

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
May 6, 2015
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.**

Communication by the Public is an important part of the Local Government Process. 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 are 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 www.montereypark.ca.gov. 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

For members of the public wishing to address the City Council regarding any item on this Agenda including the Consent Calendar or Oral Communications, please fill out a speaker card and return it to the City Clerk before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. 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 an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Mayor, as confirmed by the City Council may reduce the amount of time allotted to each speaker 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, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER Mayor

FLAG SALUTE The Monterey Park Fire Explorers

ROLL CALL Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

[1.] PRESENTATIONS: None.

ORAL AND WRITTEN COMMUNICATIONS

CONSENT CALENDAR -- ORAL AND WRITTEN COMMUNICATIONS

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. The City Clerk will not accept cards after the item has been taken up.

Consent Calendar – Approval By Minute Motion

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

2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF MAY 6, 2015

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

- (1) Approve payment of warrants and adopt a Resolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **May 6, 2015 totaling \$2,119.78** 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.] CITY OF MONTEREY PARK

CONSENT CALENDAR ITEMS 3A - 3-J

3-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MAY 6, 2015

It is recommended that the City Council

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated **May 6, 2015 Totaling \$1,579,878.52** 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. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF MAY AS NATIONAL BICYCLE AND BICYCLE SAFETY MONTH, MAY 6, 2015 AS NATIONAL BIKE TO SCHOOL DAY, THE WEEK OF MAY 11-15, 2015 AS BIKE TO WORK WEEK, AND MAY 15th AS NATIONAL BIKE TO WORK DAY

It is recommended that the City Council

- (1) Adopt a Resolution declaring the Month of May as National Bicycle and Bicycle Safety Month, May 6, 2015 as National Bike to School Day, the Week of May 11-15, 2015 as Bike to Work Week, and May 15th as National Bike to Work Day; and
- (2) Take such additional, related, action that may be desirable.

3-C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK CELEBRATING 100 YEARS OF BOY SCOUTS OF AMERICA -- LOS ANGELES AREA COUNCIL (LAAC)

It is recommended that the City Council

- (1) Adopt Resolution celebrating 100 years of Boy Scouts of America -- Los Angeles Area Council; and
- (2) Take such additional, related, action that may be desirable.

3-D. RESOLUTION IDENTIFYING THE TERMS AND CONDITIONS FOR FIRE DEPARTMENT RESPONSE AWAY FROM THEIR OFFICIAL DUTY STATION AND ASSIGNED TO AN EMERGENCY INCIDENT

It is recommended that the City Council

- (1) Adopt Resolution identifying the terms and conditions for Fire Department response away from their official duty station and assigned to an emergency incident, and
- (2) Take such additional, related, action that may be desirable.

3-E. RESOLUTION AUTHORIZING CITY MANAGER AND FIRE CHIEF TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS

It is recommended that the City Council consider

- (1) Adopting a Resolution authorizing the City Manager, Fire Chief, and/or Police Chief to apply for, receive, and appropriate grant funds for the acquisition of security devices, equipment, and training courses required to protect public health and safety;
- (2) Authorizing the Fire Chief to proceed with completion of the 2013 State Homeland Security Grant Program Cost Savings Projects, if awarded, by May 32, 2015; and
- (3) Take such additional, related, action that may be desirable.

3-F. TREE MEMORIAL RECOMMENDATION FOR 2015

It is recommended that the City Council

- (1) Approve the recommendation of the Tree Memorial Ad Hoc Committee to honor Abel Castellanos and David and Cici Lau each with a memorial tree, with Mr. Castellanos' tree at George Elder Park, and the Lau's tree at City Hall, and
- (2) Take such additional, related, action that may be desirable.

3-G. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING REGULATIONS AFFECTING THE NUMBER OF ROOMS THAT MAY BE LEASED IN SINGLE FAMILY DWELLING UNITS; PROVIDING A DEFINITION OF A BOARDING HOUSE; AND UPDATING OTHER PARTS OF THE MONTEREY PARK MUNICIPAL CODE TO PRESERVE RESIDENTIAL NEIGHBORHOODS AND PROTECT PUBLIC HEALTH AND SAFETY

It is recommended that the City Council

- (1) Waive second reading and adopt the proposed ordinance; and
- (2) Take such additional, related, action that may be desirable.

CEQA: Exempt per CEQA Guidelines §§ 15301, 15305, and 15308.

3-H. PARTICIPATE IN THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") SECTION 108 GUARANTEED LOAN REFINANCING PROGRAM

It is recommended that the City Council consider

- (1) Adopting a resolution to participate in the HUD public offering as part of the Section 108 Guarantee Loan Assistance Program to refinance the existing loan; and
- (2) Take such additional, related, action that may be desirable.

3-I. APPROVAL OF FINAL MAP NO. 72527 (314 S. CHANDLER AVENUE)

It is recommended that the City Council consider

- (1) Find, determine and declare that the Final Map No. 72527 is in substantial compliance with the previously
- (2) Adopt a resolution approving the final map and authorizing the City Manager to execute the Subdivision Improvement Agreement in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

CEQA: On February 25, 2014, the Planning Commission found the project to be categorically exempt pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development)

3-J. LEGAL SERVICES AGREEMENT WITH LIEBERT, CASSIDY & WHITMORE, A LAW CORPORATION, FOR LABOR AND EMPLOYMENT LEGAL SERVICES

It is recommended that the City Council consider

- (1) Authorize the City Manager to execute a contract with Liebert, Cassidy & Whitmore ("LCW") in a form approved by the City Attorney for personnel-related legal services, and
- (2) Take such additional, related, action that may be desirable.

CEQA: Not a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b)(2-5).

[4.] PUBLIC HEARING

4-A. CITY OF MONTEREY PARK 2015-2019 CONSOLIDATED PLAN, 2015-2016 ANNUAL ACTION PLAN, AND 2015 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

It is recommended that the City Council

- (1) Open the advertised public hearing; take public testimony; and close the public hearing concerning the Consolidated Plan, Annual Action Plan, and Analysis of impediments to Fair Housing Choice (AI);
- (2) Approve the City of Monterey Park's 2015-2019 Consolidated Plan and Program Year 2015-2016 Annual Action Plan and authorize City staff to submit both plans to Federal Department of Housing and Urban Development;
- (3) Approve the City of Monterey Park's 2015 Analysis of Impediments to Fair Housing Choice and authorize the City Manager to sign the Analysis of Impediments; and
- (4) Take such additional, related, action that may be desirable.

CEQA: Not a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b)(4-5).

4-B. CONSIDERATION OF FEES AND CHARGES FOR MISCELLANEOUS PUBLIC SERVICES

It is recommended that the City Council consider

- (1) Opening the public hearing to take public testimony;
- (2) Reviewing and approving a fee schedule for various administrative services, the Fire Department and the Police Department;
- (3) Continuing the public hearing until June 17, 2015 and July 1, 2015; and
- (4) Taking such additional, related, action that may be desirable.

CEQA: Not a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b)(4-5).

[5.] UNFINISHED BUSINESS

None.

[6.] NEW BUSINESS

6-A. AWARD OF SPIRIT BUS CONTRACT

It is recommended that the City Council

- (1) Award Contract to First Transit;
- (2) Authorize the City Manager to execute a contract, in a form approved by the City Attorney, with First Transit; and
- (3) Take such additional, related, action that may be desirable.

CEQA: Not a "project" per CEQA Guidelines §§ 15061(b)(3) and 15378. Even if the award of contract were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (CEQA Guidelines §§ 15301, 15305).

6-B. MORATORIUM ON "VAPING STORES"

It is recommended that the City Council consider

- (1) Whether to adopt an urgency ordinance upon a 4/5 vote to temporarily prohibit the City from issuing permits to allow the construction or operation of "vaping stores" as defined in the draft ordinance; and
- (2) Take such additional, related, action that may be desirable.

CEQA: Categorically exempt per CEQA Guidelines §§ 15301, 15303, 15304(e), 15305, and 15311. Also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making.

6-C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK APPOINTING COUNCIL REPRESENTATIVES TO SPECIFIC ORGANIZATIONS

It is recommended that the City Council

- (1) Adopt Resolution appointing representatives to specific organizations; and
- (2) Take such additional, related, action that may be desirable.

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

7-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ACKNOWLEDGING THE ARMENIAN GENOCIDE OF 1915 AND ITS 100TH ANNIVERSARY (Requested by Council Member Real Sebastian)

It is recommended that the City Council

- (1) Adopt Resolution acknowledging the Armenian Genocide of 1915 and its 100th Anniversary; and
- (2) take such additional, related, action that may be desirable.

7-B. DUE TO THE DROUGHT AND THE GOVERNOR'S MANDATE ON WATER CONSUMPTION, COUNCIL MEMBER REAL SEBASTIAN WOULD LIKE TO DISCUSS A POSSIBLE MORATORIUM ON ALL NEW CONSTRUCTION PROJECTS

[8.] CLOSED SESSION

None.

ADJOURN

ORAL AND WRITTEN COMMUNICATIONS



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for Successor Agency to the Former Community
Redevelopment Agency of
May 6, 2015

RECOMMENDATION:

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 **May 6, 2015 totaling \$2,119.78** 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 **276-279**.

BACKGROUND:

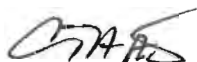
The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are 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 **\$2,119.78.**

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
6TH DAY OF MAY 2015
TOTALING \$2,119.78 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	\$ 1,502.28
Merged Project Projects	617.50
Total	<u>\$ 2,119.78</u>

PASSED, APPROVED AND ADOPTED THE 6TH DAY OF MAY 2015.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST:

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

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

I hereby certify that this resolution was duly adopted by the
Successor Agency to the Former Community Redevelopment Agency,
at a regular meeting held on the 6th day of May 2015 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

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

ATTACHMENT 1

Warrant Register

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	15.52	INTERNET/PHONE SERVICE		276	15.52
FIRST SIGNS CO.	0860-801-1203-31100	803.20	SIGN AT 540 W GARVEY	90612	277	803.20
TOTAL FOR PREPAID WARRANTS						818.72

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HENSLEY LAW GROUP	0860-801-1203-31600	617.50	LEGAL-SUCCESSOR AGENCY		278	
	0870-801-1203-31600	617.50	LEGAL-SUCCESSOR AGENCY		278	
						1,235.00
NATIONAL CONSTRUCTION RENTALS	0860-801-1203-31100	66.06	FENCE RENTAL		279	
						66.06
TOTAL FOR PRINTED WARRANTS						1,301.06

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015

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TOTAL FOR PREPAID WARRANTS	818.72
TOTAL FOR PRINTED WARRANTS	1,301.06
TOTAL WARRANTS	2,119.78
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	2
TOTAL CHECKS PRINTED	2
TOTAL CHECKS ISSUED	4

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015
FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	818.72	683.56	1,502.28
0870	MERGED CAPITAL PROJECTS	0.00	617.50	617.50
	TOTAL	818.72	1,301.06	2,119.78



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for the City of Monterey Park of
May 6, 2015

RECOMMENDATION:

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 **May 6, 2015 totaling \$1,579,878.52** 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 **303773-304106**.

BACKGROUND:

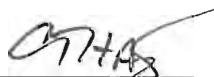
The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

FISCAL IMPACT:

Disbursements from all funds total **\$1,579,878.52**.

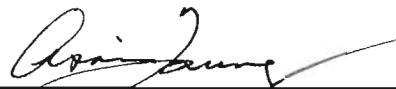
Respectfully submitted:

Prepared by:



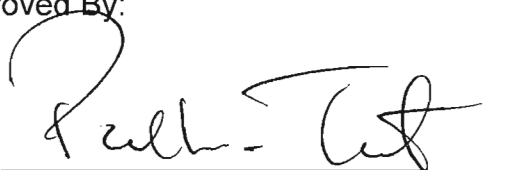
Chu Thai

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
 6TH DAY OF MAY 2015
 TOTALING \$1,579,878.52 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	\$ 262,186.15
Retirement Fund	4,475.00
State Gas Tax Fund	81,338.13
Sewer Fund	8,562.08
Refuse Fund	416,389.69
City Shop Fund	81,594.31
General Liability Fund	7,246.73
Payroll Clearing Account	528.00
Park Facilities Fund	6,923.80
Public Safety Impact Fee	11,989.84
Special Deposits Fund	29,205.76
Workers Comp. Fund	5,945.00
Water Fund	50,275.98
Water Treatment Fund	378,381.21
OPA Proposition A	876.81
STC Standards/Training/Corrections	1,833.00
POST	1,374.21
El Civic Education Grant	53.59
Home Housing Program	7,368.53
Recreation Fund	14,314.80
Asset Forfeiture	1,404.61
Construction Agency Fund	18,226.25
Prop C	81,022.11
CDBG Fund	11,201.18
Maintenance District 93-1	3,315.34
Prop A - Per Parcel Grant	6,099.00
Used Oil Recycling Block Grant	1,961.81
Used Oil Competitive Grant	1,033.75
Maintenance Grant (075)	1,317.61
ELAC Instructional Serv Prog	2,583.13
Disaster Management Area C	632.00
Literacy Trust Grant	165.00
Urban Area Initiative 2014	7,843.64
LA County Open Space Grant	55,808.75
City/Housing Successor Agency	16,401.72
 TOTAL	 <u>\$ 1,579,878.52</u>

PASSED, APPROVED AND ADOPTED THE 6TH DAY OF MAY 2015.

 Hans Liang, 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 6th day of May 2015 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

ATTACHMENT 1

Warrant Register

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CHRISTINA AIU-QUEZADA	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303774	125.00
ALLEN OSHIRO	0075-450-0075-09010	225.00	CHERRY BLOSSOM PERFORMER-TRUST		303838	225.00
ARTURO M. JUAREZ	0075-450-0075-09010	1,122.70	CHERRY BLOSSOM BOOKLET (TRUST)		303806	1,122.70
AT & T	0010-801-3113-32050	40.54	PHONE SERVICE		303807	40.54
AT&T	0010-801-1404-32050	598.76	INTERNET/PHONE SERVICE		303808	
	0043-801-1404-32050	441.19	INTERNET/PHONE SERVICE		303808	
	0092-801-1404-32050	535.73	INTERNET/PHONE SERVICE		303808	
	0010-801-1408-32050	1,254.53	INTERNET/PHONE SERVICE		303808	
	0010-801-3112-32050	836.35	INTERNET/PHONE SERVICE		303808	
	0010-801-3201-32050	418.17	INTERNET/PHONE SERVICE		303808	
	0022-801-4206-32050	303.22	INTERNET/PHONE SERVICE		303808	
	0109-801-6511-32050	67.97	INTERNET/PHONE SERVICE		303808	
	0010-801-3201-32050	1,030.51	INTERNET/PHONE SERVICE		303808	
	0010-801-6001-32050	198.48	INTERNET/PHONE SERVICE		303808	
	0010-801-6502-32050	149.91	INTERNET/PHONE SERVICE		303808	
	0092-801-4220-32050	202.84	INTERNET/PHONE SERVICE		303808	
	0092-801-4222-32050	648.45	INTERNET/PHONE SERVICE		303808	
	0010-801-6517-32050	17.27	INTERNET/PHONE SERVICE		303808	
	0092-801-1404-32050	31.02	INTERNET/PHONE SERVICE		303808	
	0010-801-1801-32050	15.57	INTERNET/PHONE SERVICE		303808	
	0010-801-3112-32050	3,161.04	INTERNET/PHONE SERVICE		303808	
	0010-801-3113-32050	15.45	INTERNET/PHONE SERVICE		303808	
	0010-801-3114-41100	17.27	INTERNET/PHONE SERVICE		303808	
	0010-801-4209-32050	257.04	INTERNET/PHONE SERVICE		303808	
	0010-801-6001-32050	139.39	INTERNET/PHONE SERVICE		303808	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0169-801-2201-32050	139.39	INTERNET/PHONE SERVICE		303808	
	0010-801-1301-32050	15.45	INTERNET/PHONE SERVICE		303808	
	0010-801-1404-32050	50.12	INTERNET/PHONE SERVICE		303808	
	0010-801-1408-32050	127.53	INTERNET/PHONE SERVICE		303808	
	0043-801-1404-32050	25.54	INTERNET/PHONE SERVICE		303808	
						10,698.19
AVILA III ELECTRIC	0010-801-4210-38100	1,200.00	ELECTRICAL SERVICES	90167	303792	
						1,200.00
TONY AZALTINE	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303775	
						125.00
BANKCARD CENTER	0010-801-1101-39400	3,342.00	03/15 STMT-CONFERENCE		303809	
	0010-801-1110-39300	135.00	03/15 STMT-MEMBERSHIP		303809	
	0010-801-1201-39400	575.00	03/15 STMT-SEMINAR		303809	
	0010-801-1704-39300	50.00	03/15 STMT-MEMBERSHIP		303809	
	0010-801-1801-22670	500.00	03/15 STMT-EE LUNCHEON		303809	
	0010-801-1801-39550	195.00	03/15 STMT-JOB AD		303809	
	0142-801-6005-22750	53.59	03/15 STMT-SUPPLIES		303809	
	0160-801-3101-39400	231.68	03/15 STMT-TRAINING		303809	
	0349-801-3201-39400	2,150.00	03/15 STMT-TRAINING		303809	
	0436-801-3210-39400	632.00	03/15 STMT-USB ICARDS		303809	
	0043-801-4212-39300	341.25	03/15 STMT-PW OFFICERS EXPO		303809	
	0445-801-6005-39300	165.00	03/15 STMT-LAMP MEMBERSHIP		303809	
	0060-801-3210-38400	555.45	03/15 STMT-ETHANOL FUEL		303809	
	0060-801-4211-39400	190.00	03/15 STMT-PW OFFICERS EXPO		303809	
	0132-801-3101-33300	588.00	03/15 STMT-STC TRAINING		303809	
	0136-801-3101-33250	277.00	03/15 STMT-POST TRAINING		303809	
	0010-801-3220-24100	51.99	03/15 STMT-SUPPLIES		303809	
	0010-801-3230-24150	269.97	03/15 STMT-DOMAIN REGISTRATION		303809	
	0010-801-6001-21350	15.27	03/15 STMT-TECHNICAL SERVICES		303809	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BANKCARD CENTER	0010-801-6003-22450	1,086.66	03/15 STMT-TECHNICAL SERVICES		303809	
	0010-801-6004-22450	157.96	03/15 STMT-TECHNICAL SERVICES		303809	
	0010-801-6517-39400	253.75	03/15 STMT-PW OFFICERS EXPO		303809	
	0010-801-3101-22650	10.00	03/15 STMT-SUBSCRIPTION		303809	
	0010-801-3101-22670	4,188.87	03/15 STMT-VOLUNTEER BANQUET		303809	
	0010-801-3101-39300	50.00	03/15 STMT-DUES		303809	
	0010-801-3120-39700	1,367.91	03/15 STMT-CITIZENS ACADEMY		303809	
	0010-801-3210-24100	78.34	03/15 STMT-SAFETY TAPE		303809	
	0010-801-3210-38400	708.14	03/15 STMT-REPAIR		303809	
						18,219.83
BRIGHT LIGHT M, INC	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303776	
						100.00
CALIFORNIA BUILDING STANDARDS COMM	0010-701-0010-09202	367.20	BUILDING PERMIT SURCHARGE FEE		303810	
						367.20
CANON FINANCIAL SERVICES, INC.	0092-801-4209-37500	697.06	COPIER MACHINE RENTAL	90402	303839	
	0010-801-1403-37500	1,520.46	COPIER MACHINE RENTAL	90613	303839	
						2,217.52
PETER CHAN	0010-801-1101-39400	248.50	ICSC RECON		303840	
						248.50
CHARTER COMMUNICATIONS	0010-801-1404-32050	31.05	INTERNET/CABLE SERVICE		303793	
	0010-801-3112-32050	59.88	INTERNET/CABLE SERVICE		303793	
	0043-801-1404-32050	22.88	INTERNET/CABLE SERVICE		303793	
	0092-801-1404-32050	27.79	INTERNET/CABLE SERVICE		303793	
	0010-801-3230-32050	130.00	INTERNET/CABLE SERVICE		303793	
	0010-801-6502-32050	116.52	INTERNET/CABLE SERVICE		303793	
						388.12
CITY OF MONTEREY PARK	0092-450-0092-09000	3,813.00	REFUND-WATER DEPOSIT		303794	
	0092-701-0092-07510	3,355.17-	WATER USAGE		303794	
	0092-701-0092-07510	301.32	REFUND-WATER PAYMENT		303794	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						759.15
COUNTY OF LOS ANGELES	0075-450-0075-08400	280.00	SENIOR PET LICENSING (TRUST)		303811	280.00
	0075-450-0075-08400	20.00	SENIOR PET LICENSING (TRUST)		303812	20.00
	0075-450-0075-08400	220.00	SENIOR PET LICENSING (TRUST)		303813	220.00
	0075-450-0075-08400	160.00	SENIOR PET LICENSING (TRUST)		303841	160.00
CPFIT	0065-464	528.00	FIRE LTD INSURANCE		303795	528.00
CRANE PRODUCTIONS (DBA)	0075-450-0075-09010	700.00	CHERRY BLOSSOM PERFORMER-TRUST		303777	700.00
	0075-450-0075-09010	1,100.00	CHERRY BLOSSOM PERFORMER-TRUST		303814	1,100.00
TENRIKYO YOKI DAIKO	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303815	100.00
DEPARTMENT OF CONSERVATION	0010-701-0010-09200	1,218.01	STRONG MOTION FEE		303816	1,218.01
DIRECTV, LLC	0010-801-3230-32050	187.98	EOC SERVICES		303842	187.98
EVOQUA WATER TECHNOLOGIES LLC	0071-801-3210-38400	148.42	FIRE DI TANK RENTAL		303796	148.42
PAUL MICHAEL FERNANDEZ	0062-801-5101-35650	1,000.00	CLAIM SETTLEMENT-P FERNANDEZ		303817	1,000.00
FUJIMA-KANSEI-ODORI-KAI	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303778	125.00
HOUCHEN BINDERY LTD	0010-801-6003-39250	473.25	LIBRARY BINDING SERVICES		303843	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						473.25
SUSAN K. IMOTO	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303779	125.00
MITCHELL ING	0010-801-1101-39400	177.50	ICSC RECON		303844	177.50
SHELLY MARIE ISHIDA	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303818	100.00
JWA URBAN CONSULTANTS INC	0169-801-2201-31850	11,047.50	CONTRACT PLANNER FEES	90468	303773	25,217.50
	0152-801-2206-31850	7,368.53	CONTRACT PLANNER FEES		303773	
	0880-801-2207-38100	6,801.47	CONTRACT PLANNER FEES		303773	
RODNEY KAGEYAMA	0075-450-0075-09010	325.00	CHERRY BLOSSOM PERFORMER-TRUST		303780	325.00
JUDITH N. KAMINISHI	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303781	100.00
ISOKO KAYAMA/KAYAMA PUPPET	0075-450-0075-09010	150.00	CHERRY BLOSSOM PERFORMER-TRUST		303845	150.00
TIFFANY KHA	0062-801-5101-35650	1,540.20	CLAIM SETTLEMENT-T KHA		303797	1,540.20
KAZUYUKI KITAJIMA	0075-450-0075-09010	400.00	CHERRY BLOSSOM PERFORMER-TRUST		303782	400.00
KUNTAU MARTIAL ARTS ACADEMY	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303783	100.00
JUNE KURAMOTO	0075-450-0075-09010	550.00	CHERRY BLOSSOM PERFORMER-TRUST		303819	550.00
STEPHEN LAM	0010-801-1101-39400	248.50	ICSC RECON		303846	248.50
LECARDS.COM	0010-801-6508-31990	215.82	SPECIAL OLYMPIC FLYERS		303820	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						215.82
HANS J LIANG	0010-801-1101-39400	177.50	ICSC RCON		303847	177.50
HONG ZHOU LIU	0092-701-0092-07510	1,982.44	REFUND WATER BILL		303848	1,982.44
MACONDO ICE, INC.	0075-450-0075-09010	332.00	CHERRY BLOSSOM SUPPLIES (TRUST)		303821	332.00
MARILYNN'S UNLIMITED PRINTING	0092-801-4222-22300	100.00	PUBLIC WORKS WATER BOTTLES		303822	473.41
	0010-801-4212-31500	373.41	PUBLIC WORKS WATER BOTTLES		303822	
MARK KEPPEL H.S. AZTEC BAND	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303784	125.00
MONTEREY PARK PETTY CASH	0010-801-3120-39700	48.00	PETTY CASH-REFRESHMENTS		303849	538.30
	0092-801-4221-22750	12.48	PETTY CASH-REFRESHMENTS		303849	
	0092-801-4223-23900	12.80	PETTY CASH-REFRESHMENTS		303849	
	0010-801-3120-39700	24.90	PETTY CASH-REFRESHMENTS		303849	
	0010-801-1403-39400	31.40	PETTY CASH-MILEAGE		303849	
	0092-801-4223-23900	26.00	PETTY CASH-PARKING		303849	
	0010-801-4212-31500	57.39	PETTY CASH-REFRESHMENTS		303849	
	0010-801-1701-21350	9.28	PETTY CASH-REFRESHMENTS		303849	
	0010-801-3120-39700	87.73	PETTY CASH-REFRESHMENTS		303849	
	0349-801-3201-39400	94.64	PETTY CASH-REFRESHMENTS		303849	
	0010-801-3201-32200	95.36	PETTY CASH-POSTAGE		303849	
	0010-801-3201-32200	7.19	PETTY CASH-POSTAGE		303849	
	0010-801-3230-22750	31.13	PETTY CASH-EOC SUPPLIES		303849	
CAROLYN K MORINISHI	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303785	125.00
MT. SAN ANTONIO COLLEGE	0010-801-3220-39400	800.00	FIRE TRAINING		303850	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						800.00
MUSIC GEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	90562	303798	
						190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	90562	303799	
						190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	90562	303800	
						190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	90562	303801	
						190.00
WAYNE KUNIO NAGAO	0075-450-0075-09010	600.00	CHERRY BLOSSOM PERFORMER-TRUST		303823	
						600.00
NANCY HAYATA	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303786	
						100.00
NATIONAL TESTING NETWORK, INC	0010-801-1801-39550	150.00	HUMAN RESOURCES MEMBERSHIP		303824	
						150.00
OHANA POLYNESIAN DANCERS (DBA)	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303825	
						125.00
PARTYLINE EVENTS	0075-450-0075-09010	13,068.86	CHERRY BLOSSOM-RENTAL (TRUST)	90276	303826	
						13,068.86
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	40.46	POSTAGE		303851	
	0010-801-1403-32200	111.88	POSTAGE		303851	
	0010-801-1406-32200	301.23	POSTAGE		303851	
	0010-801-1701-32200	19.07	POSTAGE		303851	
	0010-801-1702-32200	186.41	POSTAGE		303851	
	0010-801-1703-32200	6.71	POSTAGE		303851	
	0010-801-4209-32200	0.48	POSTAGE		303851	
	0010-801-6001-32200	47.80	POSTAGE		303851	
	0010-801-6502-32200	21.33	POSTAGE		303851	
	0043-801-4208-32200	0.48	POSTAGE		303851	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0043-801-4212-32200	60.21	POSTAGE		303851	
	0075-450-0075-09230	69.48	POSTAGE (TRUST)		303851	
	0010-801-3114-32200	68.55	POSTAGE		303851	
	0010-801-3120-32200	25.92	POSTAGE		303851	
	0010-801-3201-32200	6.92	POSTAGE		303851	
	0010-801-3205-32200	10.78	POSTAGE		303851	
	0010-801-3210-32200	2.40	POSTAGE		303851	
	0010-801-3220-32200	5.71	POSTAGE		303851	
	0010-801-1801-32200	59.35	POSTAGE		303851	
	0010-801-3101-32200	18.27	POSTAGE		303851	
	0010-801-3102-32200	12.91	POSTAGE		303851	
	0010-801-3104-32200	11.12	POSTAGE		303851	
	0010-801-3111-32200	2.39	POSTAGE		303851	
	0010-801-3113-32200	12.94	POSTAGE		303851	
						1,102.80
PROFESSIONAL PIPE SERVICE (DBA)	0042-801-4204-31950	7,675.01	SEWER SYSTEM VIDEO TAPING	90501	303827	
	0042-801-4204-31950	723.63	SEWER SYSTEM VIDEO TAPING		303827	
						8,398.64
EMILY JOY RAMBOLDT	0136-801-3101-33250	225.00	POST TRAINING		303828	
						225.00
DONNA RAMIREZ	0010-801-1704-33200	984.00	ICSC CONVENTION		303829	
						984.00
RAQUEL RICHARDS	0010-801-1801-39550	9.00	PETTY CASH-REFRESHMENTS		303830	
	0010-801-1801-39400	20.98	PETTY CASH-REFRESHMENTS		303830	
	0010-801-1801-39400	20.70	PETTY CASH-REFRESHMENTS		303830	
	0010-801-1802-33100	15.95	PETTY CASH-MILEAGE		303830	
	0010-801-1801-39550	8.38	PETTY CASH-SUPPLIES		303830	
	0010-801-1802-39400	58.18	PETTY CASH-SUPPLIES		303830	
	0010-801-1801-39550	87.67	PETTY CASH-REFRESHMENTS		303830	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
RAQUEL RICHARDS	0010-801-1801-39550	19.97	PETTY CASH-REFRESHMENTS		303830	
	0010-801-1802-33100	41.51	PETTY CASH-MILEAGE		303830	
	0010-801-1802-33100	49.43	PETTY CASH-MILEAGE		303830	
	0010-801-1801-39550	45.16	PETTY CASH-REFRESHMENTS		303830	
						376.93
RYUKYU-KOKU MATSURI DAIKO	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303787	
						100.00
SAN GABRIEL BASIN WATER	0092-801-4220-22900	33,520.40	COMBINED ASSESSMENT		303852	
						33,520.40
SBC LONG DISTANCE	0010-801-1408-32050	128.65	PHONE SERVICE		303853	
	0010-801-3112-32050	85.76	PHONE SERVICE		303853	
	0010-801-1408-32050	42.88	PHONE SERVICE		303853	
	0010-801-6001-32050	14.29	PHONE SERVICE		303853	
	0169-801-2201-32050	14.29	PHONE SERVICE		303853	
						285.87
TERESA REAL SEBASTIAN	0010-801-1101-39400	177.50	ICSC RECON		303831	
						177.50
SING TAO DAILY (L A) LTD	0075-450-0075-08895	1,000.00	REFUND NYE'S COUNTDOWN (TRUST)		303854	
						1,000.00
SMART & FINAL #321	0010-801-3210-22150	93.38	CLEANING SUPPLIES		303802	
						93.38
SOUTH COAST AIR QUALITY	0093-801-4227-41100	125.75	AQMD FEES		303803	
	0093-801-4227-41100	331.81	AQMD FEES		303803	
	0093-801-4227-41100	2,376.78	AQMD FEES		303803	
						2,834.34
SPRINT CORPORATION	0010-801-3115-38400	1,353.66	MOBILE DATA SERVICE	90024	303832	
						1,353.66
JONI NICOLE STANICK	0136-801-3101-33250	225.00	POST TRAINING		303833	
						225.00

