey Park
320 West Newmark Ave.
Monterey Park, California 91754-2896

Re: St. Gabriel Episcopal Church-133E. Graves Ave.

Dear Commissioners,

We are the two unfortunate families lived right next to the east side of the church for the last 20 years. The proposed permit changes the use to private middle school and preschool with extended child day care. It must also bring environment impacts, like traffic, congestion, safety, noise, and property value drop.

Since the church is 9 feet to the chicken-wired fence and the fence is 10 to our house(photo attached), we expect complete madness and crisis with 75 students screaming and yelling, because the church has no recreation area. They have used the small triangle parking as basketball court that fit about 5 people which is right next to our property.

We therefore request before the permit is granted, a 10' tall brick wall be built to replace the current chicken-wired fence, from Graves Ave. to the back fence.

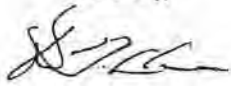
This will prevent students to climb over, reduce noise from their basket play, and define what is school and what is residence.

Also, There is similar wall currently exists to the Westside of the church. Further, The same school on 2009 S. Garfield Ave. has tall wall between school and Residence. We need one too. Since we did not request the change of use from church to school, the cost of the wall should be paid by school or church

We believe this change of use will lower the quality of life of nearby residents for the purpose of profitability of the School and Church.

We request the Planning Commission to disapprove this proposal.

Sincerely,



David Chow
557 Cecil St.



Janet Guo
559 Cecil St.

Nov. 8, 2013

Yahya Chan
123 E Graves Ave
Monterey Park, California 91755
310-904-2000

RECEIVED

Dear Commissioners at Monterey Park Planning,

NOV 12 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

We should all ask ourselves, **"Would I want this school next to my house?"**

After reviewing all that complaints, what is your answer? What really matter is the opinion from the residents who lives around the school.

I hope you saw the streets on Graves, Cecil and Lincoln with hundreds of opposing signs voicing rejection from the people. It's real, not "misinformation", it's the truth.

I will introduce one of the many hidden costs and bondages we must burden for this school and church from this badly placed school location. In a real estate sale of a home, the seller (me) is required to fill out a form called a Property Disclosure form. It's legally binding and enforceable under California Real Estate Law up to 1 year after the sale. One of the questions I will be required to answer is:

#11) are you (the seller) aware of any neighborhood noise problems or nuisances?

This clearly means, by law, I must disclose ANY noise or disturbances that affect the property which will undoubtedly

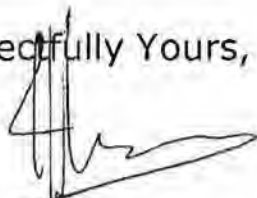


include the school student noise and drop off and pick up disturbances and the nightly garbage truck service. This materially affects my price and marketability of my home. Why do I need to bear the financial burden and risk the lost sale of my house because of a school that imposes that kind of force on my finances and freedom? Has John Page revealed this fact? **Again I ask you, "Do you want this school next to your house?"**

Also I am required to disclose any insurance incidents that occurred on the property which would include ANY 3rd party auto collision and personal injury, even if I'm not at fault. This disclosure will also affect my house salability when a student related liability action occurs. Being 30 feet away, my chances of increased liability are certain if this school is granted this permit according to state insurance surveys. Both disclosures mentioned above have an industry standard drop in price of \$30,000 - \$60,000. Commissioners, you are asking too much of us, let us live in peace, move this school to a better location, out of Graves where I guarantee everyone will be happy, and you will be celebrated as a commissioner for the people.

Please do not make life financially harder on us in this difficult economy. We like our peace, quiet, street parking and neighbors. A school of this financial status can be smarter and more conscious of it's location... relocate it!

Respectfully Yours,



Yahya Chan

310-904-2000 (cell)

Date:

Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

Page 293 of 363

Nov, 10, 2013

Nathan Shimizu
614 Craighurst Terr
Monterey Park, CA 91755

RECEIVED

NOV 12 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT

Dear Planning Commission,

I became aware of this issue in May 2013. I cannot believe it has taken you this long to reject this application. Do you not see the elephant in the room? It is the wrong place for a school and definitely the wrong place to be adding a bunch of stop signs and no parking signs. Wrong, Wrong, Wrong!

You must decline this permit today because it will not live up to the school's so-called "facts." We do not want to be the testing ground on a whole bunch of traffic changes and safety promises. I've heard their speeches about how the church is "so beautiful" and the neighborhood is so great. That is true and we want to keep it that way. Find a new neighborhood that wants your school.

This school should do it's homework and choose a better location with the local people (who live here) in mind. We cannot afford to send our children to that school and it's just not cohesive to the area's make up in regards to safety, honesty, and peace. Don't force this on us, you will regret that decision, it will follow you around for a long long time.

Do not disrupt our neighborhood. We urge you to consider how this key decision will be stuck to your name as long as you serve Monterey Park.

Sincerely,



**NO NEW MIDDLE SCHOOL ON GRAVES AVE. - IT'S REALLY
WHAT WE BELIEVE.**

Nathan Shimizu
614 Craighurst Terr
Monterey Park, CA 91755

11/5/13

Monterey Park
Planning Commission
City Hall

RECEIVED

NOV 12 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

Dear Commissioners,

Please do not approve this school to open on 133 Graves Ave. I feel like city hall and your planning commission are not in touch with the daily experiences with Graves Ave traffic. If you ask any Graves morning driver, it's a lot traffic to handle each day and you should believe every word anyone says about it. Anybody can count cars and compare it to city data, but this is real life real people trying to get to work and school in "right now" traffic. The best thing you can do about the traffic on Graves is leave it alone and don't add more cars. That's the last thing we need.

If you add more cars to this area, it will not look good for your future and mine. Reject this permit and help them find a vacant school in a better location or put overflow classrooms on their current campus. There are other places that would want this school renting space from them. Please use your heads, don't put it on us, decline this permit.

Regards,



Nathan Shimizu

11/11/13

**Martin Higuera
525 South Russell Ave
Monterey Park, California 91755**

RECEIVED

NOV 12 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT

Dear Planning Commissioners,

I am a law enforcement veteran of 18 years and a resident of Monterey Park for over 45 years. I reside in the area near the new school's proposed location, which I am opposed.

I am writing to describe the standard procedure in which traffic accident reports are generally reported. An Officer assisted traffic report is not mandatory unless there is complained of personal injury at the scene of the traffic accident. All other traffic accidents involving property only are required to exchange license, registration and insurance information only.

Reported accidents will appear deceptively lower than the real number of accidents that occur because of this reporting procedure.

Sincerely,



Martin Higuera

11/11/2013

Micky Kwan
645 Craighurst Ter.
Monterey Park, CA 91755

Dear Monterey Park Planning Commissioners,

According to what my neighbors have told me, a school will be opened; the representatives of the school say there will be only 4 students, but their application on city file says 75. They also say there should be "over 50" parking spaces, but in reality, it could only provide less than 30. They refuse to tell public the truth.

The school did not tell us that we won't be able to park on Graves on weekdays anymore. The school also said that the noise won't bother us, but we were bothered by the noise of the children at Repetto Elementary School all day. With the current traffic on Graves, residents on Craighurst Terrace already have a hard time getting onto the street. I cannot imagine the flow of traffic if there is a school on Graves. This is also very dangerous, because the children will try to cross the streets or play close to the streets. Drivers coming up Graves from Garfield have difficulty noticing cars turning to or from Craighurst Terrace, so it will be very unlikely for them to see children until they reach the top of the slope.

