

**MINUTES  
MONTEREY PARK CITY COUNCIL  
SUCCESSOR AGENCY (SA)  
CONTINUED REGULAR MEETING  
JANUARY 14, 2015**

The City Council of the City of Monterey Park held a Continued Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, January 14, 2015 at 12:00 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 Liang called the meeting to order at 12:00 p.m.

**FLAG SALUTE:**

The Monterey Park Fire Explorers led the flag salute.

**ROLL CALL:**

City Deputy Trang called the roll:

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

Council Members Absent: None

**ALSO PRESENT:** City Attorney Hensley, Community and Economic Development Director Huntley

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

City Manager Talbot announced that there is an amendment on the recommendation for Item No. 4A. Recommendation (1) has been changed, to waived first reading and re-introduce the ordinance.

**1. PRESENTATIONS**

None.

**ORAL AND WRITTEN COMMUNICATIONS**

- Nancy Acuri, a Monterey Park resident spoke in opposition of the project expressing concerns in parking issue and 55 year term of the loan.
- Ray Hamaguchi, a Monterey Park resident spoke against the item stating there is no clarity to the financial break down or economic benefits for the city.

**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

2. **SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)**

None.

3. **CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEM NOS. 3A**

None.

4. **CONTINUED PUBLIC HEARING**

4A. **A REQUEST TO AMEND SPECIFIC TERMS OF A DEVELOPMENT AGREEMENT (DA-13-01) BY AND BETWEEN THE CITY OF MONTEREY PARK, THE MONTEREY PARK SUCCESSOR HOUSING AGENCY AND LINC COMMUNITY DEVELOPMENT CORPORATION, ETC., AND TO TAKE OTHER ACTION RELATED TO IMPLEMENT THE DEVELOPMENT AGREEMENT AND PRIOR HOME LOAN APPROVAL WITH LINC (PUBLIC HEARING WAS CLOSED ON JANUARY 7, 2015)**

The City of Monterey Park received an annual allocation of HOME Program Funds from the United States Department of Housing and Urban Development (HUD). HOME Program requires cities to set aside a minimum of 15 percent of their HOME allocations for housing development activities in which qualified Community Housing Development Organizations (CHDO's) are the owners, developers and/or sponsors of the affordable housing project.

On June 6, 2012, the City Council certified LINC Housing as a qualified Community Housing Development Organizations (CHDO) and authorized the City Manager to enter into a Reservation Agreement with LINC Housing in the amount of the \$544,245.00 (this figure was later increased to \$834,833 because of additional HOME Funds that needed to be expanded or the funds would roll back to HUD).

On July 22, 2013, the City Council approved 236 South Ramona Avenue as the Project Site to utilize the HOME Funds and authorized the City Manager to enter into an Agreement with LINC Community Development Corporation. This Agreement tentatively committed \$834,833 in HOME Funds to LINC for developing 6 new affordable housing units.

On October 2, 2013, the City Council approved the Pre-Development Loan to LINC to evaluate project feasibility of the 236 South Ramona Avenue Site. The City Manager was authorized to execute the Pre-Development Loan in the amount of \$83,483.

On December 10, 2013, the Planning Commission adopted Resolution No. 12-13 recommending approval of General Plan Amendment (GPA-13-01) and Development Agreement (DA-13-01) to the City Council.

On December 17, 2013, the Design Review Board reviewed and approved the proposed project. On January 23, 2014, the Planning Commission adopted Resolution No. A2-14 indicating that the proposed disposition of real property is in conformance with the Monterey Plan General Plan. The City owned properties

identified in the Resolution include 236 S. Ramona Avenue; 321,325,341, and 371 E. Pomona Boulevard; and 534 N. Chandler Avenue. On February 19, 2014, the City Council approved a General Plan Amendment (GPA13-01) and Development Agreement (DA-13-01) allowing the development of six new affordable housing units on the property located at 236 South Ramona; Declared the City owned properties at 236 S. Ramona Avenue; 321,325,341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue as surplus property thereby allowing these Successor Agency owned residential properties to be sold to LINC pursuant to the terms and conditions of the Development Agreement.

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 §§ 15191, et seq. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

**Discussion:** Due to the number of revisions made to the Development Agreement, City Manager Talbot announced an amendment to recommendation no. 1. Recommendation No. 1 was changed to waive first reading and re-introduce the ordinance. This item was originally scheduled and placed on the December 3, 2014 regular City Council meeting.

**Action Taken:** The City Council continued this item from the regular City Council meeting of January 7, 2015. The City Council (1) Waived the first reading and re-introduced an Ordinance approving an amended Development Agreement between the City and LINC Community Development Corporation, including approval of an amendment to the July 22, 2013 Agreement for HOME/CHDO Funds between the City and LINC; (2) Approved a purchase and sale loan between the Monterey Park Successor Housing Agency and LINC regarding the properties located at 236 S. Ramona Avenue and 321, 325, 341 and 371 E. Pomona Boulevard; and (3) announced that the regular City Council meeting on January 21, 2015 will be continued to January 26, 2015 at 6:00 p.m. in the City Hall Council Chambers. This item will be scheduled then for the second reading and adoption.

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

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

**5. UNFINISHED BUSINESS:**

None.

**6. NEW BUSINESS**

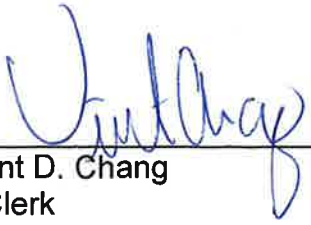
None.

7. **COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**  
None.

8. **CLOSED SESSION**  
None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 1:08 p.m.

  
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Vincent D. Chang  
City Clerk