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
STATE BOARD OF EQUALIZATION	0010-431	34.70	USE TAX 1Q 2015		303855	
	0010-801-1301-31750	81.00	USE TAX 1Q 2015		303855	
	0010-801-3120-22750	101.60	USE TAX 1Q 2015		303855	
	0010-801-3220-23700	24.30	USE TAX 1Q 2015		303855	
	0010-801-6517-22150	14.40	USE TAX 1Q 2015		303855	256.00
	0060-801-4211-22250	28.14	EXEMPT BUS OPERATOR FEE		303856	28.14
STEINY AND COMPANY, INC.	0166-850-5003-91924	7,954.47	TRAFFIC SIGNAL-ATL/HELLMEM	80571	303804	
	0166-850-5001-91924	7,954.46	TRAFFIC SIGNAL-ATL/HELLMEM	80571	303804	15,908.93
TAIKO PROJECT	0075-450-0075-09010	175.00	CHERRY BLOSSOM PERFORMER-TRUST		303788	175.00
KOSHIN TAIKO	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		303789	125.00
THE CHRYSALIS CENTER	0077-801-1111-31950	5,402.00-	VOID CHECK	90428	302648	5,402.00-
	0077-801-1111-31950	5,402.00	BID MAINTENANCE	90428	303834	5,402.00
THE GAS COMPANY (DBA)	0010-801-3114-36200	97.47	GAS SERVICES		303857	
	0060-801-4211-22250	353.66	GAS SERVICES		303857	451.13
DAVID TORRES	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		303790	100.00
TRANSTECH	0010-801-5004-91579	3,300.00	CASCADES REHABILITATION	90611	303858	
	0501-801-5004-91733	3,892.50	CASCADES REHABILITATION	90572	303858	
	0501-801-5004-91733	12,360.00	CASCADES REHABILITATION	90572	303858	
	0501-801-5004-91733	3,040.00	CASCADES REHABILITATION	90572	303858	
	0501-801-5004-91733	3,800.00	CASCADES REHABILITATION		303858	

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TRANSTECH	0501-801-5004-91733	6,446.25	CASCADES REHABILITATION		303858	
	0010-801-5004-91525	1,140.00	ADA IMPROVEMENTS		303858	
	0010-801-5004-91525	1,330.00	ADA IMPROVEMENTS		303858	
	0010-801-5004-91525	2,375.00	ADA IMPROVEMENTS		303858	
	0010-801-5004-91525	2,185.00	ADA IMPROVEMENTS		303858	
	0010-801-5002-91738	687.50	BARNES POOL REHABILITATION		303858	
	0010-801-1703-31950	4,517.50	BUILDING INSPECTOR		303858	
						45,073.75
TRU DESIGNZ & PRINTING	0075-450-0075-09010	802.24	CHERRY BLOSSOM T-SHIRTS (TRUST)		303835	
						802.24
U S ARMOR CORP	0010-801-3103-22300	2,695.03	POLICE-BULLET PROOF VEST	90615	303859	
						2,695.03
UNITED TRAFFIC SERVICES SUPPLY	0022-801-4206-23800	1,296.98-	VOID	90176	303454	
						1,296.98-
STEPHANIE L. URICH	0136-801-3101-33250	225.00	POST TRAINING		303836	
						225.00
VERIZON WIRELESS	0092-801-4222-32050	152.04	WIRELESS VOICE & DATA SERVICE		303805	
	0160-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		303805	
	0010-801-3104-38400	38.01	WIRELESS VOICE & DATA SERVICE		303805	
	0010-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		303805	
						266.07
	0010-801-3220-32050	107.40	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-3205-32050	83.20	WIRELESS VOICE & DATA SERVICE		303860	
	0092-801-4223-32050	21.61	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-6502-32050	18.48	WIRELESS VOICE & DATA SERVICE		303860	
	0022-801-4206-32050	74.12	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-6001-32050	52.30	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-4209-32050	36.15	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-4212-32050	14.33	WIRELESS VOICE & DATA SERVICE		303860	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VERIZON WIRELESS	0010-801-6517-32050	2.98	WIRELESS VOICE & DATA SERVICE		303860	
	0092-801-4222-32050	2.60	WIRELESS VOICE & DATA SERVICE		303860	
	0092-801-4221-32050	37.44	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-3201-32050	0.19	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-3210-32050	1.08	WIRELESS VOICE & DATA SERVICE		303860	
	0349-801-3201-39400	38.01	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-1701-32050	38.46	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-1703-32050	12.43	WIRELESS VOICE & DATA SERVICE		303860	
	0010-801-1702-32050	9.08	WIRELESS VOICE & DATA SERVICE		303860	
						549.86
VFW NISEI MEMORIAL POST 9902	0010-701-0010-03540	400.00-	VOID CHECK		297708	
	0075-450-0075-08110	200.00-	VOID CHECK		297708	
						600.00-
WEST COAST EVENT MARKETING, INC.	0010-801-6508-31990	250.70	SPECIAL OLYMPICS BANNERS		303837	
						250.70
WWW.MAGICWAYNE.COM (DBA)	0075-450-0075-09010	250.00	CHERRY BLOSSOM PERFORMER-TRUST		303791	
						250.00
	TOTAL FOR PREPAID WARRANTS					206,641.83

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
(DBA) GLOBAL SCIENTIFIC SUPPLY LLC	0463-801-5002-99727	7,196.00	FIRE-THERMAL IMAGING CAMERAS	90578	303861	7,196.00
	0463-801-5002-99727	647.64	FIRE-THERMAL IMAGING CAMERAS	90578	303861	
	0010-431	647.64-	FIRE-THERMAL CAMERAS-USE TAX		303861	
ADLERHORST INTERNATIONAL INC.	0160-801-3103-22800	183.60	POLICE TRAINING		303862	450.26
	0160-801-3103-22800	266.66	POLICE TRAINING		303862	
ADMINSURE INC.	0080-801-8301-20000	5,700.00	WORKER'S COMP DATA CONVERSION	90510	303863	5,700.00
ADULT MEDICAL TRANSPORTATION INC	0010-701-0010-02010	150.00	REFUND BUSINESS LICENSE		303864	151.00
	0010-701-0010-02020	1.00	REFUND STATE FEE		303864	
ADVANCE PEST TERMITE CONTROL	0010-801-3113-38100	39.00	PEST CONTROL	90000	303865	232.00
	0010-801-3113-38100	39.00	PEST CONTROL	90000	303865	
	0010-801-3210-22750	47.00	PEST CONTROL	90210	303865	
	0010-801-3210-22750	35.00	PEST CONTROL	90210	303865	
	0010-801-3210-22750	42.00	PEST CONTROL	90210	303865	
	0010-801-3113-38100	30.00	PEST CONTROL	90000	303865	
ADVANCED BATTERY SYSTEMS, INC.	0060-801-4211-23500	148.59	FLEET PARTS	90033	303866	148.59
AFFILIATED SYSTEMS, INC.	0010-801-1801-31900	265.00	PRE-EMPLOYMENT/DMV/DOT PHYS.		303867	635.00
	0080-801-8301-33130	245.00	FIRST AID TREATMENT		303867	
	0010-801-1801-31900	125.00	PRE-EMPLOYMENT/DMV/DOT PHYS		303867	
ALHAMBRA CHRYSLER DODGE JEEP RAM	0060-801-4211-23500	48.80	FLEET PARTS		303868	48.80
ALL TRAFFIC SOLUTIONS	0022-801-4206-23800	8,344.00	TRAFFIC SPEED DISPLAY	90564	303869	
	0022-801-4206-23800	511.56	TRAFFIC SPEED DISPLAY		303869	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						8,855.56
ALLGOOD DRIVING SCHOOL, INC	0159-801-6507-31940	120.00	INSTRUCTOR-RECREATION CLASS		303870	120.00
AMTECH ELEVATOR SERVICES	0010-801-4210-38100	469.63	ELEVATOR MAINTENANCE	90197	303871	469.63
ANTIMITE ASSOCIATES INC	0010-801-4210-38150	3,976.00	PROFESSIONAL SERVICES	90585	303872	3,976.00
APL GLASS COMPANY	0092-801-4210-38250	150.00	STREET SUPPLIES		303873	150.00
ARAMARK UNIFORM & CAREER APPAREL, I	0010-801-3210-39050	50.61	FIRE UNIFORM SERVICES	90221	303874	153.23
	0010-801-3210-39050	92.78	FIRE UNIFORM SERVICES	90221	303874	
	0010-801-3210-39050	9.84	FIRE UNIFORM SERVICES	90221	303874	
ARC IMAGING RESOURCE - CALIFORNIA	0092-801-4212-37500	80.89	ENGINEERING PRINTER	90244	303875	80.89
ARGIL BLDG. MATERIAL CO.	0022-801-4202-22400	45.78	CONCRETE	90170	303876	45.78
ARROYO BACKGROUND INVESTIGATIONS	0010-801-3104-31950	1,800.00	BACKGROUND INVESTIGATIONS		303877	1,800.00
ARTE FLAMENCO DANCE THEATER	0159-801-6507-31940	144.50	INSTRUCTOR-RECREATION CLASS		303878	144.50
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	372.12	PLUMBING SUPPLIES	90169	303879	372.12
ATHENS SERVICES	0022-801-4205-41200	26,098.90	STREET SWEEPING	90168	303880	53,365.41
	0022-801-4205-41200	26,098.90	STREET SWEEPING	90168	303880	
	0022-801-4205-41200	150.00-	STREET SWEEPING-CREDIT	90168	303880	
	0344-801-5002-99290	1,317.61	STREET SWEEPING	90198	303880	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ATHENS SERVICES	0043-801-4208-41200	412,578.74	REFUSE COLLECTION SERVICES		303881	412,578.74
AUTOZONE WEST, INC	0060-801-4211-23500	348.76	FLEET SUPPLIES/PARTS	90310	303882	
	0060-801-4211-23500	42.30	FLEET SUPPLIES/PARTS	90310	303882	391.06
B & M LAWN AND GARDEN, INC	0010-801-6517-22750	455.62	PARKS MOWER SUPPLIES		303883	455.62
B W GRAPHICS	0092-801-1201-21250	442.54	PANEL FOLDERS & ENVELOPE		303884	
	0092-801-1201-21250	780.44	PANEL FOLDERS & ENVELOPE		303884	1,222.98
BARTEL ASSOCIATES LLC	0012-801-5102-31850	4,475.00	ACTUARIAL CONSULTING SERVICES		303885	4,475.00
BEN'S AIRLESS	0022-801-4206-24100	82.00	FLEET PARTS		303886	82.00
BG PETROSPECS	0060-801-4211-22250	388.80	FLEET SUPPLIES		303887	388.80
BLACK & WHITE EMERGENCY VEHICLES	0060-801-4211-38410	436.00	FLEET CONVERSION	90037	303888	436.00
BOB BARKER CO., INC.	0010-801-3113-22600	228.72	POLICE SUPPLIES	90003	303889	
	0010-801-3113-22600	44.29	POLICE SUPPLIES	90003	303889	273.01
BUSY BEE MESSENGER SERVICE INC	0010-801-1301-31750	90.00	MESSENGER SERVICE		303890	90.00
CAAD LLC	0092-801-4220-21250	835.77	WATER BILL MAILING SERVICE		303891	835.77
CALIFORNIA FRAME & AXLE (DBA)	0060-801-3210-38400	1,575.96	FIRE REPAIR ENGINE 62		303892	1,575.96
CALIFORNIA HARDWOOD FLOORS	0092-801-4210-38250	480.00	LANGLEY FLOOR REPAIR		303893	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						480.00
CALIFORNIA LONG TERM CARE EDUCATION	0075-450-0075-08630	150.00	REFUND FACILITY DEPOSIT (TRUST)		303894	150.00
CALOX, INC	0010-801-3210-22750	92.00	FIRE MEDICAL SUPPLIES	90228	303895	
	0010-801-3210-22750	29.75	FIRE MEDICAL SUPPLIES	90228	303895	
	0010-801-3210-22750	21.25	FIRE MEDICAL SUPPLIES	90228	303895	143.00
CANON SOLUTIONS AMERICA, INC	0092-801-4209-37500	68.43	COPIER MAINTENANCE		303896	
	0010-801-1301-37500	19.16	COPIER MAINTENANCE		303896	
	0010-801-3210-38400	686.70	COPIER MAINTENANCE		303896	
	0010-801-1701-37500	444.48	COPIER MAINTENANCE	90206	303896	
	0092-801-4220-37500	444.47	COPIER MAINTENANCE	90206	303896	
	0010-801-3205-37500	444.47	COPIER MAINTENANCE	90206	303896	2,107.71
CARBON ACTIVATED CORPORATION	0093-801-4227-23300	38,038.00	WATER CARBON CHANGE OUT	90586	303897	
	0093-801-4230-23300	37,688.00	WATER CARBON CHANGE OUT	90586	303897	
	0093-801-4227-23300	129,327.50	WATER CARBON CHANGE OUT	90584	303897	205,053.50
MARLENE A CARDINALI	0159-801-6507-31940	308.00	INSTRUCTOR-RECREATION CLASS		303898	308.00
CAREMORE HEALTH PLAN	0010-701-0010-07960	247.94	REFUND-AMBULANCE FEE		303899	247.94
CASCADE FIRE EQUIPMENT CO.	0010-801-3210-22300	703.05	FIRE TURNOUT AND PANTS	90230	303900	
	0010-801-3210-22300	4,236.83	FIRE TURNOUT AND PANTS	90230	303900	4,939.88
CAYSON & ASSOCIATES (DBA OF PRODUCT	0010-801-1801-39400	636.00	GROUP TRAINING		303901	
	0010-801-1801-39400	693.00	GROUP TRAINING		303901	
	0010-801-1801-39400	99.00	GROUP TRAINING		303901	1,428.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CHAMPION C J D	0010-801-3103-38400	1,616.72	POLICE VEHICLE REPAIR		303902	
	0010-801-3103-38400	947.24	POLICE VEHICLE REPAIR		303902	
						2,563.96
CHANNING L BETE CO INC	0010-801-3220-39400	65.30	FIRE TRAINING SUPPLIES		303903	
						65.30
CHARLIES TIRE RECYCLING	0060-801-4211-31950	75.50	FLEET TIRE RECYCLING		303904	
						75.50
CITY TERRACE SERVICE, INC.	0060-801-3210-38400	343.00	FIRE TOW TRUCK 61		303905	
						343.00
CLEAN ENERGY	0166-801-4201-31960	7,313.13	CNG FUEL	90375	303906	
						7,313.13
COLLICUTT ENERGY SERVICES INC	0010-801-4210-38100	516.28	GENERATOR REPAIR	90165	303907	
	0010-801-4210-38100	814.32	GENERATOR REPAIR	90165	303907	
	0010-801-4210-38100	512.45	GENERATOR REPAIR	90165	303907	
						1,843.05
COME LAND MAINTENANCE COMPANY	0178-801-6502-38250	263.00	JANITORIAL SERVICE	90255	303908	
	0010-801-6502-38250	400.00	JANITORIAL SERVICE	90254	303908	
	0178-801-6502-38250	1,146.00	JANITORIAL SERVICE	90256	303908	
	0010-801-6502-38250	50.00	JANITORIAL SERVICE	90258	303908	
	0010-801-6507-31160	1,028.00	JANITORIAL SERVICE	90257	303908	
	0010-801-3113-38250	1,958.33	JANITORIAL SERVICE	90006	303908	
	0010-801-3113-38250	130.00	JANITORIAL SERVICE	90006	303908	
	0178-801-6505-38250	250.00	JANITORIAL SERVICE	90253	303908	
	0178-801-6505-38250	250.00	JANITORIAL SERVICE	90253	303908	
	0178-801-6505-38250	4,190.00	JANITORIAL SERVICE	90253	303908	
	0010-801-6517-38250	188.00	JANITORIAL SERVICE	90302	303908	
	0010-801-6517-38250	188.00	JANITORIAL SERVICE	90302	303908	
						10,041.33
COMMERCIAL DOOR OF LOS ANGELES	0010-801-4210-38100	1,257.80	DOOR REPAIR	90164	303909	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						1,257.80
COMMUNITY PARTNERS	0075-450-0075-08620	2,100.00	EARTH DAY BIKE RIDE (TRUST)		303910	2,100.00
COMPLETE LANDSCAPE CARE, INC.	0010-801-6516-31190	5,800.00	LANDSCAPE MAINTENANCE	90349	303911	5,800.00
COMPUTER SERVICE COMPANY	0010-801-4206-38400	9,714.00	TRAFFIC SIGNAL MAINTENANCE	90602	303912	
	0010-801-4206-38400	6,024.84	TRAFFIC SIGNAL MAINTENANCE	90602	303912	
	0010-801-4206-38400	3,880.27	TRAFFIC SIGNAL MAINTENANCE	90602	303912	19,619.11
COUNTY OF LOS ANGELES	0010-801-3111-31950	4,817.01	ANIMAL CONTROL SERVICES	90012	303913	
	0010-701-0010-02420	358.00-	ANIMAL CONTROL-OTHER CREDIT		303913	
	0010-701-0010-02410	2,330.00-	ANIMAL CONTROL-LICENSES FEES		303913	2,129.01
CROWN GRAPHICS (DBA)	0060-801-4211-38410	85.54	FLEET DECAL	90043	303914	
	0060-801-4211-38410	30.59	FLEET DECAL	90043	303914	116.13
CUSTOM TRAINING	0132-801-3101-33300	400.00	POLICE TRAINING		303915	
	0132-801-3101-33300	400.00	POLICE TRAINING		303915	
	0132-801-3101-33300	400.00	POLICE TRAINING		303915	1,200.00
CUT-RATE BATTERIES, INC	0071-801-5002-88560	2,725.00	FIRE-RADIO BATTERIES	90550	303916	
	0071-801-5002-88560	225.00	FIRE-RADIO BATTERIES	90550	303916	
	0010-431	225.00-	FIRE-RADIO BATTERIES-USE TAX		303916	2,725.00
DAILY JOURNAL CORPORATION	0092-801-1301-34050	195.00	LEGAL NOTICE	90356	303917	
	0092-801-1301-34050	195.00-	LEGAL NOTICE	90356	303917	
	0092-801-1301-34050	91.74	LEGAL NOTICE	90356	303917	
	0043-801-1301-34050	174.00	LEGAL NOTICE	90356	303917	
	0010-801-1301-34050	165.00	LEGAL NOTICE	90356	303917	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DAILY JOURNAL CORPORATION	0010-801-1301-31750	165.00	LEGAL NOTICE		303917	
	0022-801-4202-31950	156.00	LEGAL NOTICE		303917	
	0010-801-1301-31750	197.72-	LEGAL NOTICE-CREDIT		303917	
	0010-801-1301-31750	120.47	LEGAL NOTICE		303917	
	0010-801-1301-31750	197.72	LEGAL NOTICE		303917	
	0010-801-1301-31750	111.76	LEGAL NOTICE		303917	
	0043-801-1301-34050	663.00	LEGAL NOTICE	90356	303917	
	0092-801-1301-34050	96.00	LEGAL NOTICE	90356	303917	
						1,742.97
DAPEER ROSENBLIT & LITVAK	0010-801-1702-31600	1,138.17	LEGAL FEES-COMM DEVELOPMENT	90204	303918	
						1,138.17
DAVIS INSTRUMENTS CORPORATION	0109-801-5002-91745	79.80	DIAL-A-RIDE GPS CARCHIP		303919	
						79.80
DAY WIRELESS SYSTEMS (DBA)	0071-801-5002-88560	4,425.47	FIRE EOC RADIO EQUIPMENT	90622	303920	
	0010-801-3210-38400	2,684.00	FIRE EOC RADIO EQUIPMENT	90622	303920	
						7,109.47
HERMAN DEA	0010-701-0010-07960	125.00	REFUND-AMBULANCE FEE		303921	
						125.00
DELL MARKETING LP	0010-801-1701-24150	200.00	COMPUTER/SUPPLIES		303922	
	0010-801-1701-22750	347.85	COMPUTER/SUPPLIES		303922	
						547.85
DEPARTMENT OF JUSTICE	0010-801-1801-39550	32.00	FINGERPRINT PROCESSING		303923	
	0010-701-0010-03710	1,179.00	FINGERPRINT PROCESSING		303923	
	0010-701-0010-03710	128.00	FINGERPRINT PROCESSING	90287	303923	
						1,339.00
DEPT OF TRANSPORTATION	0022-801-4206-41100	1,501.37	TRAFFIC SIGNALS & LIGHTING	90247	303924	
						1,501.37
DEPT. OF INDUSTRIAL RELATIONS (ACCC	0010-801-4210-38400	675.00	ELEVATOR INSPECTION		303925	
						675.00