I do not believe anything the school has claimed after reading information regarding their permit application. Hundreds of signs show "No new Middle School on Graves" in our neighborhood to state our grievances and objections to this proposal. The school should understand the residents' concerns and look for a different location somewhere else.

You cannot go against the concerns of the residents in this area. I strong demand this permit be denied and the school move to a better location.

RECEIVED

NOV 12 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT

Sincerely,



Micky Kwan

Attention Monterey Park Planning Commission:
 Graves Community is Against John Page Meher School.
 I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E
 Graves Ave. Monterey Park, CA 91755

RECEIVED

NOV 12 2013

* Ilie K-YU 626-203 323 Peach St #4 3392 Monterey Park, CA 91755	Leilani Morales 626-1020 1000 Fulton Ave. 673-5120 Monterey Park, CA 91755-1xm8995 @lausd.net	CITY OF MONTEREY PARK COMMUNITY DEVELOPMENT DEPT.
THAO PHAM 626-8632078 6275 Russell Ave 91755	Jorge Morales 626-1020 1000 Fulton Ave. 673-5120 Monterey Park, CA 91755	
KURT HUYNH TIPHAM 71 625 S. Russell Ave 91755	OLGA JACQUEZ 1591 Lupine Ave Monterey Park, CA 91754	
Say Long 1658 S. Grayfield Ave Monterey Park, CA 91754	Jessica Brito 1591 Lupine Ave. Monterey Park, CA 91754	
Daniel Kamei 262 Lupine Place Monterey Park, CA 91755	Rebeckah Lee 626-378-1000 1801 Fulton Ave scrutonibba@charter.net Monterey Park, CA 91755	
Jenny Wong 603 Russell Ave #C Monterey Park, CA 91755	James Villaroman 626-487-9157 1801 Fulton Ave. lakersbasketball80@yahoo.com Monterey Park, CA 91755	
Alex Chao 668-829846 660 Craighurst Ter. M.P.	Rob Daltorio beltrunner@sbcglobal.net 1800 Fulton Ave Monterey Park, CA 91755	
Polwin Chan 626-3202937 130 S. Nicholson Ave Monterey Park, CA 91755	Audrey Daltorio 1800 Fulton Ave Monterey Park, CA 91755	
SYLVIA POON 1048 Bradshaw Ave Monterey Park, CA 91754 sylvia.poon-usa@yahoo.com	Diana Daltorio 1800 Fulton Ave. Monterey Park, CA 91755	
Rosie Yocupicio 327 E. GRAVES AVE MONTEREY PARK, CA 91755	Robert Daltorio 1800 Fulton Ave. Monterey Park, CA 91755	

Attention Monterey Park Planning Commission:
 Graves Community is Against John Page Meher School.
 I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E
 Graves Ave. Monterey Park, CA 91755

Beatriz R. Carrion 649 Cecil St Mont. Park CA 91755	Heraldino Flood 311 E. GRAVES AVE M. P., CA. 91755
Tom Liu 583 Grandridge Ave Monterey Park CA 91754	Judy LARDO 500 E GRAVES AVE Monterey Park, CA 91755
Janice T. Wood 433 Brightwood M.P. CA 91754	Jenny Ni 608 Cecil mont. pk.
Alex Chan 660 Craighurst Ter. Monterey Park 91754	Swee Ling Cecil St.
Albert Judge 628 Craighurst Ter. Monterey Park, CA 91755	Yahya Chan 310-904-2000 123 East Graves Ave Yahya.chan@live.com Monterey Park CA 91755
Angie LWA out of town	Jenny Hua 1152 FULTON AVE MONTEREY PARK CA 91755
John A. Veldy 181 E. GRAVES AVE. MONTEREY PARK, CA. 91755	ABEL ESTRADA FR. (626) 915-3221 978 S. GRANDRIDGE AVE MONTEREY PARK CA. 91754
Lourdes Salazar 230 E GRAVES AVE MONTEREY PARK 91755	Michael Lin 690 S Lincoln Ave Monterey Park CA 91755
Polly YOUNG 345 E GRAVES AVE. Monterey Park CA 91755	Gene Mak 324 S Lincoln Ave M.P. CA 91755
374 E Graves Ave Monterey Park CA 91755	John Mak 501 Taylor Dr Monterey Park CA 91755

W

Attention Monterey Park Planning Commission:
 Graves Community is Against John Page Meher School.
 I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E
 Graves Ave. Monterey Park, CA 91755

Ryohai Kawanabe 424 Grandview St. Monterey	Barbara Monterey Park 637 KEMPTON AVE NO. 91755.
Anselmo Ramos 406 E. Graves Ave. Monterey Park, CA 91755	W.36 KEMPTON MPK 91755
Anselmo Ramos Via gmail.com 310 829-5018	625 S. Russell Ave
65 CRAIGST SIV M. TUN	626 280 7989
645 CRAIGHURST JMT	Susan note 626 319 8226
Virginia Zia-Lopez 625 Russell Ave Monterey Park, CA 91755	Quet Huynh 625 S Russell Ave Monterey Park CA 91755
Rosie Rosa 775 Sefton Ave Monterey Park	626 235-1710 daddygirl685@gmail.com
Andrea Andrade 2016 S. Garfield Ave Monterey Park Apt.	RICHARD ODAGAWA 800 KEMPTON AVE
MARY PROVENZANO 301 W. GRAVES ST. MONTEREY PARK CA	131 E. Graves Ave
Esthella Zia 626 880-6895 637 KEMPTON AVE Monterey Park Ca 91755	Linda Brown 156 E. Graves Ave Monterey Park, CA 91755 (626) 821-5300

Attention Monterey Park Planning Commission:

Graves Community is Against John Page Meher School.

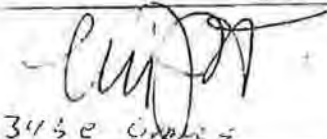
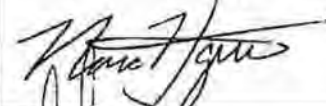
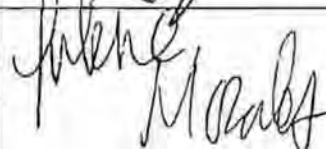
I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E Graves Ave. Monterey Park, CA 91755

Robert (Soto) Soto 532 Everett	Charles 606 S Sefion
MARGO SOTO 2857834 532 Everett Ave	416 graves Ave
607 Sefion Joel Gutierrez	191 East graves AVENUE
V. Gao 430 E graves ave	217 east graves
Walter C. fupal 547 So Garfield Ave.	Yan Zhang 532 S. RUSSELL AVE M. P. CA 91755
PAUL + CYNTHIA POON 1721 FULTON AVE. MONTEREY PARK, CA 91755	Wei Zhang 532 S. RUSSELL AVE M. P. CA 91755
Jaime & Maria Topete 1044 Bradshaw Ave Monterey Park CA 91754	Miguel Ching 536 Alhambra Monterey Park 91755
Chi Yang Guan 601 Lincoln Ave 91755	Borguez 364 E Graves Ave Monterey Park CA 91755
Maurice Borguez 400 E Graves Ave Monterey Park CA 91755	JIM YEE 615 Cecil St. M. P. CA. 91755
Claudia Kang 634 Cecil St MP 91755	Kooying Yung 628 Cecil St.

meeting

2 to left
trash
X
5150

Attention Monterey Park Planning Commission:
 Graves Community is Against John Page Meher School.
 I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E
 Graves Ave. Monterey Park, CA 91755

L. Joyce Delaney 343 E. Graves Ave.	 343 E Graves
1241 W LINCOLN AVE.	 HENRY CAO
Johnathan Silva 671 Kempton Ave Monterey Park CA 91755	Steve Yang 601 Craighurst Terrace Monterey Park, CA 91755
MARIA SUVATE 600 CRAIGHURST TERRACE MONTEREY PARK CA	LARENCE YOUNG 537 RUSSELL AVE MONTEREY PARK CA 91755
NORMA HIGUERA 5255 RUSSELL AV MONTEREY PK CA 91755	
Selene Morales 340 E. Graves Ave. Monterey Park 91755	
Olimpia Morales 340 E. Graves Ave. MP, 91755 Olimpia Morales	

Attention Monterey Park Planning Commission:

Graves Community is Against John Page Meher School.

I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E
Graves Ave. Monterey Park, CA 91755

Frank Kuo 559 Cecil St Monterey Park CA 91755	BRICE WONG <i>Brice Wong</i> 992 FULTON AVE. MONTEREY PARK CA 91755
Francisco J. Fukumoto 1001 Fulton Ave Monterey Park, CA 91755	<i>Brice Wong</i> 992 Fulton Ave Monterey Park CA 91755
RODOLFO T. FUKUMOTO 1001 FULTON AVE MONTEREY PARK CA 91755	Estelita S. Laureano 991 Fulton Ave Monterey Park, CA 91755
Fernando Flores 1032 Fulton Ave. Monterey Park, CA 91755	<i>Frank L. Law</i> 941 FULTON AVE MONTEREY PARK CA 91755
Leticia Flores 1032 Fulton Ave Monterey Park, CA 91755	

Re: Reject School on Graves petition

From: Steven Lee <stevenkarlee@yahoo.com>
To: Nate
Subject: Re: Reject School on Graves petition
Date: Oct 17, 2013 9:41 PM

I reject the conditional permit application for John Page's Middle School to open at 133 E Graves Ave.

NAME: Steven Lee
ADDRESS: 521 Everett Ave Monterey Park, Ca 91755
PHONE: 626-221-5056

On Thursday, October 17, 2013 8:10 PM, Nate <n8@earthlink.net> wrote:
Dear City of Monterey Park Planning Commission,

I reject the conditional permit application for John Page's Middle School to open at 133 E Graves Ave.

NAME:
ADDRESS:
PHONE:

Please return to n8@earthlink.net and inform your neighbors



RejectGraves School <rejectgravesschool@gmail.com>

Online Petition - Fill out & click reply

Brian Shek <bryanshek@gmail.com>

Sat, Nov 9, 2013 at 2:25 PM

To: RejectGraves School <rejectgravesschool@gmail.com>

On 11/9/13, RejectGraves School <rejectgravesschool@gmail.com> wrote:

> I reject the conditional permit application for John Page's Middle School to
> open at 133 E Graves Ave.

> JUST CLICK "REPLY" TO THIS EMAIL THEN TYPE YOUR INFO BELOW & CLICK SEND.

> NAME: Brian Shek

> ADDRESS: 417 Mooney Drive Unit #B
Monterey Park, CA 91755

> PHONE: (626) 321-1552



RejectGraves School <rejectgravesschool@gmail.com>

Online Petition - Fill out & click reply

Mike Palos <m.palos@sbcglobal.net>

Thu, Nov 7, 2013 at 9:17 AM

To: RejectGraves School <rejectgravesschool@gmail.com>

Mike Palos

On Nov 7, 2013, at 9:14 AM, RejectGraves School <rejectgravesschool@gmail.com> wrote.

<sign5.jpg>

I reject the conditional permit application for John Page's Middle School to open at 133 E Graves Ave.

JUST CLICK "REPLY" TO THIS EMAIL THEN TYPE YOUR INFO BELOW & CLICK SEND.

NAME:haida palos

ADDRESS:1021 Isabella ave

PHONE:6267809251

Please click return to rejectgravesschool@gmail.com and inform your neighbors.



RejectGraves School < rejectgravesschool@gmail.com >

Online Petition - Fill out & click reply

Mike Palos < m.palos@sbcglobal.net >

Thu, Nov 7, 2013 at 9:16 AM

To: RejectGraves School <rejectgravesschool@gmail.com>

Mike Palos

On Nov 7, 2013, at 9:14 AM, RejectGraves School <rejectgravesschool@gmail.com> wrote:

<sign5.jpg>

I reject the conditional permit application for John Page's Middle School to open at 133 E Graves Ave

JUST CLICK "REPLY" TO THIS EMAIL THEN TYPE YOUR INFO BELOW & CLICK SEND

NAME:mike palos

ADDRESS:1021 Isabella ave

PHONE:6267580595

Please click return to rejectgravesschool@gmail.com and inform your neighbors.

Gm il

RejectGraves School< rejectgravesschool@gmail.com>

Online Petition - No middle school on Graves Ave

Yahya Chan < yahya.chan@live.com>
To: rejectgravesschool@gmail.com

Sat, Nov 2, 2013 at 5:21 PM

**NO NEW MIDDLE
SCHOOL ON
GRAVES AVE.**

**unsafe
*more traffic
*accidents
noisy

危機

電話 213.300.4822 fight on!

I reject the conditional permit application for John Page's
Middle School to open at 133 E Graves Ave.

NAME : YAHYA CHAN
ADDRESS : 123 EAST GRAVES AVE., MONTEREY
PARK, CA 91755
PHONE : 310-904-2000



RejectGraves School< rejectgravesschool@gmail.com>

Petition

Hanita Kusuma< grouphie@yahoo.com>

Tue, Nov 5, 2013 at 9:52 PM

To: "rejectgravesschool@gmail.com" <rejectgravesschool@gmail.com>

I reject the conditional permit application for John Page's Middle School to open at 133 E Graves Ave.

NAME: Hanita Susanto

ADDRESS: 123 East Graves

Monterey Park, Ca 91755

PHONE: 626-278-9596

Please click return to rejectgravesschool@gmail.com and inform your neighbors.

Sent from my iPhone



RejectGraves School <rejectgravesschool@gmail.com>

Online Petition - Fill out & click reply

Maggie <maggie898@yahoo.com>

Sat, Nov 9, 2013 at 2:30 AM

To: RejectGraves School <rejectgravesschool@gmail.com>

Regards,

Maggie Kam

On Nov 9, 2013, at 1:03 AM, RejectGraves School <rejectgravesschool@gmail.com> wrote:

<sign5.jpg>

I reject the conditional permit application for John Page's Middle School to open at 133 E Graves Ave.