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DIVERSIFIED ALARM SERVICE	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	350.00	ALARM REPAIR		303926	
	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	135.00	ALARM MONITORING SERVICES		303926	
	0010-801-4210-38100	285.00	ALARM MONITORING SERVICES		303926	
						1,715.00
DOUBLETREE HOTEL-DEL MAR	0136-801-3101-33250	422.21	POST TRAINING		303927	
						422.21
DUKE'S LANDSCAPING INC.	0092-801-4202-31950	349.00	GARDENING SERVICES	90199	303928	
						349.00
E.G.BRENNAN & CO LLC	0092-801-1201-21250	278.30	EQUIPMENT MAINTENANCE		303929	
						278.30
DEAN N EDDOW	0159-801-6507-31940	774.00	INSTRUCTOR-RECREATION CLASS		303930	
						774.00
EL NATIVO GROWERS, INC.	0176-801-5002-82520	2,156.02	PARKS SUPPLIES		303931	
						2,156.02
EMERGENCY RESPONSE CRIME SCENE CLEANING	0010-801-3103-22750	650.00	BIOLOGICAL CLEANING SERVICES		303932	
						650.00
EMPIRE CLEANING SUPPLY	0010-801-3210-22150	184.44	JANITORIAL SUPPLIES	90209	303933	
	0010-801-6505-23910	426.00	JANITORIAL SUPPLIES		303933	
	0109-801-6511-22750	371.55	JANITORIAL SUPPLIES		303933	
	0010-801-3210-22150	1,201.83	JANITORIAL SUPPLIES	90209	303933	
						2,183.82
EVOQUA WATER TECHNOLOGIES LLC	0071-801-3210-38400	107.00	FIRE DI TANK RENTAL		303934	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						107.00
EWING IRRIGATION PRODUCTS, INC.	0092-801-4221-23300	36.64	PARKS SUPPLIES	90104	303935	
	0176-801-5002-82520	293.59	PARKS SUPPLIES		303935	
						330.23
FEDERAL EXPRESS CORP.	0010-801-3205-32200	64.93	CARRIER SERVICES		303936	
	0010-801-3205-32200	171.37	CARRIER SERVICES		303936	
	0109-801-4201-31950	24.74	CARRIER SERVICES		303936	
	0010-801-3205-32200	65.33	CARRIER SERVICES		303936	
						326.37
	0010-801-1704-32200	22.33	CARRIER SERVICES		303937	
						22.33
	0010-801-1704-32200	19.67	CARRIER SERVICES		303938	
						19.67
FEDERAL SIGNAL CORPORATION -EMERG.	0060-801-4211-38410	1,034.01	FLEET PARTS		303939	
	0060-801-4211-38400	211.13	FLEET PARTS		303939	
						1,245.14
FENSCO SERVICES INC	0010-801-6517-38100	260.00	FENCE REPAIR		303940	
	0501-801-5004-91734	4,477.00	FENCE INSTALLATION	90552	303940	
	0501-801-5004-91734	21,793.00	FENCE INSTALLATION	90566	303940	
						26,530.00
FORD OF MONTEBELLO	0092-801-4221-23700	281.20	FLEET PARTS		303941	
						281.20
CHAI FOSTERLING	0159-801-6507-31940	581.00	INSTRUCTOR-RECREATION CLASS		303942	
						581.00
JOANN FRESCAS	0010-801-3104-22310	319.67	UNIFORMS-REIMBURSEMENT		303943	
						319.67
GANAHL LUMBER COMPANY INC	0010-801-6517-22400	153.02	LUMBER SUPPLIES		303944	
						153.02

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GARFIELD MEDICAL CENTER	0010-801-3113-22600	24.00	PHYSICAL		303945	
	0010-801-3113-22600	24.00	PHYSICAL		303945	
	0010-801-3113-22600	24.00	PHYSICAL		303945	
	0010-801-3113-22600	24.00	PHYSICAL		303945	
	0010-801-3113-22600	24.00	PHYSICAL		303945	
	0010-801-3113-22600	24.00	PHYSICAL		303945	
	0010-801-3113-22600	24.00	PHYSICAL		303945	
	0010-801-3113-22600	24.00	PHYSICAL		303945	192.00
GARVEY EQUIPMENT COMPANY	0010-801-3210-38400	19.61	FIRE SUPPLIES	90235	303946	19.61
GATEWAY CITIES COUNCIL OF GOVERNMENT	0184-801-4208-31950	721.81	COORDINATED MONITORING PLAN		303947	721.81
GOLDEN STAR TECHNOLOGY INC/DBA: GST	0043-801-1404-38400	1,442.05	SERVER MAINTENANCE	90588	303948	
	0010-801-1404-31700	4,521.95	SERVER MAINTENANCE	90588	303948	5,964.00
GOVCONNECTION INC.	0010-801-3115-38400	60.93	COMPUTER SUPPLIES		303949	60.93
GOVERNMENT FINANCE OFFICERS	0010-801-1403-39350	55.00	GFOA SUBSCRIPTION		303950	55.00
GRAFFITI TRACKER INC	0010-801-4202-23950	81.75	GRAFFITI TRACKING SUPPLIES		303951	81.75
GRAINGER	0060-801-4211-22300	85.20	ELECTRICAL SUPPLIES		303952	
	0010-801-4209-22750	416.04	ELECTRICAL SUPPLIES		303952	
	0010-801-4202-23600	394.95	ELECTRICAL SUPPLIES	90160	303952	
	0010-801-4202-23600	96.33	ELECTRICAL SUPPLIES	90160	303952	
	0010-801-4202-23600	75.41	ELECTRICAL SUPPLIES-CREDIT	90160	303952	
	0022-801-4202-22400	92.22	ELECTRICAL SUPPLIES	90160	303952	
	0010-801-4202-23600	658.25	ELECTRICAL SUPPLIES	90160	303952	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GRAINGER	0010-801-4202-23600	394.95	ELECTRICAL SUPPLIES	90160	303952	2,062.53
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	1,246.44	FLEET TIRES		303953	
	0060-801-4211-23500	1,246.80	FLEET TIRES		303953	
	0060-801-4211-23500	806.60	FLEET TIRES	90049	303953	3,299.84
CHRISTINA GRAY	0075-450-0075-08350	150.00	REFUND FACILITY DEPOSIT(TRUST)		303954	150.00
STEVE GREGG	0010-801-1801-39400	265.00	TUITION REIMBURSEMENT		303955	265.00
GRIFFIN STRUCTURES INC.	0010-801-1704-31950	5,000.00	CITY YARD FEASIBILITY STUDY	90397	303956	5,000.00
GRM INFORMATION MANAGEMENT	0010-801-1301-31950	35.00	STORAGE SERVICES	90496	303957	
	0010-801-1301-31950	49.00	STORAGE SERVICES	90496	303957	
	0010-801-1301-31950	640.00	STORAGE SERVICES	90496	303957	724.00
SAMUEL JIE GUO	0159-801-6507-31940	924.00	INSTRUCTOR-RECREATION CLASS		303958	924.00
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	290.16	FLEET PARTS	90050	303959	
	0060-801-4211-23500	47.31	FLEET PARTS	90050	303959	
	0060-801-4211-23500	98.36	FLEET PARTS-UNIT 985	90050	303959	
	0060-801-4211-23500	97.12	FLEET PARTS-UNIT 040	90050	303959	
	0060-801-4211-23500	257.50	FLEET PARTS-UNIT 985	90050	303959	
	0060-801-4211-23500	427.98	FLEET PARTS-UNIT 044	90050	303959	
	0060-801-4211-23500	137.34	FLEET PARTS	90050	303959	
	0060-801-4211-23500	99.07	FLEET PARTS-UNIT 058	90050	303959	
	0060-801-4211-23500	46.99	FLEET PARTS-UNIT 058	90050	303959	
	0060-801-4211-23500	26.16-	FLEET PARTS-CREDIT	90050	303959	
	0060-801-4211-23500	26.16-	FLEET PARTS-CREDIT	90050	303959	

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H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	11.66	FLEET PARTS-UNIT 044	90050	303959	
	0060-801-4211-23500	53.66	FLEET PARTS	90050	303959	
	0060-801-4211-23500	15.60	FLEET PARTS	90050	303959	
	0060-801-4211-23500	124.46	FLEET PARTS-UNIT 039	90050	303959	
	0060-801-4211-23500	172.79	FLEET PARTS-UNIT 913	90050	303959	
	0060-801-4211-23500	32.14	FLEET PARTS-UNIT 890	90050	303959	
	0060-801-4211-23500	112.12	FLEET PARTS	90050	303959	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	90050	303959	
	0060-801-4211-23500	67.10-	FLEET PARTS-CREDIT	90050	303959	
	0060-801-4211-23500	199.02	FLEET PARTS-UNIT 059	90050	303959	
	0060-801-4211-23500	105.73	FLEET PARTS	90050	303959	
	0060-801-4211-23500	112.12	FLEET PARTS-WD03	90050	303959	2,305.36
HANSON AGGREGATES	0022-801-4202-22400	1,069.54	STREET SUPPLIES	90159	303960	
	0022-801-4202-22400	1,061.71	STREET SUPPLIES	90159	303960	
	0022-801-4202-22400	1,037.55	STREET SUPPLIES	90159	303960	
	0022-801-4202-22400	530.59	STREET SUPPLIES	90159	303960	3,699.39
HAROLD'S KEY SHOP, INC.	0010-801-4210-38100	187.50	KEY/LOCK SERVICES	90158	303961	
	0092-801-4210-38100	34.88	KEY/LOCK SERVICES	90158	303961	222.38
HD INDUSTRIES	0060-801-3210-38400	7,380.42	REPAIR ENGINE 62	90614	303962	7,380.42
HEALTH NET	0010-701-0010-07960	112.76	REFUND-AMBULANCE FEE		303963	112.76
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	1,100.00	PRE-EMPLOYMENT PHYSICALS		303964	1,100.00
HELLODIRECT (DBA)	0075-450-0075-08550	189.47	PHONE HEADSET (TRUST)		303965	
	0075-450-0075-08550	24.05	PHONE HEADSET (TRUST)		303965	

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						213.52
HENSLEY LAW GROUP	0010-450-1701-02530	29.00	LEGAL-DOUBLETREE	90540	303966	
	0075-450-0075-09201	1,508.00	LEGAL-MARKET PLACE (TRUST)	90540	303966	
	0010-801-1601-31600	3,413.70	LEGAL-GENERAL LITIGATION	90540	303966	
	0010-801-1601-31600	20,000.00	LEGAL-GENERAL SERVICES	90540	303966	
	0010-801-1601-31600	319.00	LEGAL-DOF	90540	303966	
	0010-801-1601-31600	15,476.33	LEGAL-VILLA GARFIELD	90540	303966	
	0010-801-1702-31600	6,138.00	LEGAL-CODE ENFORCEMENT	90540	303966	
	0010-701-0010-06700	174.00	LEGAL-CC&R	90540	303966	
	0010-801-1601-31600	112.33	LEGAL-CHAN	90540	303966	
	0010-801-1704-31950	203.00	LEGAL-MARRIOTT	90540	303966	
						47,373.36
HERNANDEZ FLOOR COVERING	0092-801-4210-38100	375.00	FLOOR REPAIR		303967	
						375.00
JESUS HERNANDEZ	0043-801-4212-39300	180.00	BUILDING MAINT-TRAINING		303968	
						180.00
SONJA HOLLADAY	0159-801-6507-31940	3,631.50	INSTRUCTOR-RECREATION CLASS		303969	
	0159-801-6507-31940	2,041.20	INSTRUCTOR-RECREATION CLASS		303969	
						5,672.70
HOLLIDAY ROCK CO INC	0022-801-4202-22400	380.44	STREET-REPAIR SUPPLIES	90192	303970	
	0022-801-4202-22400	421.19	STREET-REPAIR SUPPLIES	90192	303970	
						801.63
HOME DEPOT CREDIT SERVICES	0022-801-4202-22400	272.08	HARDWARE SUPPLIES		303971	
	0010-801-3210-38400	60.05	HARDWARE SUPPLIES	90236	303971	
	0022-801-4202-22400	666.46	HARDWARE SUPPLIES		303971	
	0042-801-4204-23700	49.61	HARDWARE SUPPLIES		303971	
	0092-801-4210-23050	105.33	HARDWARE SUPPLIES		303971	
	0010-801-6517-22100	62.98	HARDWARE SUPPLIES		303971	
	0010-801-6517-22100	23.79	HARDWARE SUPPLIES		303971	

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HOME DEPOT CREDIT SERVICES	0176-801-5002-82520	715.00	HARDWARE SUPPLIES		303971	
	0176-801-5002-82520	53.60	HARDWARE SUPPLIES		303971	
	0092-801-4210-23050	14.21	HARDWARE SUPPLIES		303971	
	0092-801-4210-23050	220.15	HARDWARE SUPPLIES		303971	
	0010-801-3210-22750	76.63	HARDWARE SUPPLIES	90236	303971	
	0010-801-3230-24100	156.71	HARDWARE SUPPLIES		303971	
	0010-801-6517-22100	97.79	HARDWARE SUPPLIES		303971	
	0010-801-6517-22100	144.85	HARDWARE SUPPLIES		303971	2,719.24
YUPO BOB HUNG	0010-801-1801-39400	1,591.36	TUITION REIMBURSEMENT		303972	1,591.36
INDUSTRIAL PIPE & STEEL	0060-801-4211-23500	440.47	WATER SUPPLIES	90054	303973	440.47
INTERLINE BRANDS INC (DBA) CLEANSOL	0043-801-4208-22170	293.68	JANITORIAL SUPPLIES		303974	293.68
INTERNATIONAL INSTITUTE OF	0010-801-1301-39300	195.00	CITY CLERK MEMBERSHIP		303975	
	0010-801-1301-39300	95.00	CITY CLERK MEMBERSHIP		303975	
	0010-801-1301-39300	95.00	CITY CLERK MEMBERSHIP		303975	385.00
IP LEARNING CENTER	0159-801-6507-31940	1,128.75	INSTRUCTOR-RECREATION CLASS		303976	1,128.75
JACK-X-CHANGE (DBA)	0060-801-4211-24100	25.29	FLEET SUPPLIES		303977	25.29
JAYVEE DANCE (DBA)	0159-801-6507-31940	211.65	INSTRUCTOR-RECREATION CLASS		303978	211.65
JCL BARRICADE COMPANY	0022-801-4206-23100	1,565.46	STREET PAINT	90403	303979	
	0022-801-4206-23100	713.95	STREET PAINT	90403	303979	2,279.41
JHM SUPPLY INC	0010-801-6517-23300	186.15	PARKS SUPPLIES	90338	303980	

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						186.15
JIA YANG INTERNATIONAL INC	0010-701-0010-02010	88.00	REFUND BUSINESS LICENSE		303981	88.00
JOHN L. HUNTER & ASSOC., INC.	0184-801-4208-31950	617.50	USED OIL PROGRAM		303982	
	0184-801-4208-31950	622.50	NPDES SERVICES	90474	303982	
	0264-801-5004-96053	1,033.75	USED OIL COMPETITIVE GRANT	90379	303982	2,273.75
JSE EMERGENCY MEDICAL GROUP, INC	0010-801-3220-39400	500.00	MEDICAL DIRECTOR SERVICES	90211	303983	
	0010-801-3220-39400	500.00	MEDICAL DIRECTOR SERVICES	90211	303983	1,000.00
JUDICATE WEST	0062-801-5101-35650	2,861.67	LEGAL FEES-K THAI		303984	2,861.67
JWA URBAN CONSULTANTS INC	0880-801-2207-31950	9,600.25	HOUSING/HOME MONITORING SVC	90480	303985	9,600.25
GABRIELA KASANJIAN	0159-801-6507-31940	83.20	INSTRUCTOR-RECREATION CLASS		303986	83.20
SCOTT KELLEY	0010-801-3210-24250	101.62	REIMBURSE-FIRE-SUPPLIES		303987	101.62
L-TRON CORPORATION	0071-801-5002-88560	3,976.10	COMPUTER MOUNT & SUPPLIES	90549	303988	
	0071-801-5002-88560	357.85	COMPUTER SUPPLIES USE TAX	90549	303988	
	0010-431	357.85-	COMPUTER SUPPLIES USE TAX		303988	3,976.10
LA APPRAISAL SERVICE, INC.	0062-801-5101-35650	188.50	CLAIM SERVICES-J GARCIA		303989	188.50
LAC/USC MEDICAL CENTER	0010-801-3104-31950	730.00	INVESTIGATION SERVICE		303990	
	0010-801-3104-31950	730.00	INVESTIGATION SERVICE		303990	1,460.00
NEIL LAKIN	0349-801-3201-39400	300.48	REIMBURSE-NAT'L FIRE ACADEMY		303991	