JUST CLICK "REPLY" TO THIS EMAIL THEN TYPE YOUR INFO BELOW & CLICK SEND

NAME: Maggie kam

ADDRESS: 1255 vercoe pl Monterey park ca 91755

PHONE: 6266438000

Please click return to rejectgravesschool@gmail.com and inform your neighbors

CITY OF MONTEREY PARK
NOTICE OF PUBLIC HEARING FOR PROPOSED CONDITIONAL USE
PERMIT (CU-13-02) TO PERMIT A PRIVATE MIDDLE SCHOOL AND PRESCHOOL
WITH EXTENDED CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY
USE BUILDING AT 133 EAST GRAVES AVENUE

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middle school with extended child day care within an existing building ("Montessori
School") in the R-3 (High Density Residential) Zone. The property is located on the
northwest corner of Graves Avenue and Cecil Street.

WHEN: November 12, 2013
WHERE: City Hall 320 West Newmark Avenue Monterey Park,

LAST
CHANCE
TO
STOP
THIS SCHOOL.

SHOW UP TO PUBLIC HEARING 11/12 TUES AT 6:45PM

危機

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us we have an easy 1-click email petition [www.facebook.com/gravesave]

親愛的市民們!! 蒙特利公園市政府即將批准一所新的私立學校在 Graves 路段的申請, 該舉不但對學
童安全造成影響而且產生更多交通延遲。而鄰近住戶的生活品質和房地產價值也因此造成衝擊下滑。
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I reject the proposed school permit application at 133 E Graves Ave.

NAME: Don and Lynn
ADDRESS: 6905
MP

**NO NEW MIDDLE
SCHOOL ON
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*unsafe
*more traffic
*accidents
*noisy
危機

SHOW
UP TUES!
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WHERE: City Hall 320 West Newmark Avenue Monterey Park,

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I reject the proposed school permit application at 133 E Graves Ave.

NAME: Maria S. Sesti
ADDRESS: 140 Diane Way
Monterey Park, Ca. 91255

NO NEW MIDDLE
SCHOOL ON
GRAVES AVE.

unsafe
more traffic
accidents
noise
危機
NO 11/12/2013 6:45pm

CITY OF MONTEREY PARK
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WHERE: City Hall 320 West Newmark Avenue Monterey Park,

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I reject the proposed school permit application at 133 E Graves Ave.

NAME:

ADDRESS:

Alpha M. Glouk
657 Cecil St.
Monterey Park, Cal.
91755

NO NEW MIDDLE
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unsafe
more traffic
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NAME: Nelson Lopez
ADDRESS: 648 CECIL ST

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unsafe
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I reject the proposed school permit application at 133 E Graves Ave.

NAME:

ADDRESS:

[Signature]

133 KAMPTON AVE

MONTEREY PARK CA 91755

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I reject the proposed school permit application at 133 E Graves Ave.

NAME: S. S. Chang
ADDRESS: 671 Cecil Street
Monterey Park

**NO NEW MIDDLE
SCHOOL ON
GRAVES AVE.**

unsafe
more traffic
accidents
noise
危機

CITY OF MONTEREY PARK
NOTICE OF PUBLIC HEARING FOR PROPOSED CONDITIONAL USE
PERMIT (CU-13-02) TO PERMIT A PRIVATE MIDDLE SCHOOL AND PRESCHOOL
WITH EXTENDED CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY
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WHEN: November 12, 2013
WHERE: City Hall 320 West Newmark Avenue Monterey Park,

LAST
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800 1 800 4822 Page 1 of 1

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NAME:

ADDRESS:

Joanne Oppen
132 Diane Way
Monterey Park CA 91755

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unsafe
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UP
TUES!
11/12
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NAME: JENNIE TA
ADDRESS: 686 S. LINCOLN AVE
MONTEREY PARK, CA 91775

NO NEW MIDDLE
SCHOOL ON
GRAVES AVE.

unsafe
more traffic
accidents
noisy
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Page 319 of 363

CITY OF MONTEREY PARK
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ADDRESS:

Gary R Morell
691 SOUTH LINCOLN AVE
MONTEREY PARK

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unsafe
more traffic
accidents
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NO 11/12/13 6:45 PM

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NAME:

CHRISTIAN + DENISE LPEZ

ADDRESS:

683 S. Lincoln Ave
Monterey Park 91755

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unsafe
more traffic
accidents
noise

危機

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NAME:
ADDRESS:

ATSUKO FUKUSHIMA
1098 Fulton Ave
Monterey Park, CA 91755

NO NEW MIDDLE
SCHOOL ON
GRAVES AVE.

unsafe
more traffic
accidents
noisy
危機

CITY OF MONTEREY PARK
NOTICE OF PUBLIC HEARING FOR PROPOSED CONDITIONAL USE
PERMIT (CU-13-02) TO PERMIT A PRIVATE MIDDLE SCHOOL AND PRESCHOOL
WITH EXTENDED CHILD DAY CARE WITHIN AN EXISTING ASSEMBLY
USE BUILDING AT 133 EAST GRAVES AVENUE

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of
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Page of Meher Montessori School, Conditional Use Permit (CU-13-02) to permit private
middle school with extended child day care within an existing building ("Montessori
School") in the R-3 (High Density Residential) Zone. The property is located on the
northwest corner of Graves Avenue and Cecil Street.

WHEN: November 12, 2013
WHERE: City Hall 320 West Newmark Avenue Monterey Park,

LAST
CHANCE
TO
STOP
THIS SCHOOL!

SHOW UP TO PUBLIC HEARING 11/12 TUES AT 6:45PM

危機

What is it?: John F Page operates several private middle and pre-schools
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To be located at the old church between Garfield and Lincoln on top of Graves hill at Graves Ave /
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us we have an easy 1-click email petition [www.facebook.com/gravesave]

親愛的市民們!! 蒙特利公園市政府即將批准一所新的私立學校在 Graves 路段的申請, 該舉不但對學
童安全造成影響而且產生更多交通延遲。而鄰近住戶的生活品質和房地產價值也因此造成衝擊下滑。
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ADDRESS:

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1076 Fulton Ave
Monterey Park, CA

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NAME: ^①TOMMY F. WONG
^②MYRA MATSUMOTO-WONG
ADDRESS: 649 S. LINCOLN AVE.
MONTEREY PARK, CA 91755

③ TIMOTHY M. WONG

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822.333.4822 MON 6:45

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NAME: Raul Vazquez
ADDRESS: 341 E Graves Av
MONTEREY PARK 91755

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NAME:

ADDRESS:

Jesus Gutierrez
667 S. Lincoln Av.
Monterey Park, CA 91755

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*unsafe
*more traffic
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危機
NO NEW MIDDLE SCHOOL ON GRAVES AVE

RECEIVED

SEP 24 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

SEPTEMBER 24TH 2013

CITY CLERK

CITY OF MONTEREY PARK CA :

SUBJECT: PERMIT FOR PRIVATE MIDDLESCHOOL
AND PRESCHOOL WITH EXTENDED CHILD DAY
CARE WITHIN AN EXISTING ASSEMBLY USE
BUILDING AT 133 EAST GRAVES AVE.

I STRONGLY OPPOSE THIS PERMIT FOR
THE FOLLOWING REASONS:

THE DMV DEEMS A DRIVER IS SPEEDING
TRAVELING 10 MPH OR MORE OF THE POSTED
SPEED LIMIT.

THE WEST BOUND TRAFFIC ON GRAVES
1 BLOCK EAST IS A STEEP DOWNHILL GRADE
OF PERHAPS 10 TO 15 PERCENT.

MOST DRIVERS, PROBABLY OVER 50 PERCENT
ARE VIOLATORS.

SO HERE YOU HAVE A SITUATION WHERE
STUDENTS BEING DRIVEN TO SCHOOL EAST BOUND
ON GRAVES TRYING TO ENTER THE SCHOOL
PARKING LOT MUST MAKE A LEFT TURN
DIRECTLY IN PATH OF SPEEDING WEST BOUND
VEHICLES. THEN TO ANOTHER SCENARIO WOULD
LIKELY BE THE STUDENTS DEBARK ON GARFIELD
WALKING TO THE CHURCH PROBABLY JAYWALKING.

IF THIS PLAN IS ALLOWED TO
SUCCEED IT WILL IN ALL LIKELY BE
A DISASTER.

SINCERELY

PAUL VON GOGH
522 CECIL ST

City of Monterey Park CA

To The attention of:

Community and Economic
Development Department

In Reference To:

St. Gabriel's Christian Church

and

Meher Montessori School

Location:

133 E. Graves Avenue
Monterey Park, CA 91755

Sept. 24 - 2013

RECEIVED

SEP 24 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT

From:
Frances A. Dindia
2029 So. Garfield Ave
Monterey Park, CA 91754

To Whom This May Concern My
Name is Frances A. Dindia, a Long Time Resident of
Monterey Park, Since before 1950. Once a Homeowner, Now a
Rentor. I live within 70 ft from the Meher Montessori School
within the grounds and Near By St. Paul's Lutheran Church.
Prior To this address I lived at 2027 So. Garfield and
my bedroom was about 12 ft. from Retaining Wall of school,
where the Small children would play during their
Recess. and they made a Lot of Noise, Screaming and
yelling at times Crying. They were small children,
on special diets. Parking is a problem. Because
of Garfield & Troppis is Thick, Parents dropping their children
off. (The purpose of this letter is to be a Witness To the
Noise, during Recess of all the children attending
this school, I have been informed in the Past
Residents did not want a school so close to their
Property. The people Spoke, they lost.

Now the People of Monterey Park CA,
comes before, this meeting on Sept 24, 2013 for the People.

Page 1 J. D.

Cont. To page
2.

Page 2.

Cont. from Page I.

They ^{are} The Residents of Monterey Park CA 91755 want to now take a stand, and voice out their concerns, and objections for the Area of 133 E. Graves Ave. That this Area is Very hilly. It has a extra steady flow of Heavy Traffic. Its a Short Cut off of Graves. going To Garfield Ave. This Area is Very dangerous. Especially when it rains hard.

When This Notice came out, from the City of Monterey Park for a Public Hearing for proposed Conditional use with permit (CU-13-02) To Permit a Private school, within an Existing Assembly Use Building at 133 E. Graves. Never Did mention It is a Christian Church. Failed To mention in a Laymans Language The Reasons why. Was Location being sold? Was it To be leased out? Also failed To mention it sits between To Rather ~~high~~ hills on Graves Ave. Church Centers Location. This is a Church. Meant To be a Church. has a Very Small Parking Area. No Area for Pick up or drop off. It is so dangerous. Because of heavy Traffic. Why does This Private school want to open up another one, when it has one on Garfield in Monterey. That Area is also Very Busy Traffic wise, and a Poor Parking Area. St. Gabriel Church has No Fence in Area of Parking it is opened up and it's right against apartments. It will cause a lot of Problems for Residents, Noising wise, Safety concerns etc. In Case of Fire or Emergency's? How can The City allow This permit To come into play? The Concerns are high here. This Community wants Their church left alone. Its not a place for a school. Not for Small children Its To hilly - Its not even a Christian school. That can cause Confusion. and a great Conflict of Interest.

Page II

F.D.

Page: 3-

Cont. from Page 1

They want to speak out, AS their American rights of freedom of speech, This is America That this County is one nation Under God. And their main concern is to keep St. Gabriel's Church as just a church. It has history It Built between 2- Hilly areas. where Traffic Flow is Heavy This area is not a Good Location for a school. It meant to be for a church, It's a Christian Church. And the school That wants a permit to use This church is non Christian, This can cause Conflict of Interest. This area is a dangerous area. Why would the People want to put a second school. When Monterrey Park already have one on So. 9 Garfield. In Monterrey Park. Are they planning To lease property? or purchase property? In Future. Monterrey Park already has 3 Private schools. St. Gabriel's Church has a Very Small parking area. As a witness each morning on So. Garfield watch young parents dropping their children off. Trying to remove them from their car seats can be dangerous. I can't imagine how it would be on East Main Ave. It's a very dangerous location. Traffic wise, Emergency exit areas.

Many sex offenders live in this area and Locations away from schools. This can be a Area. No one knows facts.

And Residents Have Right To Voice out their concerns. And are aware there is noise when there some children have a recess. They are in class rooms for a few hrs and when they come out they yell, cry, they fight. They are children.

This is a wrong location for this Fine school. If the church is in the Red. No more there are Federal funds to help build them out or they can rent out their areas for a Sr. Center for Councils - And other needs in this community. Sr. Citizen Center -

Page - 4 -

From: Frances Ann Lindia of Monterey Park, CA 91754

I am here Tonight By letter, And God calling in person.
I did Visit Location of 133 E Graves. The Church is
Lovely. It can be a Land Mark in its self.
St. Gabriel has a Lot of True meaning In our
Christian Community. My Concerns are Great As a
Parent, Grandfather & Great Grand parent.
I want To Give this a Closer View To what can
occur here.



When it Rains hard there can be a problem
its Very Blinding It can be Very dangerous In
This Location. The turn off into the church
parking area is difficult As it is because
of traffic. Its a small area. parking lot has no way
and if The Plan is To add on or Tear ^{in and out}
down or is it being sold. Nothing is
stated. all that is stated As a Permission ^{to}
Use This property of 133 E. Graves. Not mention the
also There is a Earthquake Fault Then Runs on
The East side of Garfield.

Thank you for attention
& Love

- 4 -

Frances Ann Lindia
of Monterey Park
In the People of E. Graves...
Page 331 of 368

All Copies are
Legal

David Chow

Subject: 133 E. Grave Ave.

September 24, 2013

Planning Commissioners
City of Monterey Park
320 West Newmark Ave.
Monterey Park, California 91754-2896

RECEIVED

SEP 24 2013

Re: St. Gabriel Episcopal Church-133E. Graves Ave.

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT

Dear Commissioners,

We are the two unfortunate families lived right next to the church for the last 20 years. The proposed permit changes the use to private middle school and preschool with extended child day care.

Since the church is 9 feet to the chicken-wired fence and the fence is 10 to our house(photo attached), we expect complete madness and crisis with 75 students screaming and yelling, because the church has no recreation area. They have used the small triangle parking as basketball court that fit about 5 people.

We therefore request before the permit is granted,

1-a copy of safety and building inspection report for the use of 75 students and staffs.

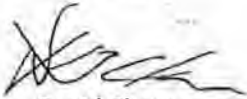
2-a copy of traffic analysis report by an independent organization, not a church hired consultant.

3-A 10' tall brick wall be built to replace the chicken-wired fence, from Grave Ave. to the back fence, to reduce noise level and prevent students to climb over.

We believe this change of use will lower the quality of life of nearby residents for the purpose of profitability of the Church.

We request the Planning Commission to disapprove this proposal.