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						300.48
LANGUAGE LINE SERVICES	0010-801-3112-32050	28.20	TRANSLATION SERVICES		303992	28.20
LAW OFFICES OF CARPENTER & ROTHANS	0010-801-1601-31600	3,057.23	LEGAL SERVICE-FIRE TRUCK		303993	3,057.23
LAWN MOWER CORNER/KNG POWER EQUIPME	0022-801-4206-24100	35.95	STREET SUPPLIES	90190	303994	133.08
	0176-801-6516-38500	97.13	PARKS REPAIR/SUPPLIES		303994	
EVELYN LEMUS	0010-701-0010-07960	285.99	REFUND-AMBULANCE FEE		303995	285.99
LIBERTY FLAGS INC.	0010-801-3210-22750	1,054.25	EOC FLAGS		303996	1,054.25
JOEY LIDA	0010-701-0010-07960	1,092.49	REFUND-AMBULANCE FEE		303997	1,092.49
LIFE SAFETY CONSULTING & ENGINEERING	0010-701-0010-06330	112.50	FIRE PLAN CHECK	90272	303998	112.50
LIFE-ASSIST INC	0010-801-3220-22350	370.00	FIRE MEDICAL SUPPLIES	90275	303999	1,600.45
	0010-801-3220-22350	84.85	FIRE MEDICAL SUPPLIES	90275	303999	
	0010-801-3220-24200	378.03	FIRE MEDICAL SUPPLIES	90275	303999	
	0010-801-3220-24200	299.57-	FIRE MEDICAL SUPPLIES-CREDIT	90275	303999	
	0010-801-3220-22350	77.00	FIRE MEDICAL SUPPLIES	90275	303999	
	0010-801-3220-22350	147.60	FIRE MEDICAL SUPPLIES	90275	303999	
	0010-801-3220-22350	344.40	FIRE MEDICAL SUPPLIES	90275	303999	
	0010-801-3220-24200	498.14	FIRE MEDICAL SUPPLIES	90275	303999	
LONG BEACH BMW MOTORCYCLES (DBA)	0060-801-4211-38400	369.00	FLEET SUPPLIES-UNIT 047	90058	304000	928.57
	0060-801-4211-38400	97.55	FLEET SUPPLIES-UNIT 096	90058	304000	
	0060-801-4211-38400	462.02	FLEET SUPPLIES-UNIT 096		304000	

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LOS ANGELES COUNTY DEPT. OF	0010-701-0010-06850	1,048.92	INDUSTRIAL WASTE PERMIT		304001	
	0010-701-0010-06850	2,083.78	INDUSTRIAL WASTE INSPECTION		304001	
	0022-801-4206-41100	698.35	TRAFFIC SIGNAL MAINTENANCE	90246	304001	3,831.05
LOS ANGELES COUNTY DISTRICT	0010-801-3104-31950	2,129.80	MUNI. CODE HEARING FEES	90011	304002	2,129.80
LOS ANGELES COUNTY FIRE DEPT.	0060-801-3210-38400	2,993.48	FIRE TRUCK REPAIR	90271	304003	
	0060-801-3210-38400	3,393.81	FIRE TRUCK REPAIR	90271	304003	
	0060-801-3210-38400	5,650.44	FIRE TRUCK REPAIR	90271	304003	12,037.73
LOS ANGELES COUNTY SHERIFF'S DEPART	0010-801-3113-22600	344.25	PRISONER MEALS	90010	304004	344.25
LOS ANGELES TIMES	0010-801-3113-39350	39.60	SUBSCRIPTION		304005	39.60
MAE Y. PANG	0159-801-6507-31940	783.75	INSTRUCTOR-RECREATION CLASS		304006	783.75
MARS ENVIRONMENTAL, INC	0022-801-4202-31950	1,359.26	HAZARDOUS WASTE REMOVAL	90575	304007	1,359.26
MARTINEZ LANDSCAPE CO., INC.	0010-801-6517-38100	525.00	GEORGE ELDER PARK IMPROVEMENT		304008	525.00
RAUL MATA	0010-801-3220-41100	87.00	REIMBURSE-FIRE RECERTIFICATION		304009	87.00
MATCO TOOLS (DBA)	0060-801-4211-24100	122.21	FLEET TOOLS	90060	304010	
	0060-801-4211-24100	45.13	FLEET TOOLS		304010	167.34
MAUREEN KANE & ASSOCIATES, INC	0010-801-1301-39400	1,500.00	CITY CLERK TRAINING		304011	1,500.00
MCNEILL SECURITY AND FIRE SYSTEMS	0010-801-6517-38400	374.85	ALARM SERVICES	90200	304012	

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MCNEILL SECURITY AND FIRE SYSTEMS	0010-801-4210-38100	749.70	ALARM SERVICES	90200	304012	1,874.25
	0092-801-4223-38400	749.70	ALARM SERVICES	90200	304012	
METROPOLITAN TRANSPORTATION	0109-801-6511-41200	3,720.00	LANGLEY TAP CARD SALES	90265	304013	3,720.00
MISSION SUPER HARDWARE	0010-801-3210-22750	2.23	HARDWARE SUPPLIES	90241	304014	167.64
	0010-801-3210-22750	34.80	HARDWARE SUPPLIES	90241	304014	
	0010-801-3210-22750	23.97	HARDWARE SUPPLIES	90241	304014	
	0010-801-3210-23400	43.58	HARDWARE SUPPLIES	90241	304014	
	0010-801-6517-23050	19.60	HARDWARE SUPPLIES	90309	304014	
	0010-801-6517-23050	19.15	HARDWARE SUPPLIES	90309	304014	
	0010-801-6517-23050	11.75	HARDWARE SUPPLIES	90309	304014	
	0010-801-6517-23050	4.34	HARDWARE SUPPLIES	90309	304014	
	0010-801-6517-23050	8.22	HARDWARE SUPPLIES	90309	304014	
MONTEREY CAR WASH INC	0060-801-4211-38400	377.00	CAR WASHES		304015	377.00
PETER MORRIS	0159-801-6507-31940	139.75	INSTRUCTOR-RECREATION CLASS		304016	139.75
MOTION PICTURE LICENSING CORP	0010-801-6506-22750	197.25	MOTION PICTURE LICENSE FEE		304017	197.25
MR. ROOTER PLUMBING (DBA)	0092-801-4210-38250	445.30	PLUMBING SERVICES		304018	445.30
MUNICIPAL CONSULTANT	0010-701-0010-02010	264.60	BUSINESS LICENSE AUDITING SVCS		304019	2,383.33
	0010-701-0010-02010	171.68	BUSINESS LICENSE AUDITING SVCS		304019	
	0010-701-0010-02010	342.30	BUSINESS LICENSE AUDITING SVCS		304019	
	0010-701-0010-02010	1,604.75	BUSINESS LICENSE AUDITING SVCS		304019	
MV TRANSPORTATION, INC	0166-801-4201-31960	57,520.05	SPIRIT BUS OPERATION	90360	304020	

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MV TRANSPORTATION, INC	0109-701-0109-07680	3,387.25-	SPIRIT BUS FARE		304020	
	0166-801-4201-31960	280.00	SPIRIT BUS GPS	90360	304020	54,412.80
MISAE NAKATANI	0010-801-3111-31950	135.00	REFUND LIFETIME DOG LICENSE		304021	135.00
NAVARRO'S TOWING	0060-801-4211-38400	55.00	TOWING SERVICES-UNIT 051	90065	304022	
	0060-801-4211-38400	150.00	TOWING SERVICES	90065	304022	205.00
NEC BUSINESS NETWORK SOLUTIONS	0010-801-3112-38400	1,765.92	PHONE LINE MAINTENANCE	90019	304023	1,765.92
NED R HEALY & CO	0060-801-4211-23500	55.48	FLEET SUPPLIES	90066	304024	
	0060-801-4211-23500	31.39	FLEET SUPPLIES	90066	304024	
	0060-801-4211-23500	83.39	FLEET SUPPLIES	90066	304024	170.26
KEVIN P. NORWALL	0159-801-6507-31940	186.15	INSTRUCTOR-RECREATION CLASS		304025	186.15
O'REILLY AUTO PARTS	0060-801-4211-23500	45.20	FLEET PARTS-UNIT 015	90069	304026	
	0060-801-4211-23500	161.31	FLEET PARTS-UNIT 242	90069	304026	
	0060-801-4211-23500	46.70	FLEET PARTS	90069	304026	
	0060-801-4211-23500	9.30	FLEET PARTS-UNIT 242	90069	304026	
	0060-801-4211-23500	43.43	FLEET PARTS	90069	304026	
	0060-801-3210-38400	5.79	FLEET PARTS		304026	
	0060-801-4211-23500	48.72	FLEET PARTS	90069	304026	
	0060-801-4211-23500	45.20-	FLEET PARTS-CREDIT	90069	304026	315.25
CAMILLE OCHOA	0010-701-0010-07960	254.72	REFUND-AMBULANCE FEE		304027	254.72
OFFICE DEPOT INC.	0010-801-3114-21350	427.86	OFFICE SUPPLIES	90022	304028	
	0160-801-5004-99314	214.84	OFFICE SUPPLIES		304028	

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OFFICE DEPOT INC.	0160-801-5004-99314	71.61	OFFICE SUPPLIES		304028	
	0075-450-0075-08550	92.64	OFFICE SUPPLIES (TRUST)		304028	
	0075-450-0075-08550	92.64	OFFICE SUPPLIES (TRUST)		304028	
	0010-801-4209-21350	27.63	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	89.14	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	549.05	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	817.47	OFFICE SUPPLIES		304028	
	0075-450-0075-08550	146.04	OFFICE SUPPLIES (TRUST)		304028	
	0075-450-0075-08550	92.64	OFFICE SUPPLIES (TRUST)		304028	
	0010-801-4209-21350	446.89-	OFFICE SUPPLIES-CREDIT		304028	
	0010-801-4209-21350	835.67	OFFICE SUPPLIES		304028	
	0060-801-4211-38410	77.73	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	32.01	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	61.44-	OFFICE SUPPLIES-CREDIT		304028	
	0010-801-4209-21350	19.16	OFFICE SUPPLIES		304028	
	0010-801-3220-21250	29.80	OFFICE SUPPLIES	90240	304028	
	0010-801-1703-21350	1.97	OFFICE SUPPLIES		304028	
	0010-801-1701-21350	24.23	OFFICE SUPPLIES		304028	
	0010-801-1701-21350	61.01	OFFICE SUPPLIES		304028	
	0010-801-1703-22750	107.67	OFFICE SUPPLIES		304028	
	0060-801-4211-38410	122.27	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	451.28	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	7.60	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	2.43	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	210.52	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	2.34	OFFICE SUPPLIES		304028	
	0010-801-3210-24150	40.28	OFFICE SUPPLIES	90240	304028	
	0010-801-1701-21350	9.84	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	70.47	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	134.28	OFFICE SUPPLIES		304028	

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OFFICE DEPOT INC.	0010-801-4209-21350	3.92	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	334.28	OFFICE SUPPLIES		304028	
	0010-801-4209-21350	138.65	OFFICE SUPPLIES		304028	
	0092-801-1201-21250	128.48	OFFICE SUPPLIES		304028	
	0010-801-1703-22750	263.30	OFFICE SUPPLIES	90207	304028	
	0010-801-1703-22750	113.73	OFFICE SUPPLIES		304028	
	0010-801-1703-22750	13.77	OFFICE SUPPLIES		304028	
	0010-801-1701-21350	4.93	OFFICE SUPPLIES		304028	
	0010-801-1701-21350	27.46	OFFICE SUPPLIES		304028	
	0010-801-4212-21200	65.35	OFFICE SUPPLIES		304028	
	0010-801-4212-22700	246.13	OFFICE SUPPLIES		304028	
	0010-801-3114-21350	37.04	OFFICE SUPPLIES	90022	304028	
	0010-801-3114-21350	157.24-	OFFICE SUPPLIES-CREDIT	90022	304028	
	0160-801-5004-99314	172.21	OFFICE SUPPLIES		304028	
	0010-801-1702-21350	156.92	OFFICE SUPPLIES	90207	304028	
	0010-801-3210-21250	80.97	OFFICE SUPPLIES	90240	304028	
	0060-801-4211-23500	762.99	OFFICE SUPPLIES		304028	
	0010-801-4212-21200	21.73	OFFICE SUPPLIES		304028	
	0010-801-4212-22700	261.58	OFFICE SUPPLIES		304028	
	0010-801-4212-22700	11.54	OFFICE SUPPLIES		304028	
	0010-801-4212-22700	9.68	OFFICE SUPPLIES		304028	
						7,051.21
OFFICE SOLUTIONS	0010-801-3113-22600	110.90	OFFICE SUPPLIES		304029	
	0010-801-1703-22750	6.34	OFFICE SUPPLIES	90208	304029	
	0010-801-1701-21350	39.02	OFFICE SUPPLIES	90208	304029	
						156.26
ON TRAC	0010-801-1701-31950	11.76	COURIER SERVICES		304030	
						11.76
NELSON ONG	0159-801-6507-31940	987.70	INSTRUCTOR-RECREATION CLASS		304031	

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						987.70
MITSUE OSHITA	0010-701-0010-07960	105.73	REFUND-AMBULANCE FEE		304032	105.73
PARKHOUSE TIRE, INC.	0060-801-4211-23500	953.54	FLEET TIRES-UNIT 989, 919	90071	304033	
	0060-801-4211-23500	817.81	FLEET TIRES-UNIT 043, 961	90071	304033	
	0060-801-4211-23500	932.91	FLEET TIRES	90071	304033	2,704.26
PAYKE GYMNASIAC ACADEMY	0159-801-6507-31940	350.20	INSTRUCTOR-RECREATION CLASS		304034	350.20
PBS ENGINEERS, INC.	0010-701-0010-06100	875.00	PLAN CHECK	90202	304035	875.00
PERS PUBLIC AGENCY COALITION	0092-801-1403-39300	166.67	PERS PAC MEMBERSHIP		304036	
	0010-801-1403-39300	166.66	PERS PAC MEMBERSHIP		304036	
	0043-801-1403-39300	166.67	PERS PAC MEMBERSHIP		304036	500.00
THE PHONE GUY	0092-801-4210-38250	595.00	VOICE/DATA CABLING		304037	595.00
PLUMBERS DEPOT INC	0042-801-4204-23700	26.88	STREET TOOLS		304038	26.88
PREFERRED ALLIANCE INC	0010-801-1801-31900	86.94	DRIVER TESTING		304039	86.94
PROGRESS PRINTERS	0010-801-1301-22670	583.15	PRINTING SERVICES		304040	
	0010-801-1301-22670	1,117.25	PRINTING SERVICES		304040	1,700.40
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22150	27.82	SHOP RAGS	90075	304041	
	0010-801-3210-22150	19.33	SHOP RAGS	90075	304041	
	0060-801-4211-22150	27.82	SHOP RAGS	90075	304041	
	0010-801-3210-22150	19.33	SHOP RAGS	90075	304041	
	0060-801-4211-22150	27.82	SHOP RAGS	90075	304041	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PRUDENTIAL OVERALL SUPPLY	0010-801-3210-22150	19.33	SHOP RAGS	90075	304041	
	0060-801-4211-22150	27.82	SHOP RAGS	90075	304041	
	0010-801-3210-22150	19.33	SHOP RAGS	90075	304041	
	0060-801-4211-22300	36.45	UNIFORMS	90075	304041	
	0060-801-4211-22300	36.45	UNIFORMS	90075	304041	
	0060-801-4211-22300	36.45	UNIFORMS	90075	304041	
	0060-801-4211-22300	25.32	UNIFORMS	90075	304041	323.27
THE PUBLIC RETIREMENT JOURNAL	0010-801-1403-39350	195.00	SUBSCRIPTIONS		304042	195.00
PUN & MCGEADY LLP	0010-801-1403-31800	15,000.00	AUDIT SERVICES	90551	304043	15,000.00
R S D REFRIGERATION	0010-801-4210-38150	160.12	AIR CONDITIONING PARTS	90183	304044	160.12
R. M. BODY SHOP	0060-801-4211-38450	788.37	FLEET REPAIR	90076	304045	788.37
RAINBOW ART	0159-801-6507-31940	192.10	INSTRUCTOR-RECREATION CLASS		304046	192.10
RED WING SHOE STORES	0092-801-4223-22300	137.96	SAFETY BOOTS-D MIRELES	90405	304047	137.96
RENKOW MECHANICAL INC	0010-801-4210-38150	320.00	AIR CONDITIONING REPAIR	90182	304048	
	0010-801-4210-38150	330.00	AIR CONDITIONING REPAIR	90182	304048	650.00
ROCHESTER MIDLAND	0010-801-6505-38250	576.03	JANITORIAL SUPPLIES	90266	304049	
	0010-801-4210-38100	743.40	JANITORIAL SUPPLIES	90180	304049	1,319.43
ROSEMEAD OIL PRODUCTS, INC.	0060-801-4211-22250	514.53	MOTOR OIL/FLUID	90077	304050	514.53
S C FUELS (DBA)	0060-801-4211-22250	11,179.66	FUEL-3/15	90078	304051	

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S C FUELS (DBA)	0060-801-4211-22250	4,104.22	FUEL-3/15	90078	304051	
	0060-801-4211-22250	8,362.39	FUEL-4/15	90078	304051	
	0060-801-4211-22250	11,331.46	FUEL-4/15	90078	304051	
						34,977.73
DANIEL SABADIN	0010-801-6517-39400	100.00	PARKS TRAINING		304052	
						100.00
SAN GABRIEL VALLEY WATER ASSOC	0010-801-4212-31500	25.00	QUARTERLY MEETING		304053	
						25.00
SAN GABRIEL VALLEY WATER CO.	0093-801-4233-22900	105.06	WATER SERVICES		304054	
	0093-801-4233-22900	170,388.31	ASSESSMENT INTERCONNECTION		304054	
						170,493.37
SANTA ANA COLLEGE	0160-801-3101-39400	226.00	POLICE TRAINING		304055	
						226.00
SHRED-IT LOS ANGELES	0010-801-3114-38400	177.29	SHREDDING SERVICES		304056	
						177.29
SKYLINE EXHIBITS OF LOS	0010-801-1704-34200	167.68	EXHIBIT SUPPLIES		304057	
						167.68
SMARDAN SUPPLY COMPANY	0010-801-4210-23300	392.40	PLUMBING SUPPLIES		304058	
						392.40
SMS INC	0010-801-3115-38400	682.00	SERVER MAINTENANCE		304059	
						682.00
SNAP-ON INDUSTRIAL, A DIVISION OF I	0060-801-4211-38400	280.13	FLEET TOOLS/SUPPLIES	90080	304060	
	0060-801-4211-38400	444.51	FLEET TOOLS/SUPPLIES	90080	304060	
	0060-801-4211-38400	147.18	FLEET TOOLS/SUPPLIES	90080	304060	
	0060-801-4211-38400	508.21	FLEET TOOLS/SUPPLIES	90080	304060	
	0060-801-4211-38400	207.29	FLEET TOOLS/SUPPLIES	90080	304060	
	0060-801-4211-38400	201.54	FLEET TOOLS/SUPPLIES		304060	
						1,788.86
SOFTWARE PRODUCTS	0075-450-0075-08550	750.00	COMPUTER SERVICES (TRUST)		304061	

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						750.00
SONG OF SONGS MUSIC STUDIO (DBA)	0159-801-6507-31940	192.10	INSTRUCTOR-RECREATION CLASS		304062	192.10
SOUTH COAST AIR QUALITY	0010-801-4210-38100	331.81	AQMD FEES		304063	
	0010-801-4210-38100	119.76	AQMD FEES		304063	451.57
SOUTH COAST AIR QUALITY MGT DIST	0092-801-4222-41100	120.84	AQMD FEE		304064	
	0092-801-4222-41100	120.84	AQMD FEE		304064	
	0092-801-4222-41100	120.84	AQMD FEE		304064	362.52
SOUTHEAST CONSTRUCTION PRODUCT	0022-801-4202-22400	108.41	CONSTRUCTION SUPPLY	90178	304065	
	0022-801-4202-22400	72.57	CONSTRUCTION SUPPLY	90178	304065	
	0022-801-4202-22400	478.68	CONSTRUCTION SUPPLY		304065	
	0022-801-4202-22400	251.58	CONSTRUCTION SUPPLY		304065	911.24
SPOK, INC.	0010-801-3112-32050	120.22	PAGING SERVICES	90297	304066	
	0092-801-4220-32050	4.75	PAGING SERVICES	90297	304066	124.97
STAPLES BUSINESS ADVANTAGE	0010-801-3210-22750	234.34	OFFICE SUPPLIES		304067	234.34
STAR TROPHIES & AWARDS	0010-801-3120-39700	39.24	PLAQUES		304068	39.24
STATE CONTROLLER'S OFFICE	0022-801-4202-31950	1,462.72	ANNUAL STREET REPORT		304069	1,462.72
STATUS ONE MEDICAL INC	0010-801-1802-22750	76.41	FIRST AID SUPPLIES		304070	76.41
SUPER PRINT LITHOGRAPHICS INC	0010-801-1703-39250	227.33	COMM DEV-PROJECT SIGNOFF FORMS		304071	
	0010-801-1703-39250	588.60	COMM DEV-CORRECTION NOTICE		304071	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						815.93
SUPERCO SPECIALTY PRODUCTS (DBA)	0010-801-6517-22150	864.11	GRAFFITI REMOVAL SUPPLIES		304072	864.11
SUPERSPRINGS INTERNATIONAL, INC.	0060-850-4211-54050	624.52	FLEET CONVERSION		304073	624.52
SUPREME TROPHIES & GIFTS CO.	0010-801-1501-21350	22.89	NAME PLATES		304074	22.89
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-31950	125.00	DESIGNATED OP. SVC.	90081	304075	250.00
	0060-801-4211-31950	125.00	DESIGNATED OP. SVC.	90081	304075	
THOMSON REUTERS (LEGAL) INC.	0010-801-3104-39100	258.77	POLICE INFORMATION SERVICES	90026	304076	258.77
THORSON MOTOR CENTER	0060-801-4211-23500	661.48	FLEET PARTS-UNIT 845		304077	661.48
TITO AUTO TRIM (DBA)	0060-801-4211-38400	240.00	FLEET REPAIR-UNIT 985	90083	304078	240.00
TOMMY TO	0010-701-0010-02010	67.50	REFUND BUSINESS LICENSE		304079	67.50
TOM'S CLOTHING & UNIFORMS INC	0010-801-3210-22310	159.10	UNIFORMS-D GOETZ	90217	304080	
	0010-801-3210-22310	278.14	UNIFORMS-B GOMORY	90217	304080	
	0010-801-3210-22310	19.62	UNIFORMS-J CHAPMAN	90217	304080	
	0010-801-3210-22310	76.00	UNIFORMS-M KHAIL	90217	304080	
	0010-801-3112-22310	141.26	UNIFORMS-V HERRERA	90029	304080	
	0010-801-3112-22310	414.47	UNIFORMS-E RAMBOLDT	90029	304080	
	0010-801-3210-22310	392.59	UNIFORMS-C CACIIATORI	90619	304080	
	0010-801-3210-22310	665.09	UNIFORMS-R OLIVAREZ	90619	304080	
	0010-801-3210-22310	29.43	UNIFORMS-R HARPER	90619	304080	
	0010-801-3210-22310	29.43	UNIFORMS-B RODRIGUEZ	90619	304080	
	0010-801-3210-22310	100.67-	UNIFORMS-D GOETZ-CREDIT	90619	304080	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOM'S CLOTHING & UNIFORMS INC	0010-801-3210-22310	10.09-	UNIFORMS-R TULLIUS-CREDIT	90619	304080	
	0010-801-3210-22310	392.59	UNIFORMS-M LENNI	90619	304080	
	0010-801-3210-22310	305.39	UNIFORMS-N LAKIN	90619	304080	
	0010-801-3210-22310	220.44	UNIFORMS-T STARK	90619	304080	
	0010-801-3210-22310	665.09	UNIFORMS-A RESPICIO	90619	304080	
	0010-801-3210-22310	125.16-	UNIFORMS-R PRICE-CREDIT	90619	304080	
	0010-801-3210-22310	539.74	UNIFORMS-O MONZON	90619	304080	
	0071-801-3120-22310	25.00	UNIFORMS-T GRANT	90029	304080	
	0010-801-3210-22310	369.70	UNIFORMS-D MARQUARDT	90619	304080	
	0010-801-3210-22310	41.42	UNIFORMS-R BLAKE	90619	304080	
	0010-801-3210-22310	245.44	UNIFORMS-A MALOUT	90619	304080	
	0010-801-3210-22310	321.74	UNIFORMS-R RYSDON	90619	304080	
	0010-801-3210-22310	256.34	UNIFORMS-K TEMPLEMAN	90619	304080	
	0010-801-3112-22310	114.59	UNIFORMS-J REZA	90029	304080	
	0010-801-3112-22310	414.47	UNIFORMS-J STANICK	90029	304080	
	0010-801-3103-22310	37.28	UNIFORMS-D CASTELLANO	90029	304080	
	0010-801-3103-22310	140.28	UNIFORMS-A ROUSSEAU	90029	304080	
	0010-801-3103-22310	130.47	UNIFORMS-G SIMS	90029	304080	
	0010-801-3114-22310	116.90	UNIFORMS-S CASTILLO	90029	304080	
						6,306.09
JANICE TSE	0010-701-0010-07960	1,766.77	REFUND-AMBULANCE FEE		304081	
						1,766.77
DOROTHY TSU	0159-801-6507-31940	289.25	INSTRUCTOR-RECREATION CLASS		304082	
						289.25
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-38400	70.00	FIRE UNIFORM CLEAN/REPAIR		304083	
						70.00
UC REGENTS	0010-801-3220-39400	2,656.02	FIRE-CONTINUED EDUCATION	90274	304084	
						2,656.02
ULLOA AUTOMATIC TRANSMISSION	0060-801-4211-38400	2,277.91	FLEET REPAIR-UNIT 032		304085	