Sincerely,



David Chow
557 Cecil St.



Janet Guo
559 Cecil St.

cc. Ms. Samantha Tewasart, Planner
Robert Quintero, Director
Paul Talbot, City Manager
Teresa Real Sebastian, Mayor

Attention Monterey Park Planning Commission:
 Graves Community is Against John Page Meher School.
 I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E
 Graves Ave. Monterey Park, CA 91755

RECEIVED
 SEP 24 2013
 CITY OF MONTEREY PARK
 COMMUNITY DEVELOPMENT DEPT

1. <i>[Signature]</i> 520 LAMONTE ST	<i>[Signature]</i> CRAIG WILSON M.P.K.
KEITH LEE 980 S. LINCOLN AVE MONTEREY PARK, CA 91755	<i>[Signature]</i> 615 Coughlin
<i>[Signature]</i> JOSEPH RUBIN 521 Lamont Dr. Monterey PK 91755	<i>[Signature]</i> 660 S. Garfield Ave #110 Monterey Park, CA 91754 M. LANCEY 717 E Graves Monterey PK 91755
FERN 519 Lamonte	David Pedwest 534 S. Garfield
Ching Wu 525 CECIL ST.	Wendy Brown 400 S. Lincoln Ave
<i>[Signature]</i> 522 CECIL ST 4809071 9450066	Miguel A. De La Peña 683 Cecil Street Monterey Park, CA
Francis Salas 526 Cecil St	Delphine Tran 695 S. LINCOLN AVE Monterey Park, CA 91755
Edna Salas	Theresa A. Salas ISABELLA ST. 2029 323 728 1840 323 901 1088
JAKE WAN 530 CECIL ST,	Angelbook@aol.com. "Zookie" ORATRICE Wendy Amy Dindia

Cecilia Montanez
 552 Graves Ave

Attention Monterey Park Planning Commission:

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<i>[Signature]</i> 634 Cecil	Ara Reyes 637 Kenton
<i>[Signature]</i> 615 Cecil	Angel Goley
* <i>[Signature]</i> 600 Cecil	James Lee Padgett 162 E. Graves Ave. Monterey Park, CA 91755
<i>[Signature]</i> 605 Cecil	Onka Buencantos Nicholson Ave
* <i>[Signature]</i> 150 Diane	Chiquita Norruba
May Chong 145 Diane	Luzuko Heric 1553 So. McPherson Ave Monterey Park, CA 91754
Mei Heung Philip Heung Lam Yee 600 Cecil	May Fawcett 1906 S. McPherson Ave M. Park 91754
Brian Lee 1611 Copa Way Monterey PK. CA 91754	<i>[Signature]</i> 13100a Cecil Monterey PK
R. det. 2729 Prospect Ave.	Paul Pérez 402 So. Lincoln Ave

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Graves Ave. Monterey Park, CA 91755

SAMUEL PARK 525 S. LINCOLN AVE Monterey Park, CA 91755	SINGH COUNTRY STORE LIQUOR
ANTONIO LAZAR 530 LA MONT DR M.P. 91755	Jack Dancels Veteran '51-52
Sanchez 134 LA MONT DR MP	AMY NGU [Signature]
Yoko Endo 524 La Mont Dr. MT. PK 91755	Michael Sepulveda 5318 Acacia ST San Gabriel Ca, 91776 626 783 3484
Amelia Ramirez	MICHEL MARTINEZ [Signature]
Grace Shimizu 2709 GURST	Art Moy 540 Cecil ST MP 91755
Joe Roe 65 Craighurst Ter.	Sherry 306 Graves Ave
Maureen Annunzio 171 E. Graves Ave	305 Graves Ave [Signature]
Anna Roco 763 Bradshaw Ave MP	DAVID CHAVEZ 216 E. GRAVES AVE [Signature]
Repe 1st 617 Cecil St.	MARIE S. CHAVEZ 216 E. Graves Ave Marie S. [Signature]

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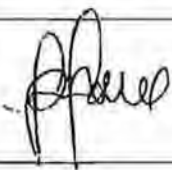
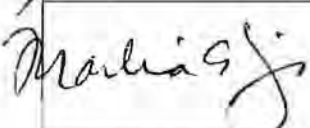
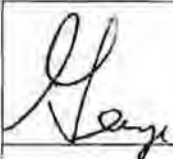
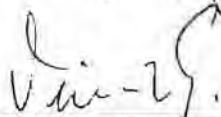
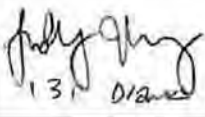
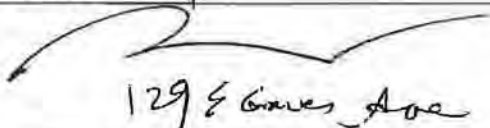
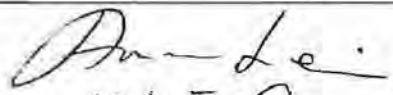
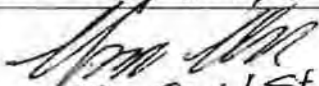
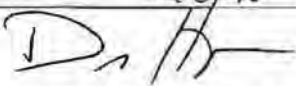
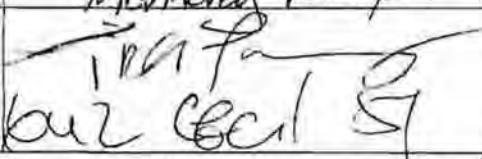
Graves Ave. Monterey Park, CA 91755

Paul Luten Jacqueline Sencen 2031 S. 32nd St Alhambra, CA	DON RODRIGUEZ 183 E. GRAVES AVE MONTEREY PARK CA 91755
MARISA HUERTA	THOMAS TRINH 202 E. GRAVES AVE. MONTEREY PARK, CA 91755
Ken Young Please notify 622-569-0499 about 3/10/11	Jane Weston
MARTINA HIGUERA 525 S. RUSSELL AVE MONTEREY PK 91755	Martina DICHOLE 557 CECIL ST Monterey Park 91755
Cindy Zack 2008 Cedar St. #A Alhambra, CA 91801	559 Cecil St. Monterey Park, 91755
Sandra Vathanaravee 661 Kempton Ave Monterey Park CA 91755	Siwan M. Guanine 635 Crestglens Ter
Ed MENDOZA	Jean S. Hu 634 Crestglens Ter
David BARCIA SR 410 N ALHAMBRA AVE MONTEREY PARK,	Kayla R. Nagar
Paul Brisson 1144 Wilcox Ave	1144 Wilcox Ave 533 Wilcox St

Attention Monterey Park Planning Commission:

Graves Community is Against John Page Meher School.

I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E Graves Ave. Monterey Park, CA 91755

 651 CRAIGHURST MONTEREY PARK, 91755	651 Cecil St ^{Monterey Park} Monterey Park CA 91755
	 677 Cecil
 650 CRAIGHURST MONTEREY PARK CA 91755	691 Cecil St ^{Monterey Park} Monterey Park 91755
 628 Craighurst Monterey Park	680 Cecil 440 LAW PINE
 60 CRAIGHURST Monterey Park	ELARA YOUNG 676 CECIL
 127 Graves Ave V. H. - 2	 131 DRAKE
 129 E Graves Ave	Jacqueline Ismen 650 Cecil St Monterey Park, CA 91755
 121 E Graves Ave.	Tadashi Kamei 618 Cecil St. Monterey Park, CA 91755
 601 Cecil St.	 552 Cecil St. Monterey Park, CA 91755
 635 Cecil St	 602 Cecil St Monterey Park 91755

Monterey Park 91755

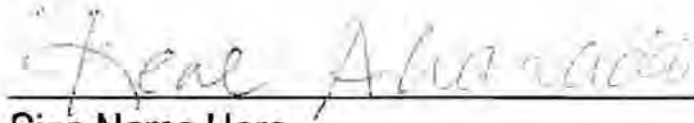
(ALL GARFIELD APARTMENTS)

SIGN TODAY! KEEP YOUR PARKING ACCESS SAFE

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I do not want Meher School in my neighborhood. It brings more dangerous traffic, unsafe access and noise problems.



Sign Name Here

**Return to manager today or by Tuesday July 2. Please spread the word.
(213)300-4822 Keep our driveways safe and the city representing our voices!**

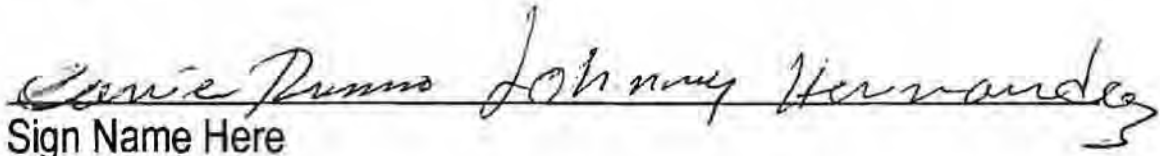
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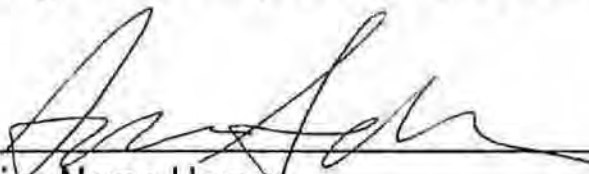
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A handwritten signature in black ink, consisting of a long horizontal line with a small loop at the end, followed by the letters "ND" written vertically.

Sign Name Here

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Sign Name Here

John Thropay
660 S. Garfield Ave #107
Monterey Park, CA 91754

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I do not want Meher School on Graves Ave. It brings more dangerous traffic, access and noise problems.

Josie E. Wana
Sign Name Here

6-18-2013

Laura
Return to manager by Thursday June 20 or leave at your door for pick up.
Please spread the word. (213)300-4822 Keep Graves Ave Safe!

CCCC NORTH
Entry Field House

SIGN TODAY! KEEP YOUR PARKING ACCESS SAFE

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Sign Name Here *< TIRTA >*


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Sign Name Here

apt #5

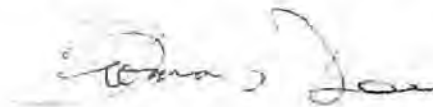
Laura
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Sign Name Here



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JOSÉ MOLINA 
Sign Name Here

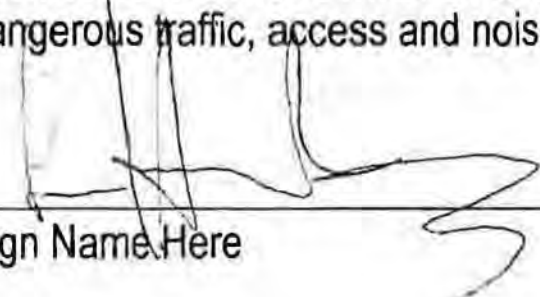
Lauren
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 06/17/2013
Sign Name Here

Laura
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JEFF & MONICA CHEN

650 #51

Sign Name Here

Lawn
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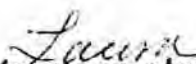
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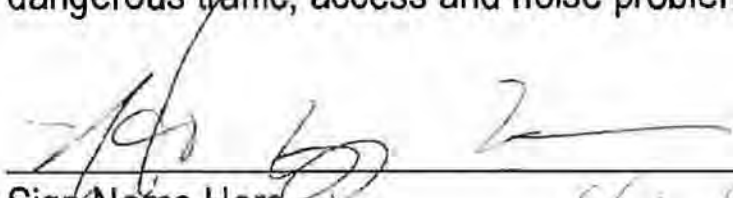

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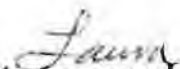
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Sign Name Here 660 S Garfield Apt #110

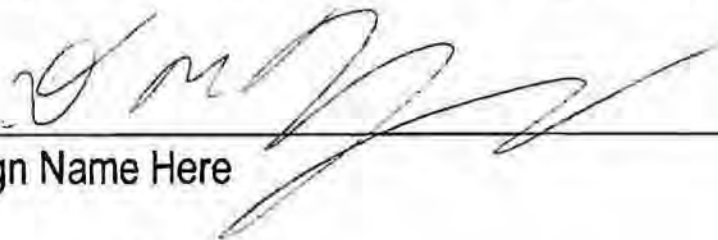

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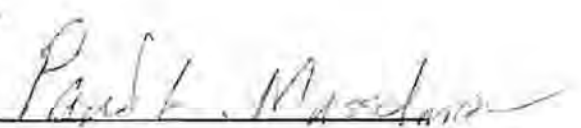
Lawson
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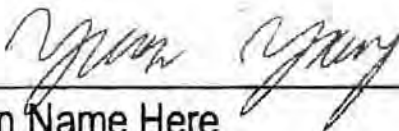
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Sign Name Here

Laura
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Attention Monterey Park Planning Commission:
Graves Community is Against John Page Meher School.
I Reject the Proposed Conditional Use Permit CU-13-02 for 133 E
Graves Ave. Monterey Park, CA 91755

★

James Manigault 320 mooney Dr. Apt D Monterey Park CA 91755	Laura 356 Graves Ave

Nathan and Grace Shimizu
614 Craighurst Terr
Monterey Park, CA 91755
626-280-6568

5/7/2013

James Funk, Secretary
City of Monterey Park
320 W. Newmark Ave
Monterey Park, CA 91755

RECEIVED

SEP 19 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

**RE: Motion to immediately remove Larry Sullivan on pending
conditional permit issue CU-13-02 (133 E Graves Ave)**

Dear Mr. Funk and Planning Division,

Larry Sullivan has publicly declared his direct affiliated association with the applicant which clearly disqualifies his ability to cast a fair and credible opinion on this conditional permit issue and must be removed. It is mandatory in order to continue Monterey Park's pursuit of excellence and untainted planning development.

Larry has publicly stated on record during the last traffic committee meeting that he holds an official office which bears an affiliated relationship to the proposed applicant. In addition, it is possible that he and his associates may receive unjust enrichment from the approval of this conditional permit at the expense of the residents most affected by the proposed school. We cannot sit idly in the consideration of this possibility.

It is clear that Larry's unusual affiliation to the applicant's business in this specific matter far exceeds any other standard citizen or committee member's involvement for him to apply fair discernment. I demand Larry's immediate removal from this specific issue regarding planning, public safety and neighborhood peace. The mere likelihood of unjust influence in one's

clarity of decision must be exceedingly pure and uninfluenced from civic, business, personal, or spiritual relationships. It is a matter of personal and civic integrity to serve our city with transparent honor to make a significant contribution. Everyone has a duty as servants to recognize our own existing relationships that may interfere with one's sound judgment before becoming a decision maker.