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						2,277.91
URS CORPORATION	0161-450-4212-06910	4,250.00	GEOTECH REVIEW	90544	304086	
	0161-450-4212-06910	6,156.25	GEOTECH REVIEW	90606	304086	
	0161-450-4212-06910	7,820.00	GEOTECH REVIEW	90606	304086	
						18,226.25
VERMILLION INVESTIGATIONS	0062-801-5101-35650	1,088.00	CLAIM SERVICES-W RUAN		304087	
						1,088.00
PAUL VILLALOBOS	0132-801-3101-33300	45.00	POLICE TRAINING		304088	
						45.00
VISTA PAINT CO.	0010-801-6517-23100	308.47	PAINT SUPPLIES	90324	304089	
	0010-801-4202-23950	139.33	PAINT SUPPLIES		304089	
						447.80
VULCAN MATERIAL CO	0010-801-4202-23600	97.51	ASPHALT	90464	304090	
	0010-801-4202-23600	1,010.48	ASPHALT	90464	304090	
	0010-801-4202-23600	1,019.25	ASPHALT	90464	304090	
	0010-801-4202-23600	995.81	ASPHALT	90464	304090	
	0010-801-4202-23600	605.34	ASPHALT	90464	304090	
	0010-801-4202-23600	226.33	ASPHALT	90464	304090	
	0010-801-4202-23600	228.55	ASPHALT	90464	304090	
	0010-801-4202-23600	872.43	ASPHALT	90464	304090	
						5,055.70
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	885.18	ELECTRICAL SUPPLIES	90174	304091	
	0010-801-4210-23400	813.95	ELECTRICAL SUPPLIES		304091	
						1,699.13
XIAODONG WANG	0159-801-6507-31940	861.00	INSTRUCTOR-RECREATION CLASS		304092	
						861.00
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	45.00	FLEET PARTS	90084	304093	
	0060-801-4211-23500	70.58	FLEET PARTS-UNIT 973	90084	304093	
	0060-801-4211-23500	28.67	FLEET PARTS-UNIT 093	90084	304093	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	22.50	FLEET PARTS	90084	304093	
	0060-801-4211-23500	43.38	FLEET PARTS	90084	304093	
	0060-801-4211-23500	34.37	FLEET PARTS-UNIT 007	90084	304093	
	0060-801-4211-23500	26.45	FLEET PARTS-UNIT 042	90084	304093	
	0060-801-4211-23500	12.49	FLEET PARTS-UNIT 042	90084	304093	
	0060-801-4211-22250	163.03	FLEET PARTS		304093	
	0060-801-4211-23500	134.99	FLEET PARTS	90084	304093	
	0060-801-4211-23500	11.49	FLEET PARTS-UNIT 941	90084	304093	
	0060-801-4211-23500	30.54	FLEET PARTS-UNIT 853	90084	304093	
	0060-801-4211-23500	2.17	FLEET PARTS-UNIT 948	90084	304093	
	0060-801-4211-23500	97.54	FLEET PARTS-UNIT 948	90084	304093	
	0060-801-4211-23500	19.45	FLEET PARTS-UNIT 853	90084	304093	
						742.65
WEST COAST ARBORISTS, INC.	0070-801-6516-31190	6,923.80	TREE MAINTENANCE SERVICES	90543	304094	
						6,923.80
WEST COAST AUTO LIFT	0060-801-4211-38400	287.70	FLEET REPAIR-UNIT CT11		304095	
						287.70
WEST COAST LIGHTS & SIRENS	0010-801-3104-31950	289.56	POLICE CAR CONVERSION		304096	
						289.56
WESTERN GRAPHIX / WESTERN ID (DBA)	0010-801-1801-21350	172.90	EMPLOYEE ID SUPPLIES		304097	
						172.90
WHITE CAP CONSTRUCTION SUPPLY	0010-801-4202-23950	387.24	GRAFFITI REMOVAL SUPPLIES	90201	304098	
	0042-801-4204-23700	86.95	SEWER SUPPLIES	90201	304098	
	0022-801-4202-22400	198.78	SAFETY SUPPLIES	90201	304098	
						672.97
WILLIES TIRES AND ALIGNMENT	0060-801-4211-23500	893.40	FLEET TIRES	90085	304099	
						893.40
WITTMAN ENTERPRISES	0010-801-3220-31400	6,463.00	AMBULANCE BILLING SVC.	90316	304100	
						6,463.00

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WOLFE & WYMAN, LLP	0010-801-1601-31600	661.75	LEGAL SERVICES-F ZUNIGA		304101	
	0010-801-1601-31600	1,695.00	LEGAL SERVICES-HEGEDORN		304101	
	0010-801-1601-31600	285.00	LEGAL SERVICES-D XU		304101	2,641.75
WONDRIES FAMILY COLLISION CENTER	0062-801-5101-35650	568.36	CLAIM SERVICES-J GARCIA		304102	568.36
XEROX CORPORATION	0092-801-1408-37500	1,176.17	COPIER RENTAL	90293	304103	
	0092-801-1408-37500	2,169.69	COPIER RENTAL	90294	304103	
	0092-801-1408-37500	404.90	COPIER RENTAL	90293	304103	3,750.76
YAO YAO	0010-701-0010-03630	40.00	REFUND PARKING CITATION		304104	40.00
YOGA DARSANA	0159-801-6507-31940	385.00	INSTRUCTOR-RECREATION CLASS		304105	385.00
ZUMAR INDUSTRIES, INC.	0022-801-4206-23800	176.14	STREET SIGNS & SUPPLIES	90173	304106	
	0022-801-4206-23800	896.85	STREET SIGNS & SUPPLIES	90173	304106	
	0022-801-4206-23800	362.77	STREET SIGNS & SUPPLIES	90173	304106	
	0022-801-4206-23800	4,963.42	STREET SIGNS & SUPPLIES	90173	304106	
	0022-801-4206-23800	692.59	STREET SIGNS & SUPPLIES	90173	304106	7,091.77
TOTAL FOR PRINTED WARRANTS						1,373,236.69

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015

47

TOTAL FOR PREPAID WARRANTS	206,641.83
TOTAL FOR PRINTED WARRANTS	1,373,236.69
TOTAL WARRANTS	1,579,878.52
TOTAL VOID CHECKS	3
TOTAL PREPAID CHECKS	88
TOTAL CHECKS PRINTED	246
TOTAL CHECKS ISSUED	334

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 05/06/2015
FUND SUMMARY

48

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	52,583.18	209,602.97	262,186.15
0012	RETIREMENT FUND	0.00	4,475.00	4,475.00
0022	STATE GAS TAX FUND	919.64-	82,257.77	81,338.13
0042	SEWER FUND	8,398.64	163.44	8,562.08
0043	REFUSE FUND	891.55	415,498.14	416,389.69
0060	CITY SHOP FUND	1,127.25	80,467.06	81,594.31
0062	GENERAL LIABILITY FUND	2,540.20	4,706.53	7,246.73
0065	PAYROLL CLEARING ACCOUNT	528.00	0.00	528.00
0070	PARK FACILITIES FUND	0.00	6,923.80	6,923.80
0071	PUBLIC SAFETY IMPACT FEE FUND	148.42	11,841.42	11,989.84
0075	SPECIAL DEPOSITS FUND	23,910.28	5,295.48	29,205.76
0077	BUSINESS IMPROVEMENT AREA #1	0.00	0.00	0.00
0080	WORKERS COMP FUND	0.00	5,945.00	5,945.00
0092	WATER FUND	38,769.85	11,506.13	50,275.98
0093	WATER TREATMENT FUND	2,834.34	375,546.87	378,381.21
0109	OPA PROPOSITION A	67.97	808.84	876.81
0132	STC STANDARDS/TRAINING/CORREC	588.00	1,245.00	1,833.00
0136	POST	952.00	422.21	1,374.21
0142	EL CIVIC EDUCATION GRANT	53.59	0.00	53.59
0152	HOME HOUSING PROGRAM	7,368.53	0.00	7,368.53
0159	RECREATION FUND	0.00	14,314.80	14,314.80
0160	ASSET FORFEITURE	269.69	1,134.92	1,404.61
0161	CONSTRUCTION AGENCY FUND	0.00	18,226.25	18,226.25
0166	PROPOSITION C	15,908.93	65,113.18	81,022.11
0169	CDBG FUND	11,201.18	0.00	11,201.18
0176	MAINTENANCE DISTRICT 93-1	0.00	3,315.34	3,315.34
0178	PROP A - PER PARCEL GRANT	0.00	6,099.00	6,099.00
0184	USED OIL RECYCLING BLOCK GRANT	0.00	1,961.81	1,961.81

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 05/06/2015
 FUND SUMMARY

49

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0264	USED OIL COMPETITIVE GRANT	0.00	1,033.75	1,033.75
0344	MAINTENANCE GRANT (075)	0.00	1,317.61	1,317.61
0349	ELAC INSTRUCTIONAL SERV PROG	2,282.65	300.48	2,583.13
0436	DISASTER MANAGEMENT AREA C	632.00	0.00	632.00
0445	LITERACY TRUST GRANT	165.00	0.00	165.00
0463	URBAN AREA INITIATIVE 2014	0.00	7,843.64	7,843.64
0501	LA COUNTY OPEN SPACE GRANT	29,538.75	26,270.00	55,808.75
0880	CITY/HOUSING SPECIAL REVENUE	6,801.47	9,600.25	16,401.72
TOTAL		206,641.83	1,373,236.69	1,579,878.52



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council

FROM: Paul L. Talbot, City Manager

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF MAY AS NATIONAL BICYCLE AND BICYCLE SAFETY MONTH; MAY 6, 2015 AS NATIONAL BIKE TO SCHOOL DAY; THE WEEK OF MAY 11-15, 2015 AS BICYCLE TO WORK WEEK; AND MAY 15TH AS NATIONAL BICYCLE TO WORK DAY

RECOMMENDATION:

Recommendations: It is recommended that the City Council:

- (1) Adopt a Resolution declaring the month of May as National Bicycle and Bicycle Safety Month; May 6, 2015 as National Bicycle to school day; the week of May 11-15, 2015 as Bicycle to Work Week; and May 15th as National Bicycle to Work Day; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Sponsored by the League of American Bicyclists, National Bike Month is celebrated in communities from across the United States. Established in 1956, National Bike Month is a chance to showcase the many benefits of bicycling and encourage more people to bike ride as a healthy and safe alternative to driving. The American Medical Association endorses biking to encourage individuals to participate in active transportation, which means human-powered transport.

BACKGROUND:

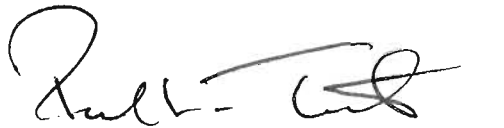
Education has been an important action of the League's since the late 1970's. Almost every state and local bicycling education program is connected to the League's program, so the core content of what is being taught around the country is consistent. It is designed to work with experience levels ranging from brand new bicyclists up to experienced bicyclists who want to refine their skills and teach others. The League of American Bicyclists also represents the everyday bicyclists in Congress, federal agencies and with national partners in Washington D.C. They ensure bicycle-friendly policies, regulations, and funding priorities are secure to enable state and local

governments to get more people riding and riding safely. They also work in partnership with numerous coalitions and partner organizations, including the Transportation for America Equity Caucus, to grow and expand the movement for better bicycling for everyone.

Every four years each state must publish a Statewide Transportation Improvement Plan that outlines how it will spend federal transportation funding. Only projects included in this document can receive federal dollars. To understand the future of federal funding for bicycling and walking, the League of American Bicyclists and the Alliance for Biking & Walking analyzed each state's planned transportation spending. The following table shows the results of that analysis for California, which quantifies planned investments in six types of bicycling and walking infrastructure based on the best available data. (See Attachment 1)

The City of Monterey Park understands the importance and benefits of bicycling and has partnered with Bike SGV, and several other cities in the San Gabriel Valley to create a Bicycle Master Plan to link the Gabriel Valley region with safe, convenient, attractive, and a viable transportation option.

Respectfully submitted and approved by,



Paul L. Talbot
City Manager

Prepared by:



Vickie Banando
Secretary to the City Manager

Attachment 1 - California Report - Lifting the Veil
Attachment 2 - Resolution
Attachment 3 - Poster

ATTACHMENT 1
California Report - Lifting the Veil

CALIFORNIA

STIP SCORE CARD

- » Advocacy Advance counted, coded, and calculated planned bicycle & pedestrian projects listed in the Statewide Transportation Improvement Program (STIP).
- » Data Source: A "MTC 2011 FTIP" and "2013 FTIP Report" generated by Caltrans staff on February 19, 2013.

» PROJECTS BY COST



» PROJECTS BY COUNT

87.1% OF PROJECTS ARE WITHOUT BICYCLE & PEDESTRIAN FACILITIES*

» REPORTED PLANNED TRANSPORTATION SPENDING

REPORTED PROJECT TYPE	# OF PROJECTS	% OF PROJECTS	TOTAL PROJECT COST	AVERAGE PROJECT COST
PROJECTS WITH BICYCLE & PEDESTRIAN FACILITIES	757	12.9%	\$3.57 BILLION	\$4.7 MILLION
Bicycle and/or pedestrian-only projects	183	3.1%	\$303 million	\$1.7 million
» Bicycle-only projects	24	0.4%	\$46.5 million	\$1.9 million
» Pedestrian-only projects	23	0.4%	\$37.5 million	\$1.6 million
» Shared-use projects	136	2.3%	\$219 million	\$1.6 million
Road projects with bicycle & pedestrian facilities	574	9.8%	\$3.27 billion	\$5.7 million
» Road projects with bicycle facility	101	1.7%	\$891 million	\$8.8 million
» Road projects with pedestrian facility	292	5.0%	\$925 million	\$3.2 million
» Road projects with shared-use facilities	181	3.1%	\$1.45 billion	\$8 million
PROJECTS WITHOUT BICYCLE & PEDESTRIAN FACILITIES*	5,130	87.1%	\$153 BILLION	\$29.9 MILLION
TOTAL REPORTED IN STIP	5,887	100%	\$156 BILLION	\$26.6 MILLION

» DATA TRANSPARENCY SCORING (OVERALL: C)

B	DESCRIPTION CLARITY: Project descriptions are better than average; federal funding sources are clear
F	OPEN DATA: PDF reports from the CTIPS database are available, but there is no public access or Excel report
C-	PAPER TRAIL: No comprehensive document is available; but MPOs are clearly identified on the DOT website
A	POINT OF CONTACT: Contact information is available throughout the website and contacts are accessible by email

» ANALYSIS

Spending: California is better than average in the percent of projects with identified bicyclist and pedestrian facilities. However, the percent of costs associated with those identified projects is less than average. This may be due to many of the identified projects being road projects with pedestrian facilities.

Reporting: The California Department of Transportation (Caltrans) has created a database tool that is shared by Caltrans, MPOs, and other transportation agencies within the state. This tool generates reports that the public can access or the public can access the STIP resources available from the Office of Federal Transportation Management Program.

Biking, Walking, and the Environment: Bicycling and walking facilities can often be identified by California's use of the categorical exclusion for those facilities contained in federal law. The categorical exclusion allows certain projects to avoid the National Environmental Protection Act (NEPA) process, saving time and money. Many states do not take advantage of this categorical exclusion or include that information in their STIP.

Opportunity: Some provision of limited public access to the California Transportation Improvement Program System (CTIPS) database with the ability to generate PDF and Excel format reports could increase the ability of citizens to interact with the very large amount of data in California's STIP.

*According to the project descriptions listed in the STIP document

ATTACHMENT 2

Resolution

1

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF MAY AS NATIONAL BICYCLE AND BICYCLE SAFETY MONTH, MAY 6, 2015 AS NATIONAL BIKE TO SCHOOL DAY, THE WEEK OF MAY 11-15, 2015 AS BIKE TO WORK WEEK, AND MAY 15th AS NATIONAL BIKE TO WORK DAY

The City Council does resolve as follows:

Section 1. The City Council finds and declares that:

- A. May has been declared National Bike Month for the last 59 years;
- B. Bicycling is a low-cost and healthy transportation option that provides economic and livable benefits to communities; it alleviates congestion, minimizes greenhouse gas emissions, and helps extend and improve the quality of people's lives as well as an excellent form of recreation;
- C. The City of Monterey Park has partnered with Bike SGV, and several other cities in the San Gabriel Valley to create a Bicycle Master Plan to link the San Gabriel Valley region with safe, convenient, attractive, and a viable transportation option;
- D. The League of American Bicyclists, BikeSGV, bicycle clubs, schools, and other groups and Cities across the state of California will promote the benefits of bicycling during National Bike Month;
- E. Bicycling has vast potential to have a positive impact on the local economy and tourism industry and to stimulate economic development by making the region attractive to businesses and residents who enjoy the outdoors and healthy lifestyles.

Section 2. The City Council further declares:

- A. The month of May 2015 as National Bike Month and Bicycle Safety Month, May 6, 2015 as National Bike to School Day, the week of May 11-15, 2015, as Bike to Work Week, and May 15th as National Bike to Work Day.
- B. Urges all who support bicycling to participate in the events planned and urges all road users to share the road safely with bicyclists.

Section 3. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 6th day of May 2015.

Hans Liang
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 6th day of May 2015, by the following vote:

Ayes:
Noyes:
Absent:
Abstain:

Dated this 6th day of May 2015

Vincent D. Chang, City Clerk
Monterey Park, California

ATTACHMENT 3

Poster from the League of American Bicyclists

MAY IS BIKE MONTH

With so many reasons
to ride, what's yours?



I RIDE FOR
CLEANER AIR.

I RIDE TO
ENJOY A
LIFELONG
SPORT.

I RIDE TO
SAVE MONEY
ON GAS.

I BIKE TO THE
BUS TO GET
PLACES FASTER.

I RIDE FOR
LESS TRAFFIC.

I RIDE TO FEEL
THE WIND ON
MY FACE.

#BIKEMONTH BIKELEAGUE.ORG/BIKEMONTH



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council

FROM: Paul L. Talbot, City Manager

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK CELEBRATING 100 YEARS OF BOY SCOUTS OF AMERICA -- LOS ANGELES AREA COUNCIL (LAAC)

RECOMMENDATION:

It is recommended that the City Council:

- (1) Adopt a Resolution Celebrating 100 Years of Boy Scouts of America -- Los Angeles Area Council; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Boy Scouts of America was incorporated on February 8, 1910 and chartered by Congress in 1916. It provides an educational programs for youth for character development; learning how to become outstanding leaders and citizens; and to encourage overall personal well-being and fitness. Since its founding in 1915, the Los Angeles Area Council has afforded these opportunities to numerous young people, last year alone 23,434 in the Greater Los Angeles Area.

BACKGROUND:

Scouting started when a program was envisioned with enjoyable outdoor activities that focused on a sense of camaraderie and a code of conduct. It was believed that children needed additional education in these areas. Many youth groups were formed that utilized the word "Scout" in their names. In 1902, Ernest Thompson Seton, an American naturalist, artist, writer, and lecturer, started the "Woodcraft Indians" and wrote a organizational guidebook. At this time in Great Britain, Robert Baden-Powell, a well-known military service veteran and hero, discovered boys were interested in reading his regiment manual he wrote on stalking and survival in the wild. Gathering ideas from Seton, America's Daniel Carter Beard, and other Scoutcraft experts, Baden-Powell rewrote his manual as a nonmilitary skill book, which he titled *Scouting for Boys*. The book soon became popular in the United States. In 1907, when Baden-Powell held the first campout for Scouts on Brownsea Island off the coast of England, troops were spontaneously springing up in America.