To add to Larry's comingling, it is also clear that Larry serves on more than one commission which violates Monterey Park's Civic Service Regulation which states, "No citizen may serve on more than one standing Board, Commission, or Committee at one time." Larry is a member of both Traffic and Planning Commissions which are both direct issues of concern here, which further demonstrates his lack of discernment on issues affecting Monterey Park residents the most. He should completely withdraw himself from the Planning commission, if not step down completely from all commissions in order to restore integrity throughout.

As servants, one should recuse one's self respectfully before inducing the public to expose the issue formally, as in this case. Indeed if this permit is approved with Larry voting to approve this issue, the forthcoming lawsuit from this approved permit will specifically name Mr. Sullivan and his affiliates in addition to the City of Monterey Park as defendants.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nathan Shimizu".

Nathan Shimizu

CC: Samantha, Traffic Commission, Planning Commission, City Clerk

May 27, 2013

City of Monterey Park
Planning Commission
320 W. Newmark Avenue
Monterey Park, CA 91754

Subject: Conditional Use Permit – 133 East Graves Avenue (CU-13-02)
Potential Conflict of Interest

Chair and Members of the Planning Commission:

It has come to my attention that Commissioner Larry Sullivan may have a conflict interest due to his activities on the Board of Directors of St. Paul's Lutheran Church. The Pastor of St. Paul's is the same individual that is proposing the expansion of his present Montessori School to the proposed St. James Episcopal Church site.

If this conflict exists, Mr. Sullivan should recuse himself from this case.

Sincerely,



David Chow
557 Cecil Street
Monterey Park, CA 91755
(626)-307-4522

RECEIVED

MAY 30 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

J. C. Reichenberger P.E., BCEE
529 LaMont Drive
Monterey Park, CA 91755

May 8, 2013

RECEIVED

City of Monterey Park
Planning Commission
320 W. Newmark Avenue
Monterey Park, CA 91754

MAY 30 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

Subject: Conditional Use Permit – 133 East Graves Avenue (CU-13-02)

Chair and Members of the Planning Commission:

I am writing this as a long-time resident, having lived in my present home on LaMont Drive over 40 years, and as a professional civil engineer and Board Certified Environmental Engineer. In my profession I have working knowledge of the California Environmental Quality Act (CEQA) and I take exception to the findings by the City that the Conditional Use Permit referenced above is **categorically exempt** under CEQA as stated in the Planning Commission Agenda.

Reason #1. This is not an existing activity.

§15301 pertains to existing facilities or activities and is as follows:

"Class 1 (activity) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use."

The key words here are "negligible or no expansion of use beyond that existing at the time of the lead agency's (City of Monterey Park's) determination." The letter from the Applicant uses the words "this proposed new school at St. Gabriel's..." It is clear this is not an existing activity or negligible expansion of an existing activity.

The Applicant and City may argue, as stated in the Conditional Use Permit Findings, that a Conditional Use Permit was approved in 1988 for a private preschool and elementary school. Unfortunately a "permit" is not an "existing use."

Reason #2. There is an impact on the environment.

"§15300.2 (c): A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

The key words here are "reasonable possibility" and "unusual circumstances." The new activity will have significant traffic impacts on an already impacted street. The fact that the City is considering a traffic study implies that there is a reasonable possibility the activity will have an impact.

Traffic is already impacted on Graves Avenue by the vehicles taking students to and from Repetto School from 7:45 am to about 8:15 am and again in the afternoon. Adding more traffic

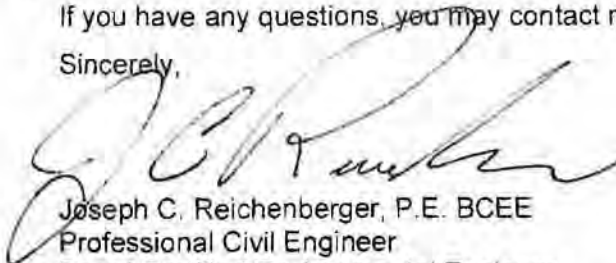
as a result of the new activity will make Graves Avenues virtually impassable during these times for the following reasons:

- 1) Inadequate driveway width (16 ft approx) and turning radius to permit one vehicle to turn into the driveway from Graves Avenue while another vehicle is trying to exit the driveway onto Graves Avenue.
- 2) Inadequate vehicle turn around and drop off space on the existing site. The paved area at the proposed drop off point is only 50 ft wide, and that assumes no cars are parked in the marked stalls. The design, center turning radius of a passenger car is 21 ft and the radius of the front overhang (when the car turns) is 25.5 ft per AASHTO Geometric Design of Streets and Highways. There is not enough room to make a 180 degree turn at the drop off point which will result in cars backing up onto Graves Avenue.
- 3) If cars trying to access the property are backed up on Graves Avenue, it will be next to impossible to make the right turn from Cecil Avenue onto Graves Avenue at that time. It is already a problem during the school drop off and pick up times at Repetto School.
- 4) With cars backing up on Graves Avenue, further exacerbated by someone trying to turn left into the driveway, the older children will be jumping out of their cars and dodging traffic (hopefully) to get into the school.

It is clear there is an impact. Calling the project categorically exempt under CEQA is challengeable.

If you have any questions, you may contact me at 626-437-2571.

Sincerely,



Joseph C. Reichenberger, P.E. BCEE
Professional Civil Engineer
Board Certified Environmental Engineer
Professor of Civil Engineering and
Environmental Science

jreichenberger@LMU.edu

cc.

Robert Quintero, Director

Peter Ruiz, Planning Commission

Michael Hammer, Planning Commission

Larry Sullivan, Planning Commission

Paul Talbot, City Manager

Teresa Real Sebastian, Mayor

April 28, 2013

Ms. Samantha Tewasart, Associate Planner
City of Monterey Park
320 West Newmark Ave.
Monterey Park, California 91754-2896

RECEIVED

APR 30 2013

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

Re: St. Gabriel Episcopal Church-133E. Graves Ave.

Dear Ms. Tewasart,

Regarding the proposed permit private middle school and preschool with extended child day care at the referenced Church, we completely disagree what

You declared that

- 1-There will not be increased traffic congestion
- 2-There will not be increased noises affecting neighbors and decrease the quality of life
- 3-There will not be decrease of Property value- We hope City of Monterey Park will take the liability and compensate for our loss
- 4-There will not be Fire and Safety issues for the children-This property had many fire and safety issues over the past years

We believe this request is lowering the quality of life of nearby residents for the purpose of profitability of the Church.

We request that You and the Planning Commission to disapprove this proposal.

Very gratefully yours,

David Chow
David Chow
557 Cecil St.
Janet Guo
Janet Guo
559 Cecil St.
Mei Huang
600 Cecil St.
(626) 571-8797

Joseph C. Ruchberg
Joseph C. Ruchberg
529 LaMont Dr.
Monterey Park, CA 91755
(626) 437-2571

Patricia M. Ruchberg
Patricia M. Ruchberg
529 LaMont Dr.
Monterey Park, CA 91755

Jerry HA
(JERRY HA)
531 LAMONT DR.
MPK CA 91755

DEBORAH ALVERO
Deborah Alvero
551 CECIL ST
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