William D. Boyce, a Chicago publisher, incorporated the Boy Scouts of America in 1910 after meeting with Baden-Powell. Boyce was inspired to meet with the British founder by an unknown Scout who led him out of a dense London fog and refused to take a tip for doing a Good Turn. Immediately after its incorporation, the Boy Scouts of America was assisted by officers of the YMCA in organizing a task force to help community organizations start and maintain a high-quality Scouting program. The nation's first Scout camp was located at Lake George, New York, and directed by Ernest Thompson Seton. Beard, who had established another youth group, the Sons of Daniel Boone, which was later merged with the Boy Scouts of America, provided assistance. Also on hand for this historic event was James E. West, a lawyer and an advocate of children's rights, who later would become the first professional Chief Scout Executive of the Boy Scouts of America. Seton became the first volunteer national Chief Scout, and Beard, the first national Scout commissioner.

The vision of the Boy Scouts of America -- Los Angeles Area Council is to offer a superior character-building organization that will transform "today's youth into tomorrow's best leaders." Its mission is to "promote a quality program advocating citizenship, character, physical fitness, and duty to God."

The Motto of the Boy Scouts is "Be Prepared" and its slogan is "Do a Good Turn Daily." A good Scout must be Trustworthy, Loyal, Helpful, Friendly, Courteous, Kind, Cheerful, Thrifty, Brave, Clean, and Reverent.

Many are familiar with the Scouting Oath that states:

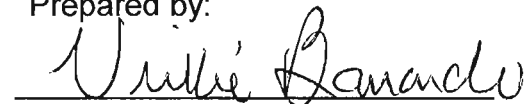
On my honor I will do my best
To do my duty to God and my country
and to obey the Scout Law;
To help other people at all times;
To keep myself physically strong,
mentally awake, and morally straight.

Respectfully submitted and approved by,



Paul L. Talbot
City Manager

Prepared by:



Vickie Banando
Secretary to the City Manager

Attachment 1 - Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK CELEBRATING 100 YEARS OF BOY SCOUTS OF AMERICA -- LOS ANGELES AREA COUNCIL (LAAC)

The City Council does resolve as follows:

Section 1. The City Council finds and declares that:

- A. The Boy Scouts of America -- Los Angeles Area Council was founded in 1915 to serve the greater Los Angeles area, ten years after the national organization was incorporated in the District of Columbia to serve the entire nation;
- B. The mission of the Boy Scouts of America -- Los Angeles Area Council is to prepare young people to make ethical lifetime choices by promoting excellent character development, healthy lifestyle, responsibility to God and Country and to assist others in need;
- C. Young people are involved with outdoor activities, community service, leadership and career opportunities with advancement and awards through Cub Scouts, Boy Scouts, Venturing, and Exploring Programs;
- D. The Boy Scouts of America -- Los Angeles Area Council volunteers perform an average of 20 hours per month of service to Scouting. This service is provided for the sole benefit of youth in the form of training, education, and community service;
- E. Many of America's leaders have been involved in Scouting, including 207 of the 312 pilots and scientists selected as astronauts since 1959; 21 traveled to the moon on the Apollo 9 through Apollo 17 missions, 10 of which physically walked on the moon; more than 25 percent of all Annapolis, West Point, and Air Force cadets; 191 members of the 113th Congress have participated in Scouting; 18 current Governors; and 4 past Presidents;
- F. The Los Angeles Area Council serves Monterey Park by providing Scouting opportunities to community youth.

Section 2. The City Council further declares:

- A. Monterey Park is a better place to live and work because Scouting is a part of the community and congratulates the Boy Scouts of America -- Los Angeles Area Council on its 100th Anniversary, which was celebrated at the May 1-3, 2015 Centennial Camporee.

PASSED, APPROVED, AND ADOPTED this 6th day of May 2015.

Hans Liang
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 6th day of May 2015, by the following vote:

Ayes:
Noyes:
Absent:
Abstain:

Dated this 6th day of May 2015

Vincent D. Chang, City Clerk
Monterey Park, California



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Scott Haberle, Fire Chief
SUBJECT: Resolution Identifying the Terms and Conditions for Fire Department response away from their official duty station and assigned to an emergency incident

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt Resolution identifying the terms and conditions for Fire Department response away from their official duty station and assigned to an emergency incident.
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The California State Office of Emergency Services is responsible for providing systematic mobilization, organization, and operation of fire and rescue resources through the California Fire and Rescue Mutual Aid System. To ensure continued reimbursement of mutual aid provided by Monterey Park, a Resolution of the City Council affirming terms and conditions of employee compensation and identifying response personnel must be adopted.

BACKGROUND:

At times of severe wildfire conditions and other emergencies on Federal and State lands, there is often a need for emergency apparatus and/or personnel resources from local agencies to provide fire protection or perform other tasks during control actions. Local agencies providing mutual aid resources have been reimbursed for actual work time spent on scene, which offsets the overtime and apparatus expenditures spent by the local agency. To ensure continued reimbursement at 100% from portal to portal (dispatch to return to home base), staff seeks City Council adoption of the Resolution (Exhibit A) identifying the terms and conditions for mutual aid response.

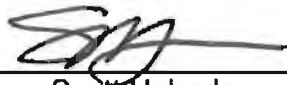
The Resolution being presented for City Council adoption affirms employee compensation for their response away from official duty, states that employees will be compensated from portal to portal, maintains current salary information with the State of California Office of Emergency Services ("Cal OES") and provides a list of potential

response personnel. If the City Council does not adopt this Resolution, the State will not be obligated to reimburse the City at 100% of staff and equipment time.

FISCAL IMPACT:

The City has averaged \$151,854 in reimbursement for the last three years. With the impending fire season predicted to start earlier this year, it is important to put in place measures to ensure 100% reimbursement before mutual aid requests begin.

Respectfully submitted by:



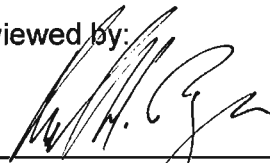
Scott Haberle
Fire Chief

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT

1. Exhibit A – Resolution Identifying the Terms and Conditions for Fire Department Personnel Response Away from their Official Duty Station and assigned to an Emergency Incident

ATTACHMENT 1
RESOLUTION IDENTIFYING THE TERMS AND CONDITIONS
FOR FIRE DEPARTMENT PERSONNEL RESPONSE AWAY
FROM THEIR OFFICIAL DUTY STATION

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO IMPLEMENT THE CITY OF MONTEREY PARK EMERGENCY OPERATIONS PLAN AS TO COMPENSATING MONTEREY PARK FIRE DEPARTMENT PERSONNEL PROVIDING EMERGENCY SERVICES TO OTHER PUBLIC AGENCIES IN ACCORDANCE WITH APPLICABLE LAW AND MUTUAL AID AGREEMENTS.

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

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

- A. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 USC §§ 5121, *et seq.*) and the California Emergency Services Act (Government Code §§ 8550, *et seq.*) require that each jurisdiction develop an Emergency Operations Plan.
- B. The Monterey Park Emergency Operations Plan (EOP) defines the scope of preparedness, and incident management activities, and facilitate response and short-term recovery activities, which set the stage for successful long-term recovery for the City of Monterey Park.
- C. The Monterey Park EOP is a document that outlines a strategy to support the efforts of the City and its emergency response departments during a large-scale emergency, and will compel decisions on long-term prevention, mitigation efforts, and risk-based preparedness measures for the jurisdiction's specific hazards.
- D. The Monterey Park EOP is consistent with the Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS) ensuring the potential for reimbursement of disaster related response costs, and fulfilling requirements for receiving federal grant funds.
- E. It is the City's desire to provide fair and legal payment to all its employees for time worked and recover its costs for providing mutual aid to other public agencies in accordance with applicable law.
- F. The Monterey Park Fire Department ("MPFD") employs various fire suppression response personnel including, without limitation, the Fire Chief, Battalion Chiefs, Fire Captains, Engineers, Firefighters, and Firefighter/Paramedics.
- G. The City compensates its MPFD employees "portal to portal" when assisting other public agencies in accordance with applicable law including, without limitation, mutual aid agreements. Such employees continue to work within the scope of their employment event while away from their official duty stations

within the City's jurisdiction and are instead assigned to an emergency incident, in support of an emergency incident, or prepositioned for emergency response (collectively, "Emergency Services").

- H. Moreover, the City compensates its MPFD employees overtime for providing Emergency Services while they are away from their official duty stations.

SECTION 2: *Authorizations.* For purposes of providing Emergency Services to other public agencies and in accordance with the EOP, the City Manager, or designee, are authorized to accomplish the following:

- A. Employees may be compensated according to Memorandum of Understanding ("MOU"), Personnel Rules and Regulations, and/or other directive that identifies personnel compensation in the workplace.
- B. In the event a personnel classification does not have an assigned compensation rate, a "Base Rate" as set forth in an organizational policy, administrative directive or similar document will be to compensate such personnel.
- C. The MPFD will maintain a current salary survey or acknowledgement of acceptance of the "base rate" on file with the California Governor's Office of Emergency Services, Fire Rescue Division.
- D. Personnel will be compensated (portal to portal) beginning at the time of dispatch to the return to jurisdiction when equipment and personnel are in service and available for emergency response.
- E. For purposes of this Resolution, MPFD response personnel include, without limitation, the Fire Chief; Battalion Chiefs; Captains; Engineers; Firefighters; and Firefighter/Paramedics.

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 ____ day of May, 2015.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk

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

I, Vincent D. Chang, hereby certify that this Resolution was duly adopted by the City Council of the City of Monterey Park at a regular meeting held on the _____ day of _____, 2015 by the following vote of the Council:

Ayes:

Nays:

Abstain:

Absent:

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

By:

Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: MAY 6, 2015

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

TO: THE HONORABLE MAYOR AND CITY COUNCIL
FROM: SCOTT HABERLE, FIRE CHIEF
SUBJECT: RESOLUTION AUTHORIZING CITY MANAGER AND FIRE CHIEF TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the City Manager, Fire Chief, and/or Police Chief to apply for, receive, and appropriate grant funds for the acquisition of security devices, equipment, and training courses required to protect public health and safety;
2. Authorizing the Fire Chief to proceed with completion of the 2013 State Homeland Security Grant Program Cost Savings Projects, if awarded, by May 31, 2015; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

De-obligated and cost saving project funds from the Homeland Security Grant Programs are often available to local agencies 45 – 60 days before the end of a grant performance period. A Call for Projects is customarily done seeking proposals from local agencies. To assist in securing these funds, staff seeks City Council consideration to authorize the City Manager, Fire Chief, and/or Police Chief to apply for, receive, and appropriate these grant funds.

BACKGROUND:

Homeland Security Grant Programs – the State Homeland Security Grant Program ("SHSGP") and Urban Area Security Initiative ("UASI"), often have remaining dollars in a grant period due to project cost savings or project de-obligation. Administrators of these grants will conduct a Call for Projects to local agencies and award funds to those whose projects comply with the Grant Program Investment Justifications and show that it will commence and be completed by the end of the grant performance period. The Grant Administrator for the SHSGP Grant is the County of Los Angeles and for UASI, the City

of Los Angeles. The Grant Administrators and a grant committee identify the Investment Justifications when applying for the grant funding for the subject grant year. All proposed projects submitted by the grant sub-recipients (local agencies) must fall within the Investment Justification. For the de-obligated projects and cost savings achieved from completed projects, any left-over funds are available for other projects. Typically, a Call for Projects is announced 45 to 60 days before the end of the grant performance period. Time is of the essence for using these grant funds to obtain supplies and equipment.

To assist with securing available grant funds specifically in pursuit of cost-savings and de-obligated funds, staff seeks City Council approval to authorize the City Manager, Fire Chief, and/or Police Chief to apply for these funds, receive the grant funds if awarded, and ensure completion of the specified grant projects by the end of the grant performance period. If awarded grant funds, the Fire Department will report back to City Council regarding the award, the project for which grant funds were used, and the total expenditure of grant funds paid for that project. Both the Fire Department and Police Department are recipients of SHSGP and UASI grant funds. Expenditures in these programs will be expended from the current fiscal year budget in which the grant award is made with the City to be reimbursed by the grant program.

Adopting this Resolution will demonstrate the City's commitment towards applying, receiving and completing grant projects within prescribed time frames, purchasing guidelines, and compliance with grant guidelines. It will provide the ability to seek these funds on these types of Call for Projects only.

Currently in progress for award of cost-savings funds is the 2013 SHSGP grant program. The call for projects was released and proposals due on April 15th. The performance period ends May 31, 2015. Staff submitted proposals for vehicles, Urban Search and Rescue Equipment and Communications Equipment. Notification of award was to be made not later than the first week in May. Due to the timing of this Call for Projects and Grant Program Performance Period, staff conducted a Notice Inviting Bids for the above equipment with responses due May 1, 2015. If awarded the grant funds, staff seeks authorization to award the bid that is in compliance with the Monterey Park Municipal Code ("MPMC") and expend the monies from current Fiscal Year 2014-2015 Safety Equipment funds.

If the City Council adopts the draft resolution, staff anticipates that the MPMC requirements for bidding would generally be utilized. However, the authorization granted by the Resolution would also allow the City Manager, or designee, to by-pass bidding requirements pursuant to MPMC § 3.20.050(2): "[when the commodity can be obtained from only one vendor]; (3) When the City has a contract with another governmental unit to purchase a particular item on a cooperative basis; and (4): "[p]urchases of goods, supplies and equipment shall be by bid procedure pursuant to Section 3.20.040 except

... [w]hen the city council finds that negotiation shall best serve the city due to the nature of the goods, supplies, or equipment." The short time frame within which the City must obtain and expend grant funds for already identified projects (e.g., those within the City's budget) encourages a prompt response.

Monterey Park has opportunities to apply for left over Homeland Security Grant funds due to de-obligated projects or cost savings from completed projects. The City Council's support and adoption of this Resolution will enable Monterey Park to be moved higher on the project priority list for funding.

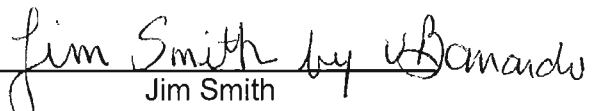
FISCAL IMPACT:

If awarded, staff will work with the City Controller to identify and set up grant accounts for expenditure in the fiscal year of grant award. All expenditures will be reimbursed by the grant program; no general fund monies would be utilized.

Respectfully submitted by:



Scott Haberle
Fire Chief



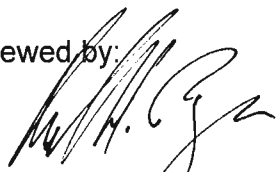
Jim Smith
Police Chief

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

1. Resolution authorizing the City Manager, Fire Chief, and/or Police Chief to apply for, receive, and appropriate grant funds.

ATTACHMENT 1

Resolution Authorizing City Manager, Fire Chief, and Police Chief to apply for, receive, and appropriate grant funds.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE CITY MANAGER, FIRE CHIEF
AND POLICE CHIEF TO APPLY FOR, RECEIVE, AND APPROPRIATE
GRANT FUNDS FOR ACQUISITION OF SECURITY DEVICES
REQUIRED TO PROTECT PUBLIC HEALTH AND SAFETY.**

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

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

- A. The State Homeland Security Grant Program ("SHSGP") and Urban Area Security Initiative ("UASI") have available funds from de-obligated grant projects or project cost savings that may be awarded to local agencies that can show City Council support and demonstrate its commitment towards project completion within the grant performance period;
- B. The Fire and Police Departments have been beneficiaries of the SHSGP and UASI Grant Programs and would like to be proactive in obtaining additional SHSGP and UASI grants funds for projects that are consistent with the Grant Program Investment Justifications;
- C. Time is of the essence in obtaining such grant funding. It is therefore in the public interest for the City Council to adopt this Resolution.

SECTION 2: *Authorizations.*

- A. The City Manager, Fire Chief, and Police Chief are authorized to apply for grants to be used in accordance with applicable Grant Program Investment Justifications issued by the California Department of Homeland Security and/or the United States Department of Homeland Security. An example is attached as Exhibit "A," and incorporated by reference.
- B. The City Manager, or designee, is authorized to execute any required documents to receive the grant for the purposes identified herein.
- C. The City Manager, or designee, is authorized to accept and spend the grant monies identified in this Resolution for the purposes set forth herein.
- D. In order to ensure the timely acquisition and implementation of public safety projects using grant funds, the City Manager, or designee, is authorized to utilize Monterey Park Municipal Code ("MPMC") § 3.20.050, without additional City Council action;

- E. Should the City Manager, or designee, utilize MPMC § 3.20.050 in the manner authorized by this Resolution, the City Manager must inform the City Council at the next regularly scheduled meeting following such action regarding:
1. The type of grant money obtained;
 2. The project for which grant monies were expended;
 3. The vendor selected by the City for fulfilling the project objectives, e.g., the contractor selling equipment or supplies; and
 4. An explanation regarding why immediate action was needed by the City Manager, or designee, to secure the grant funding and expend it in the manner anticipated by this Resolution.

SECTION 3: The City Council authorizes the City Manager, or designee, to amend or supplement the City's Budget for the fiscal year in which grant monies are obtained in order to appropriate such funds to pay for the items proposed by the City in support of its grant application. The City Manager, or designee, is authorized to implement the purpose of this section.

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

PASSED AND ADOPTED this ____ day of _____, 2015.

Hans Liang, Mayor

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

Page 94 of 529



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Dan Costley, Recreation & Community Services Director
SUBJECT: Tree Memorial Recommendation for 2015

RECOMMENDATION:

It is recommended that the City Council:

1. Approve the recommendation of the Tree Memorial Ad Hoc Committee to honor Abel Castellanos and David & Cici Lau each with a memorial tree, with Mr. Castellanos' tree at George Elder Park, and Mr. Lau's tree at City Hall, and
2. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

On Tuesday, March 17th, the Memorial Tree Ad Hoc selection committee met at City Hall to review the nominations of Abel Castellanos and David & Cici Lau to determine if they met the established criteria to be honored with a Tree Memorial. The meeting agenda was posted (Attachment A) and open to the public, with members of Mr. Castellanos' family in attendance. After reviewing the information (Attachments B & C) that was submitted by the nominators, motions were made and seconded to recommend to the City Council to honor Mr. Castellanos' and then Mr. & Mrs. Lau each to receive a tree – they were all approved unanimously (Attachment D).

BACKGROUND:

In an effort to provide a fair and equal manner in honoring individuals for their service to the community, the City Council passed guidelines to conduct the Tree Memorial Award Program. A Selection Committee consisting of three members of the Community Participation Commission and two members of the Recreation & Parks Commission were scheduled to review the applications and make a recommendation to the City Council; unfortunately Recreation & Parks Commissioner Yang was unable to attend – the remaining four committee members were enough for a quorum.

Nominations for the honor were open during the month of February, with two nominations received. The first nominee, sadly, was Crossing Guard Abel Castellanos, who was killed in a tragic accident while on duty at the corner of Garfield Avenue and Elmgate; Mr. Castellanos had worked for the City for more than a decade keeping the students safe while they crossed the busy street. Mr. Castellanos' memory and service

The second nominee(s) were former three time Mayor David Lau and his wife Cici, who have both been active in Monterey Park for over twenty years. In addition to his twelve years on the Monterey Park City Council, Mr. Lau also served on the Garvey School

to the community was marked at the corner he worked at with balloons, candles and displays.

The second nominee was former three time Mayor David Lau and his wife Cici, who have both been active in Monterey Park for over twenty years. In addition to his twelve years on the Monterey Park City Council, Mr. Lau also served on the Garvey School District Board for four terms and received the Golden Apple Award from the San Gabriel Valley Consortium of 20 School Districts. Mrs. Lau has worked diligently to improve the cultural life in Monterey Park, spearheading local productions of "Twelve Angry Men", "An Enchanted Evening" and "Hearts of Gold".

If the recommendations are approved, the tree memorial ceremony will be scheduled in late May or early June – staff will work with both families to find a date that is acceptable to both.

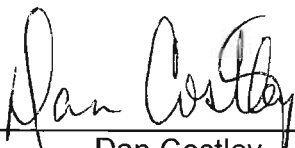
Attachment F shows previous Tree Memorial Award Recipients.

FISCAL IMPACT:

The cost for the two plaques and the ceremony will be approximately \$400, which is budgeted in the Community Participation Division (0010-801-6508-22670)

Respectfully prepared and submitted,

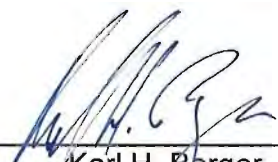
Approved By:



Dan Costley
Recreation and Community
Services Director



Paul L. Talbot
City Manager



Karl H. Berger
Assistant City Attorney

ATTACHMENTS

- A. Ad Hoc Committee Agenda
- B. Resolution
- C. Nomination Information Abel Castellanos
- D. Nomination Information David and Cici Lau
- E. Ad Hoc Committee Minutes
- F. Previous Tree Memorial recipients

ATTACHMENT A: Ad Hoc Committee Agenda

**Special Meeting
Tree Memorial Judging
Ad Hoc Committee
Monterey Park City Room #266
Tuesday, March 17, 2015 7:00 p.m.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: Committee Participation Commissioners, and Recreation and Parks Commissioners Yang and Lee.

PUBLIC COMMENTS ON AGENDA ITEMS

Any member of the public wishing to address the Recreation & Parks Commission regarding any item on this Agenda will need to fill out a speaker card and then please return it to the Staff Liaison 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 Commission 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.

Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Recreation & Community Services Department and are available for public inspection during regular business hours.

ORAL COMMUNICATIONS: Public Presentations

This item is for individuals who wish to address the Committee on matters not listed on the agenda, but that would be pertinent to the Commission's scope of interest.

WRITTEN COMMUNICATIONS:

AGENDA ITEMS:

NEW BUSINESS:

1. Abel Castellanos
2. David and Cici Lau

Committee will make a recommendation to the City Council for the honor; more than one nominee can be recommended by the Committee.

ADJOURNMENT

ATTACHMENT B: Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA TO ESTABLISH A TREE MEMORIAL NOMINATION AND AWARD

WHEREAS, the City of Monterey Park would like to acknowledge important and distinguished members of the City, by recognizing them with the dedication of a tree in their honor; and,

WHEREAS, on August 18, 1999 the City Council of Monterey Park directed staff to form a Committee, consisting of 2 members of the Recreation and Parks Commission and 2 members from the Historical Heritage Commission, to establish guidelines regarding an individual being considered for a Tree Memorial; and,

WHEREAS, members of the above mentioned Commissions have met and have submitted their recommendations to the City; and,

WHEREAS, City has incorporated these recommendations into a nomination process and award to honor such individuals; and,

WHEREAS, each February a committee of 3 members of the Historical Heritage Commission and 2 members of the Recreation and Parks Commission will be assembled as a Nomination Committee to accept applications for nominations; and,

WHEREAS, the Nomination Committee, will review nominations for an honor based on the submission of proper documentation and requirements, and, follow guidelines as set forth by the Tree Memorial Committee, and subsequent alternatives as recommended by staff; and,

WHEREAS, the Nomination Committee will make their recommendations to the City Council in April, with a dedication ceremony to be held in May, close to the anniversary of the City's Incorporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Monterey Park hereby adopts the establishment of the Tree Memorial Nomination and Award, and designates staff to authorize a nomination committee as specified above to accept, review and nominate distinguished individuals as indicated in the following sections.

SECTION 1

MEMORIAL PLAQUE / TREE

Plaques to be consistent with plaques that are existing in front of City Hall. Trees that are to be purchased will be of similar type as existing. Cost for the plaques will be charged to the person or group who nominates the individual (\$500.00) City Council may waive fees at its discretion.

SECTION II

QUALIFICATIONS

The consideration for selection must include a substantial history of Community Service. For Example:

- A. Individual should have been a long term resident (10 years or more) in the City of Monterey Park, and should have provided a service benefit to the entire Community, in one or more of the following ways:
 - 1. Served on a City elected or appointed position for at least two terms or 5 years, whichever is greater;
 - 2. Voluntarily served the City as an officer, or board member of, one or more City recognized Service Clubs, volunteer community based organizations or other City service and charitable service organizations, which provide a direct service to Monterey Park residents;
 - 3. A long term community business leader who has served the Community through his/her financial or voluntary efforts to one or more service and charitable service organization or non profit organization in the City of Monterey Park for a period of no less than 10 years.
 - 4. An individual, resident or non resident, who has made a significant or cumulative and positive impact on the Community.
- B. The term "served" means that the individual must demonstrate an active role in providing a benefit to the Monterey Park Community, in addition to service to City service and charitable service organizations.
- C C. Special consideration without regard to the above mentioned qualifications, should be given to an individual, resident or non resident, who has deceased while performing service to our community.

SECTION III

NOMINATION PROCESS

- A. Nominations to be submitted, accepted and considered only one time per year. No limit as to the number of years nominated. No limits imposed on the nomination committee as to how many individuals are recommended each year.
- B. Interested parties will be required to fill out an application which will require detailed justification for consideration, provide a picture and other suitable materials deemed necessary. In order to further determine merit, and to add significance to the prestige of the memorial, any individual whose name is put forth should be supported by at least three letters of reference by community members indicating the contribution made and significance, in their opinion.
- C. A nomination committee consisting of 5 members from the two Commissions, 3 Historical Heritage and 2 Recreation and Parks, shall be assigned to review the application and consider the qualifications.
- D. The time period for nominations are in February, with a selection and ceremony to be held in May, close to the anniversary of the City's incorporation.

ATTACHMENT C:
Nomination Information Abel Castellanos





APPLICATION FOR TREE MEMORIAL

To assist applicants in submitting materials, please refer to the resolution and special notes listed.

NAME OF INDIVIDUAL NOMINATED Abel Castellanos LIVING? Y ☒ N

NAME OF NOMINATING
INDIVIDUAL, GROUP OR ORGANIZATION Castellanos Family

CONTACT PERSON Michelle Carrillo

ADDRESS 104 E. Gladstone St. CITY San Dimas ZIP 91773

PHONE 626-626-6596 WORK PHONE 800-729-3005 x. 1121477

SPECIAL NOTES

Please attach all materials, photos, documentation and letters to this application.

City will make every effort to return materials to the nominating authority listed, however, the City will not guarantee this or the condition of which the materials are returned. Please do not send original documents of historic or precious nature. Copies of these materials should be sufficient.

Deadline for submission of application and all materials is the last regular City work day of February of each calendar year. Committee will meet in March to review applications and make recommendations to City Council in April. Ceremony to be scheduled in May. All Committee review meetings are posted and open to the public. Nominating group may speak and bring other pertinent materials to the meeting.

Committee reserves the right to accept, reject, approve or deny any and all of the applications it receives based on their review of the materials submitted. The burden of proof as to the worthiness of a particular individual must be demonstrated by the information submitted by the applicant. Common knowledge or prestige of an individual is not enough to qualify for an award. Letters of reference as stated in the resolution must convey and support the documentation submitted.

City shall determine the location for the tree memorial based on the guidelines of using the existing trees in front of City Hall first, additional area in front of City Hall second, and trees at Garvey Ranch Park. Groups or individuals will not be allowed to request a particular site. The decision to plant a new tree verses using existing trees is at the sole discretion of the City. The type, size and shape of memorial tree / plaque shall be determined by the City. Wording on the plaque will be consistent with existing memorial plaques.

The intent of the program is to have the memorial remain undisturbed forever, however, the City must reserve the right to move, remove or change the existing tree or plaque as it deems necessary.

APPLICATION FOR TREE MEMORIAL

To assist applicants in submitting materials, please refer to the resolution and special notes listed.

NAME OF INDIVIDUAL NOMINATED ABEL CASTELLANOS LIVING? Y (N)

NAME OF NOMINATING
INDIVIDUAL, GROUP OR ORGANIZATION MPK POLICE DEPT.

CONTACT PERSON Jim Smith

ADDRESS 320 W. Newmark N. CITY MPK ZIP 91754

PHONE (626) 307-1222 WORK PHONE SAME

SPECIAL NOTES

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The intent of the program is to have the memorial remain undisturbed forever, however, the City must reserve the right to move, remove or change the existing tree or plaque as it deems necessary.

KTLA 5 News added 4 new photos.

News/Media Website · 620,440 Likes · January 28 at 11:44am · Edited ·

"This is what he loved to do," said the daughter of Abel Castellanos, after her father was fatally struck by an out-of-control car while he waited to help children cross the street in Monterey Park Tuesday.

The 76-year-old crossing guard was well-known to nearby residents, many of whom contributed to growing memorial Wednesday and shared their memories of the man who spent at least 10 years helping keep kids safe as they walked to school.

"He was always very warm, very warm-... [See More](#)



Share · 4,255 421 240

Daughter mourns crossing guard father killed in Monterey Park crash

By **JOSEPH SERNA AND MATT HAMILTON**

JANUARY 28, 2015, 11:22 AM

Lorraine Castellanos-Prietto stopped by the Monterey Park intersection Wednesday morning where her father had been killed the day before.

A chair rested there, along with candles and notes from children, in honor of Abel Castellanos, a 76-year-old crossing guard who had taken his job so seriously.

"Thank you!" read one note left at the crossing of Elmgate and Garfield avenues. "U kept me safe when I was a kid. Thank you! On behalf of all us kids."

Castellanos was struck by a 2004 Ford Mustang as he sat in his folding chair at about 3:40 p.m. Tuesday. The crash is being investigated by the California Highway Patrol. A 2004 Ford Mustang went out of control in the intersection and hit Castellanos while he was sitting at the corner. Witnesses reported that the car appeared to swerve to miss another vehicle.

The driver stayed at the scene and was cooperating, the CHP said. The driver's mother was also in the car and suffered major injuries.

For more than a decade, Castellanos had guarded children crossing the street on their way from home to school and back.

"He loved to cross the kids, watch the kids grow up over the years," said Castellanos-Prietto, 54.

Twenty years ago, when her cousin got married and did not have a father to walk her down the aisle, it was Castellanos who filled in the role.

"My dad was happy to do it for her," Castellanos-Prietto said, choking up with emotion. "My dad was a very friendly man. He was always there for anybody."

Though Castellanos was getting up in years, he was spry, his daughter said. Every day before going to the crosswalk he'd drive a couple miles over to the local McDonald's to have coffee and oatmeal with friends.

Less than a day after the crash, Castellanos' daughter said she is guessing his McDonald's friends

already heard the news because he was so well liked and known around the neighborhood.

Castellanos and his late wife, Dolores, moved into their Monterey Park home in 1963 and had two sons and Castellanos-Prietto. Dolores Castellanos died of cancer on April 14, 2014 – Good Friday, but also the couple's 55th anniversary.

“We talked to him and said, ‘Why don’t you move in with one of us?’” Castellanos-Prietto said she and her brothers asked their father. “He said no, he wanted to live in his house until he died.”

For breaking California news, follow @JosephSerna.

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UPDATE

11:20 a.m.: This post has been updated with comments from the crossing guard's daughter.

ATTACHMENT D:
Nomination Information David and Cici Lau

APPLICATION FOR TREE MEMORIAL

To assist applicants in submitting materials, please refer to the resolution and special notes listed.

NAME OF INDIVIDUAL NOMINATED DAVID + CICI LAU LIVING? (Y)N

NAME OF NOMINATING
INDIVIDUAL, GROUP OR ORGANIZATION PETER CHAN + ANTHONY WONG

CONTACT PERSON PETER CHAN

ADDRESS 668 AZTEC WAY CITY MONTEREY PARK ZIP 91755

PHONE 626-548-9722 WORK PHONE 626-572-3860

SPECIAL NOTES

elive
2/23/15

Please attach all materials, photos, documentation and letters to this application.

City will make every effort to return materials to the nominating authority listed, however, the City will not guarantee this or the condition of which the materials are returned. Please do not send original documents of historic or precious nature. Copies of these materials should be sufficient.

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Committee reserves the right to accept, reject, approve or deny any and all of the applications it receives based on their review of the materials submitted. The burden of proof as to the worthiness of a particular individual must be demonstrated by the information submitted by the applicant. Common knowledge or prestige of an individual is not enough to qualify for an award. Letters of reference as stated in the resolution must convey and support the documentation submitted.

If accepted, nominating group or individual shall have 15 calendar days from notification by the Committee to pay the \$500.00 memorial fee.

City shall determine the location for the tree memorial based on the guidelines of using the existing trees in front of City Hall first, additional area in front of City Hall second, and trees along Garvey, between Atlantic and Garfield third. Groups or individuals will not be allowed to request a particular site. The decision to plant a new tree verses using existing trees is at the sole discretion of the City. The type, size and shape of memorial tree / plaque shall be determined by the City. Wording on the plaque will be consistent with existing memorial plaques.

The intent of the program is to have the memorial remain undisturbed forever, however, the City must reserve the right to move, remove or change the existing tree or plaque as it deems necessary.

JUDY CHU, Ph.D.
27TH DISTRICT, CALIFORNIA

**COMMITTEE ON
THE JUDICIARY**
SUBCOMMITTEE ON
CRIME, TERRORISM, HOMELAND SECURITY
AND INVESTIGATIONS

SUBCOMMITTEE ON
COURTS, INTELLECTUAL PROPERTY
AND THE INTERNET

**COMMITTEE ON
SMALL BUSINESS**
RANKING MEMBER, SUBCOMMITTEE ON
ECONOMIC GROWTH, TAX AND CAPITAL ACCESS
SUBCOMMITTEE ON
CONTRACTING AND WORKFORCE



Congress of the United States
House of Representatives
Washington, DC 20515

WASHINGTON OFFICE:

2423 Rayburn House Office Building
Washington, DC 20515
(202) 225-5464
(202) 225-5467 (Fax)

PASADENA DISTRICT OFFICE:

527 South Lake Avenue, Suite 106
Pasadena, CA 91101
(626) 304-0110

March 3, 2015

City of Monterey Park
Recreation and Parks Department
320 West Newmark Ave.,
Monterey Park, CA 91754
Attn: The Tree Memorial Committee

Re: Recommendation of David Lau and Cici Lau for Tree Memorial Award

Dear Tree Memorial Committee,

I respectfully recommend that you consider Mr. David Lau and Mrs. Cici Lau for the 2015 Tree Memorial Award from the City of Monterey Park.

Mr. David Lau, a public servant at heart, had passionately served the Greater San Gabriel Valley for close to three decades. He had taken up key positions on local community service organizations such as Asian Youth Center, Monterey Park Seniors Chorus, and Monterey Park Lions Club. Additionally, he also has served as a board member for the Garvey School District and the Monterey Park city council, serving as mayor for three terms. Mr. Lau had made many successes for the City of Monterey Park. He not only raised \$16,000 to the Patio Remodeling Project for the Langley Center, but also \$25,000 for the Library Expansion Project, and \$54,000 for scholarships that benefited students and teachers of the public schools in Monterey Park.

Currently the President of the San Gabriel Valley Entrepreneur Lions Club, Mrs. Cici Lau, has dedicated much of her life to public service through the form of arts. A successful actress, Mrs. Lau has appeared in many Hollywood stage productions with key lead roles. A few years ago, she single-handedly directed a musical variety show to fundraise for the renovation cost the Monterey Park Bruggemeyer Library. In addition to that, she also wrote and staged artistic performances to raise operation funds for the Friends of Library of Monterey Park and other bilingual programs servicing the local community. With her artistic and stage directorial skills, Mrs. Cici Lau has definitely committed herself in promoting theater initiatives that bring the arts to non-traditional and underserved populations of all ages.

With all these outstanding contributions that Mr. David Lau and Mrs. Cici Lau had made to the City of Monterey Park, I believe they each deserve a Tree Memorial Award of their own for the year 2015.

Thank you for your consideration. If you have any questions, please contact my district office at (626) 304-0110.

Sincerely,

JUDY CHU, Ph.D.
Member of Congress, 27th District, California

Biography of DAVID T. LAU

Work Experience

- *State of California Real Estate Licensed Broker since 1985.
- *Extensive professional experience in residential, residential income, commercial & land sales & leasing.
- *EB5, LI, & real estate development projects.
- *Business Investment and Marketing Consultant
- *Over 35 years of diverse corporate management & small business ownership experience
- *Has held management position with several major corporation such as American Express - Credit Card Division, Kaiser Permanente Medical Care Program, Southern California Edison, Gertz Department Stores (Allied Purchasing Corp. in Long Island, N.Y.)
- *Grand Union Supermarket Corp (Miami, Florida)

Current Public Affiliation and Community Involvement:

Chinese American Elected Officials (CEO) (Director)
Golden L.A. Lions Club (Honorary President)
San Gabriel Valley Entrepreneur Lions Club, Charter President and Founder (April 2012 to Present)
Asian Pacific Family Center (Advisory Board Member)
Friendship Chorus (Honorary President)
West San Gabriel Valley Chinese American Citizens Alliance (Chartered Member)
Monterey Park Democratic Club (Member)
United Democratic Club (Member)

Past Public Affiliations and Community Involvement:

Mayor of City of Monterey Park, three terms (January 18, 2003 to November 4, 2003), (December 20, 2006 to October 10, 2007), & (September 14, 2011 – June 26, 2012)
Mayor Pro-Tem, City of Monterey Park, two terms (April 8, 2002 to January 17, 2003), (March 13, 2006 to December 19, 2006), & (December 18, 2010 to September 13, 2011)
Three Term City Council Member of Monterey Park (March 2001 to March 2013)
Garvey School Board (February 4, 1993 to March 20, 2001, three times as Board President)
Chinese American Elected Officials (CEO) (Former President – Two Terms & Founder)
Garfield Medical Center (Governing Board Member 2008 - 2010)
West San Gabriel Valley YMCA (Former Board Member)
Monterey Park Lions Club (Former 3rd VP)
Monterey Park Seniors Chorus (Former President)
Asian Youth Center (Former Board Vice President)

L.A. County Human Relations Commission (Former Vice President, Commissioner)
Asian Pacific Family Center (Former Board Vice President)
Chinatown Service Center (Former Board President, 3 times)

Education:

Bachelor of Science in Business Administration, Idaho State University, Pocatello, Idaho
Master of Business Administration in Professional Management, Pace University, New York City, New York

Awards and Honors:

The Golden Apple Award, Northwest San Gabriel Valley School Administrators Association
Who's Who Among Asian Americans
Who's Who in California
Asian American Achievement Award, Organization of Chinese Americans
Amigos de SER Award-Amigos de Ser/Jobs for Progress
U.S. Equal Employment Opportunity Commission, LA District Directors Award
World Outstanding Chinese Year Book (2002 Edition)

Special Donations by Fundraising for the City of Monterey Park

Langley Center Patio Remodeling Project - \$16,000
Library Expansion Project - \$25,000
Scholarships for students and teachers of Monterey Park Public Schools - \$54,000

Cici Lau is an union actress since 1990, and has appeared in many stage productions including lead roles in "Bahala Na" (2013), "Joy Luck Club", "The Gingerbread Lady"(2010), "Primary English Class", "Mama from China", "The Odyssey", and "View from the Bridge". At present, she is on tour in a short play, Tennessee Williams' "The Lady of Larkspur Lotion" which she had directed and stars in it. Some of her TV credits are "The Comedians", "Mike and Molly", "Sons of Anarchy", "Brooklyn Nine Nine", "Whitney", "Torchwood", "Grey's Anatomy", "ER", and "Strong Medicine". Cici has appeared in movies alongside several of the most popular Hollywood stars including James Marsden "HOP", Jaime Chung "Burning Palms", Keanu Reeves "Constantine", Reese Witherspoon "Legally Blonde", and Martin Lawrence "Talkin' Dirty After Dark". She has also appeared in numerous national TV commercials such as "Nike", "McDonald's", "Southwest Airlines", "Comcast", "Barclay's Investment", "Kleenex", "State Farms", "Emerald Nuts", and she is also a youtube sensation with the Fung's Brothers as their Mom, and Jeremy Lin's Mom.

Few years ago, she had single-handedly produced, directed a musical variety show, "An Enchanted Evening" at the amphi-theatre to fundraise along with her husband, former Mayor David Lau, to re-model the Monterey Park Bruggemyer Library. Also, she fundraised for the Friends of Library with plays, such as "Twelve Angry Men", and "Servants of Two Masters", coached and trained young adults to stage a musical, "Mother's Love", a short story written by C. Y. Lee who wrote "Flower Drum Song", and scripted by Cici; and other bi-lingual programs for our library.

With her artistic and stage directorial skills, she has been active in theater initiatives that bring the arts to non-traditional and underserved populations of all ages, but especially to those from both sides of life's spectrum—young people, preschoolers and seniors. Over the years, she has written a full length play, "Hearts of Gold", short plays and films, and won the Best Short Film for "Petal onto the Sea" at the 2011 Chinese American Film Festival. She has also produced, directed and acted in a number of one-act plays that tour public schools, community halls, museums, senior day care centers in Alhambra, El Monte, and Malibu as well as public libraries, including the Central Library in down town Los Angeles, and other libraries in Chinatown, San Gabriel, Rosemead Library, West Covina, East Los Angeles, Rowland Heights, Wilshire Library, and the Monterey Park Bruggemeyer Library.

Prior to her acting career, Cici had worked for the United Nations, Dade County in Miami, Department of Public Social Services in Los Angeles County, and had earned distinguished title of Top Awards for many years in mortgage lending for Bank of the West. She received a Bachelor of Science Degree from the University of San Francisco, and studied performing arts courses in college, acting schools, and took up private lessons from several reputable acting coaches. Cici was a member of Women-In-Theatre (WIT) and Quality Acting Troup, and served as the past President of Rainbow Acting Troup, and Program Chair for Friends of Monterey Park Library. In the summer of 2014, Cici received the "Tribute to Monterey Park Women in Arts"

from the Monterey Park Library Foundation. In 2009, she received "Woman of the Year Award for Performing Arts" from former State Senator Gloria Romero. At present, she is serving as the President of San Gabriel Valley Entrepreneur Lions Club. She is married to former three-term Monterey Park Mayor David Lau.

February 19, 2015

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Dear Monterey Park Tree Memorial Committee,

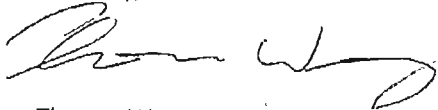
It is with great pleasure that I write in support of David and Cecilia "Cici" Lau as they are considered for a tree memorial in front of Monterey Park City Hall, a highly appropriate location and honor, given their decades-long commitment to the city and its residents.

David has served the people of Monterey Park for well over twenty years, as our Mayor, Councilmember, School Board Member, and as a community leader and volunteer. A hallmark of his work has been building bridges to bring people together, for which he has been well recognized. As a community leader and as a private citizen he has been dedicated to improving the lives of those around him. Along with a successful career in business and real estate, he has invested countless hours to support and empower other entrepreneurs and community leaders, myself included, through organizations such as Chinese-American Elected Officials (CEO) and the San Gabriel Valley Entrepreneur Lions Club. He has also supported many local efforts to educate youth, serve seniors, and empower immigrant families.

Cici has been a strong advocate for the arts and education in Monterey Park. She is a decorated and recognized actress and artist, and has used her talents to support our local library's physical expansion and ongoing services. She has helped to connect non-traditional and underserved populations with the arts in our city and beyond, helping to expand their worldview and offering them outlets for creativity and expression.

Both David and Cici have dedicated their lives to improving Monterey Park, and I have been proud to witness their undeniably positive impact on our community. They have helped make Monterey Park a great place to live. Their commitment and work deserve to be recognized, and I hope you will bestow upon them the honor of a tree memorial in the city they love.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Wong', with a stylized flourish at the end.

Thomas Wong
Boardmember
San Gabriel Valley Municipal Water District

The Honorable Peter Chan

City Council

Monterey Park

Dear the Honorable Mr. Chan,

Re: Recommendation on behalf of Mr. David Lau

And Cecilia Lau for the Memorial Tree

I am writing to support the nomination of Mr. David Lau and Mrs. Cecilia Lau, husband and wife, to receive a memorial tree planted in honor of them by the City of Monterey Park.

Mr. David Lau was an outstanding educator, previously serving for four terms as the president of the School Board of Garvey School District, major part of the City of Monterey Park. Thousands of students and parents had received guidance, support, and assistance from Mr. David Lau during his tenure for more than 15 years. Hundreds of teachers and several principals were recruited by him in order to better serve the entire learning population in Monterey Park. No other educational leaders can surpass his educational merits and as a result he was nominated and received the highest Golden Apple Award from the entire San Gabriel Valley Consortium of 20 School Districts. Moreover, he later was elected for three terms as a member of Monterey Park City Council and served for three terms as the Mayor of Monterey Park. It is unique, if not totally absent, for a man like Mr. David Lau, who has made such tremendous contributions to the local communities in the history of Monterey Park.

Mrs. Cecilia Lau, the wife of Mr. David Lau, always support her husband throughout his tenure of both Board President of Garvey School district as well as the mayor of Monterey Park in the last 20 years. Furthermore, Mrs. Cecilia Lau has developed the only folk drama club in the City of Monterey Park and she has become a pioneer in developing the folk culture and local shows to educate and also to entertain the residents and their families of Monterey Park. She has not only preserved the cultural tradition of Monterey Park, but has also further enriched the folk cultures and family values of the residents through her efforts of organizing theatrical arts for the local communities.

I sincerely recommend both candidates to you for your kind considerations for the award of memorial tress planted in their honor. Please call me at (626)215-4459 if you need any further information or testimony.

Thank you very much for your kind considerations.

Sincerely yours,

Dr. C. P. Cheung, Ph.D. (UCLA)

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0049
(916) 319-2049
FAX (916) 319-2149

Assembly California Legislature



ED CHAU

ASSEMBLYMEMBER, FORTY NINTH DISTRICT

DISTRICT OFFICE
1255 Corporate Center Drive
SUITE 308
Monterey Park, CA 91754
(323) 264-4949
FAX (323) 264-4916

February 25, 2015

City of Monterey Park
Tree Memorial Committee
320 West Newmark Ave.
Monterey Park, CA 91754

Dear Tree Memorial Committee:

It is my pleasure to write this letter of support for two very community minded individuals whose work in the City of Monterey Park have deemed them worthy for consideration of a tree dedicated to their accomplishments: David T. Lau and Cici Lau.

David Lau has served the City of Monterey Park for 22 years as an elected official, first serving on the Garvey Elementary School District Board of Education between 1993 to 2001, which included serving in the leadership role of Board President for three terms, and later on the Monterey Park City Council between 2001 and 2013, of which he was chosen by his peers to serve as Mayor for three terms. David's work in the community includes leadership roles in several well-known and respected organizations such as the Chinese American Elected Officials (CEO), Golden L.A. Lions Club, San Gabriel Valley Entrepreneur Lions Club, Asian Pacific Family Center, West San Gabriel Valley Chinese American Citizens Alliance, and the Monterey Park Democratic and United Democratic Clubs. Combining his community service with over 30 years of professional experience as a business and marketing consultant, David has lead Monterey Park through many positive developments which has transformed the city to a model of diversity and civic pride.

Cici Lau has worked tirelessly to improve the cultural life of Monterey Park for many years. Cici is a recognized actress whose work includes film, television, theatre and social media. Cici's devotion to the arts has driven her dedication to spearheading locally produced plays such as "An Enchanted Evening", "Twelve Angry Men", "Servants of Two Masters", and , "Hearts of Gold", which Cici personally wrote. Cici has also played a leadership role in raising community support and funds for the Bruggemeyer Library to improve its programming, collection of books and its expansion of facilities.

Both David and Cici exemplify citizens who selflessly invest their personal time and resources for the improvement of the quality of life in their community. It is for the above state reasons that I believe the both of them deserve a tree to be dedicated in recognition of their services. Again, I enthusiastically give my support for the naming of a tree in Monterey Park for David and Cici Lau.

Warm Regards,

A handwritten signature in black ink, appearing to be "Ed Chau", written over a horizontal line.

ED CHAU
Assemblymember, 49th District

EC: N



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COMMUNICATIONS GROUP
PUBLIC AFFAIRS | CAMPAIGNS | ETHNIC MARKETING

SOUTHERN CALIFORNIA
300 S. Raymond Ave., Ste. 9
Pasadena, CA 91105
626 300 6620 | P |
626 270 4302 | F |

SACRAMENTO
1025 9th Street, Ste. 221
Sacramento, CA 95814
916 930 0881 | P |
916 280 0456 | F |

To the Tree Memorial Committee:

It is with great pleasure that I write this letter of support to have a tree planted in honor of David and Cecilia Lau at City Hall. This dynamic couple is deeply rooted in Monterey Park and it would be a tribute to their dedication to the community.

David Lau is a trailblazer and longtime community activist of Monterey Park. He served the city for over 2 decades. He led the Garvey School District as their Board President for three terms and then went on to serve as a three term City Councilmember of Monterey Park.

His unwavering leadership and counsel helped many local organizations grow. Currently, David serves as Advisory Board Member to the Asian Pacific Family Center, CEO and Director to the Chinese American Elected Officials, and is a member of the Monterey Park Democratic Club among others.

Cecilia Lau is a union actor and director who activated theater initiatives to bring the arts to non-traditional and underserved populations of all ages to Monterey Park and beyond. Alongside her husband, David, she fundraised to remodel the Monterey Park Bruggemyer Library. She served as past President of the Rainbow Acting Troupe and Program Chair for the Friends of the Monterey Park Library.

David and Cecilia Lau are and have been committed to creating an enriching experience for community members of Monterey Park. A tree planted in their name would be a great gesture of recognition.

Sincerely,

Ronald W. Wong
President & CEO



GARVEY SCHOOL DISTRICT

2730 North Del Mar Avenue, Rosemead, CA 91770

Phone: (626) 307-3444 Fax: (626) 307-1964

Anita Chu, Superintendent

BOARD OF EDUCATION

Bob Bruesch
M. Janet Chin
Maureen Chin
Henry Lo
Ronald Trabanino

GSD Vision: "Providing a premier education in a 21st century learning environment to develop tomorrow's responsible leaders."

March 9, 2015

To Whom It May Concern:

It is my pleasure to write this letter of support for David and Cecilia Lau in support of their nomination for Tree Memorial. I have known David and Cecilia since David started to serve on the Garvey School Board of Education in 1993. Both of them have impressed me with their tireless commitment to serve and promote the community through their extensive involvement in public service.

Serving on the Garvey Board of Education and being elected three times as the president from 1993 through 2001, David made significant contributions to promote quality education for all students. From 2003 to 2012, his subsequent appointments as council member and three-term mayor of City of Monterey Park provided him an opportunity to extend his public service to benefit a larger community. Further, his involvement in the Chinese American organizations, including the Asian Youth Center, Asian Pacific Family Center, and Chinatown Service Center, has been instrumental in bringing about the much needed assistance and support to the Asian immigrant families, a growing population in the City of Monterey Park.

David and Cecilia's commitment to public service is evident in their skilled leadership in organizing fundraising events to support worthwhile community projects, including library expansion, and scholarships for students and teachers of Monterey Park public schools. Cecilia, in particular, being a renowned actress, uses her artistic and stage directorial skills to enhance the fundraising success. Cecilia has also been active in theater initiatives that bring the arts to non-traditional and underserved populations of all ages. She has continued to serve on various community agencies, including her current assignment as the president of San Gabriel Valley Entrepreneur Lions Club.

Throughout the years, the Lau's multifold contributions to the community have been repeatedly affirmed by the many awards and recognitions they received. Therefore, it is with enthusiasm that I support the Tree Memorial nomination of David and Cecilia Lau. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Anita Chu
Superintendent

California State Senate

STATE CAPITOL
ROOM 2080
SACRAMENTO, CA 95814
TEL (916) 651-4022
FAX (916) 651-4922

SENATOR
ED HERNANDEZ, O.D.
TWENTY-SECOND SENATE DISTRICT

100 S VINCENT AVENUE
SUITE 401
WEST COVINA, CA 91790
TEL (626) 430-2499
FAX (626) 430-2494



Dear Tree Memorial Committee Members,

It is my pleasure to write this letter of support for the Monterey Park Tree Memorial nomination of David T. Lau and Cecilia "Cici" Lau.

For over twenty years, David and Cici have been a great service to the City of Monterey Park and beyond. David, having served the educational needs of our school community on the Garvey School Board and continued his service to Monterey Park residents as a former Mayor and Councilmember. Among the many community boards he has served on, he has also been instrumental in fundraising for the Bruggemeyer Library Expansion Project, provided scholarships for public school students and most recently, the Langley Center Patio Remodeling Project.

Cici, has been a vital part of the community in Monterey Park. A successful working actress, active in bringing arts to underserved populations, she continues to participate in events and functions to benefit community outreach, civic engagement and raising the level for community performing arts.

I would like to also take an opportunity to recognize David and Cici Lau for their commitment to helping keep communities strong, connected and continually aware of its positive impact for all Californians.

Thank you for your consideration of this nomination for David T. Lau and Cecilia "Cici" Lau.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Hernandez".

DR. ED HERNANDEZ, O.D.
California State Senator
22nd Senate District

Costley, Dan

From: David Lau [votedlau@yahoo.com]
Sent: Tuesday, March 10, 2015 2:01 PM
To: Costley, Dan
Subject: Fwd: Letter of Support - Tree Memorial Committee
Attachments: Ltr-Recom-David and Cecilia Lau 03-10-15 (1).pdf; ATT00001.htm

Please include the attached letter of support to our application. Thanks.
David Lau
Sent from my iPhone

Begin forwarded message:

From: "De La Cruz, Maria" <mdelacruz@garvey.k12.ca.us>
Date: March 10, 2015 at 12:18:21 PM PDT
To: votedlau@yahoo.com
Cc: Anita Chu <achu@garvey.k12.ca.us>
Subject: Letter of Support - Tree Memorial Committee

Dear Mr. Lau,

Please see attached a letter in support of your nomination, Tree Memorial Committee; sent to you from Garvey Superintendent Anita Chu.

Sincerely,

Maria De La Cruz

--
Maria De La Cruz
Office of the Superintendent
GARVEY SCHOOL DISTRICT
2730 N. Del Mar Ave., Rosemead, CA 91770
Tel-(626) 307-3444 Fax-(626) 307-1964
Email: mdelacruz@garvey.k12.ca.us
Website: <http://www.garvey.k12.ca.us>
Supporting the learning environment of our schools and communities





09.06.2014



ATTACHMENT E: Ad Hoc Committee Minutes

**Special Meeting
Tree Memorial Judging
Ad Hoc Committee
Monterey Park City Room #266
Tuesday, March 17, 2015 7:00 p.m.
MINUTES**

CALL TO ORDER: 7:20pm

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: Committee Participation Commissioners Robinson, Pang-Cortez, Leung, and Recreation and Parks Commissioner Lee.

PUBLIC COMMENTS ON AGENDA ITEMS

Any member of the public wishing to address the Recreation & Parks Commission regarding any item on this Agenda will need to fill out a speaker card and then please return it to the Staff Liaison 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 Commission 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.

Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Recreation & Community Services Department and are available for public inspection during regular business hours.

ORAL COMMUNICATIONS: **No presentations**

AGENDA ITEMS:

NEW BUSINESS:

1. Abel Castellanos – **Motion to accept nomination by Commissioner Robinson, Second by Commissioner Pang-Cortez, Approved unanimously**
2. David and Cici Lau - **Motion to accept nomination by Commissioner Pang-Cortez, Second by Commissioner Leung, Approved unanimously**

ADJOURNMENT **Motion to adjourn at 7:25pm**

ATTACHMENT F: Previous Tree Memorial recipients

PREVIOUS TREE MEMORIAL AWARD RECIPIENTS

2013

Mr. Herb Motonaga
Ms. Catherine Wills

2012

Ruth & Irv Wilner

2011

Mr. Benjamin Frank Venti
Mr. Verne Heitman

2010

Mr. Horacio Diaz
Ms. Patricia Sabey

2009

Mr. Milton Ching Shai
Mr. G. Monti Manibog
Dr. Frances Wu

2008

Mr. David Tallichet
Mr. Song Park
Mr. Joseph Graves

2007

Mr. John Duce

2006

Mr. Daniel P. Haren
Mr. Charles Carter
Mr. William Chen

2005

Ms. Lucy Ammeian
Mr./Mrs. George/Nancy Tsai
Mr. Roger Werbel

2004

Ms. Laila Saito
Mr. Yukio Kawaratani
Ms. Agnes Arakawa

2003

Ms. Beth Ryan

2002

Mr. Kenny Gribble
Mr. Kei Higashi
Mr. George Westphaln

2001

Mr. Eli Eisenberg
Ms. Louise Davis
Mr. Preston Pierce



City Council Staff Report

DATE: May 6, 2015

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

TO: Honorable Mayor and Members of the City Council

FROM: Michael Huntley, Director of Community and Economic Development

SUBJECT: Second Reading and Adoption: An Ordinance amending regulations affecting the number of rooms that may be leased in single family dwelling units; providing a definition of a boarding house; and updating other parts of the Monterey Park Municipal Code to preserve residential neighborhoods and protect public health and safety.

SUMMARY

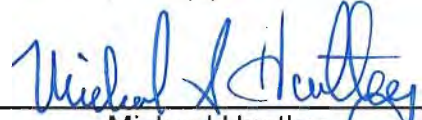
The first reading and public hearing occurred on April 1, 2015. The ordinance is now ready for second reading and adoption by the City Council.

A copy of the staff report from the April 1, 2015 meeting is attached for reference.

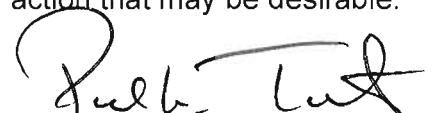
RECOMMENDATION

It is recommended that the City Council: (1) waive second reading and adopt the proposed ordinance; and (2) take such additional, related, action that may be desirable.

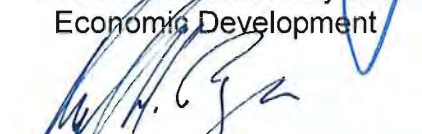
By:


Michael Huntley
Director of Community and
Economic Development

Approved:


Paul L. Talbot
City Manager

Reviewed:


Karl H. Berger
Assistant City Attorney

Attachments:

Proposed Ordinance
City Council staff report from April 1, 2015

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE (“MPMC”) § 21.04.147 REGULATING BOARDING HOUSES; ADDING § 21.04.037 DEFINING ADULT CARE FACILITY; AMENDING MPMC § 21.04.251; DELETING § 21.04.469 DEFINING HOME CARE; ADDING § 21.04.483 DEFINING SOBER LIVING FACILITY; AMENDING § 21.04.743 DEFINING RESIDENTIAL CARE FACILITY; ADDING § 21.04.799 DEFINING SINGLE FAMILY RESIDENCE; AMENDING § 21.04.812 DEFINING SOBER LIVING FACILITY; AMENDING § 21.08.030 REGULATING LAND USES IN R-1 ZONES; AMENDING § 21.08.040 REGARDING RENTING; AND AMENDING § 21.32.020 REGULATING RENTING OF BOARDING HOUSES.

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

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

- A. The City’s ability to exercise its powers in accordance with Article XI, § 7 of the California Constitution to regulate land use is well-established. This ordinance is intended to regulate aesthetics, traffic, parking, public peace, and other, similar, matters related to public health, safety, and welfare.
- B. A review of the Monterey Park Municipal Code (“MPMC”), as defined by this Ordinance, demonstrates that amendments are needed to bring the City’s land use regulations into conformance with applicable federal and state laws.
- C. Adopting this Ordinance is in the public interest because it is designed to protect public health and safety while also promoting public welfare.
- D. The City has in recent years experienced a great number of boarding houses that house temporary residents in residential housing, often in unsafe conditions.
- E. This ordinance is tailored to preserve the residential character of a neighborhood by prohibiting commercial enterprises such as boarding house businesses in the R-1 zone and clarifying regulations in the R-2 and R-3 residential zones while respecting the rights to privacy and association that the California Supreme Court recognized in *City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123 and related cases.
- F. This ordinance expressly exempts from the definition of a boarding house “households” defined by the permanency of relationships and other characteristics that bear the generic character of a family unit

and does not define “households” by familial, biological or legal relationships.

- G. Similar regulations that prohibit or regulate transient commercial uses of residential property have been upheld in cases such as *Ewing v. City of Carmel-By-The-Sea* (1991) 234 Cal.App.3d 1579 because such regulations are rationally related to preservation and enhancement of the residential character of the neighborhood and stability of the community.
- H. Short-term tenants that stay only for one night, a week, or even a few months in its residential area have little interest in public agencies or the welfare of its citizenry as they do not participate in local government and community organizations that strengthen a City and its residents.
- I. The proposed amendment is consistent with the goals, policies, and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park’s residential neighborhoods. To ensure that the residential character is maintained, a General Plan policy is that the City should pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe and decent housing for all City residents. The proposed code amendments will provide the City with additional tools for ensuring safe and decent housing.
- J. This Ordinance promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 2: MPMC § 21.04.037 is added to read as follows:

“21.04.037 Adult care facility.

“Adult care facility” means any facility licensed by the State and/or County that provides nonmedical care to persons eighteen (18) years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24) hour basis.”

SECTION 3: MPMC § 21.04.147 is amended in its entirety to read as follows:

“21.04.147 Boarding House or Rooming House.

“Boarding house or rooming house” means a dwelling unit where sleeping rooms are rented to individuals under three or more separate rental

agreements or leases, either written or oral or implied, whether or not an owner, agent, or rental manager is in residence. Meals may be provided to boarders in connection with the renting of sleeping rooms or common kitchen facilities may be provided. This definition does not include household, residential care facility; group home; community care facility; emergency shelter; sober living facility; transitional housing; hotel, motel, single room occupancy or extended lodging facility as these terms are defined in this code."

SECTION 4: MPMC § 21.04.251 is amended in its entirety to read as follows:

"21.04.251 **Community Care Facility.**

"Community care facility" means a community care facility as that term is defined in Health & Safety Code §1502."

SECTION 5: MPMC § 21.04.469 is deleted in its entirety.

SECTION 6: MPMC § 21.04.483 is amended to read in its entirety as follows:

"21.04.483 **Household.**

"Household" means a single housekeeping unit where occupants of a dwelling unit have established social ties and familiarity with each other; jointly use common areas (e.g., living room, dining room, kitchen); interact with each other; share meals, household activities, expenses, and responsibilities. Additionally, membership within a household is stable instead of transient, and the residential activities of the household are conducted on a not for profit basis. Examples that a household is not operating as a household include, without limitation, the occupants do not share a lease agreement or ownership of the property, occupants stay less than 180 days, or occupants have separate, private entrances from other residents."

SECTION 7: MPMC § 21.04.743 is amended in its entirety to read as follows:

"21.04.743 **Residential Care Facility.**

"Residential care facility" means a residential facility as that term is defined in Health & Safety Code §1502."

SECTION 8: MPMC § 21.04.799 is amended to read in its entirety as follows:

"21.04.799 **Single-family residence.**

“Single-family residence” means an attached or detached building not to contain more than one kitchen where the occupants of the dwelling unit live and function together as a household.”

SECTION 9: A new § 21.04.812 is added to the MPMC to read as follows:

“21.04.812 Sober living facility.

“Sober living facility” means a group home for persons who are recovering from drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes do not include the following: (1) licensed community care facilities; (2) any sober living facility that operates as a household; or (3) any facility that provides the services set forth in 9 California Code of Regulations § 10501(a)(6). All occupants, other than the house manager, must actively participate in recognized recovery programs including, without limitation, Alcoholics Anonymous or Narcotics Anonymous, and the sober living facility must maintain current records of meeting attendance. The sober living facility’s rules and regulations must provide that refusal to actively participate in such a program is cause for eviction and prohibit the use of any alcohol or any non-prescription drugs at the sober living home. These rules and regulations must be posted on site in a common area inside the dwelling unit.”

SECTION 10: Table 21.08(A), set forth in MPMC § 21.08.030, is amended to read as follows:

“Table 21.08(A)
Permitted Uses in Residential Zones

Land Uses	R-1	R-2	R-3
Single-family dwelling unit	P	P	P
Multiple-dwelling units	X	P	P
Assembly hall	C	C	C
Boarding house	X	C	C
Child care center	X	C	C
Child day care, licensed for 14 or less children (see Chapter 21.04, Definitions)	L	L	L
Community center	X	C	C
Community care facility, licensed for 6 or fewer persons	P	P	P
Community care facility, licensed for 7 or more persons	X	C	C

Condominiums	X	P	P
Congregate care facility (multiple units on one property)	X	C	C
Educational institution:			
Public	P	P	P
Parochial	C	C	C
Private (excludes tutoring)	C	C	C
Accessory use to church	C	C	C
Fraternity/sorority house	X	C	C
Golf course	C	C	C
Government facility	P	P	P
Medical marijuana dispensaries	X	X	X
Mixed-use development	X	L	L
Mobile home	L	C	C
Fraternity/sorority house	X	C	C
Nursing and convalescent hospital	X	C	C
Open space	P	P	P
Parking for off-site uses	X	C	C
Plant nursery	C	C	C
Public park	C	C	C
Public utility facility	C	C	C
Rehabilitation facility licensed for 6 or fewer persons	X	L	L
Rehabilitation facility licensed for 7 or more persons	X	X	X
Renting	L	L	L
Senior housing (see Chapter 21.16, Senior Citizens Housing Zone)	X	C	C
Sober living facility for 6 or less	P	P	P
Sober living facility for 7 or persons	X	X	X
Supportive housing, licensed for 7 or more persons	X	X	C

Transitional housing, licensed for 7 or more persons	X	X	C
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SECTION 11: MPMC § 21.08.040 is amended to add subsection (N) to read as follows:

“(N) Renting. For purposes of this subsection, “renting” means occupying a dwelling unit in exchange for remuneration; each person giving remuneration in exchange for occupying a dwelling unit is a tenant. Renting not more than three sleeping rooms per dwelling unit for occupancy is allowed within all residential zones subject to the following limitations:

1. Sleeping rooms cannot be rented for a period of less than 30 days.
2. Not more than two (2) persons are permitted to occupy one sleeping room.
3. Meals may be provided in connection with such renting, or the dwelling’s kitchen facilities may be shared with tenants.
4. These regulations do not apply to the following uses if otherwise permitted by this code: boarding houses, licensed community care facilities, rehabilitation facilities, licensed home care facilities, or sober living facilities, congregate care facilities, fraternity/sorority house, licensed home care facilities, senior housing facilities, supportive housing or transitional housing.”

SECTION 12: A new MPMC § 21.09.150 is added to read as follows:

“21.09.150 **Enforcement.**

(A) In addition to the remedies set forth in this code, violations of chapters 21.08 and 21.09 may be enforced as follows:

1. Prosecution as infractions or misdemeanors at the city attorney’s discretion.
2. Abated as a public nuisances.
3. As to unlawful boarding houses, enjoined as unfair business practices that are presumed to nominally damage each and every resident of the community.

(C) Any person acting for the interests of itself, its members, or the general public may bring an action for injunctive relief to prevent future violations or to recover actual damages.

(D) The remedies provided by this chapter are cumulative and in addition to any other criminal or civil remedies.”

SECTION 13: MPMC § 21.32.020 is amended to add subsections (C) and (D) to read as follows:

“(C) Additional Conditional Use Permit Requirements. Before the City grants a conditional use permit to a boarding house, the planning commission or city council must find:

1. Not more than four (4) sleeping rooms may be rented.
2. The boarding house contains no healthcare facilities similar to those found in a medical clinic.
3. Sleeping rooms cannot be rented for periods of less than 180 days.
4. Not more than two (2) persons are permitted to occupy one rental room.
5. The proposed room rental meets the requirements of all applicable law including, without limitation, building, fire and health regulation requirements.
6. One uncovered on-site parking space must be provided for each sleeping room.

(D) The requirements regarding a boarding house conditional permit do not apply to the following uses if otherwise permitted by a valid conditional use permit: congregate care facility (multiple units on one property); fraternity/sorority house; home care licensed for 7 or more persons; senior housing; supportive housing licensed for 7 or more persons; or transitional housing licensed for 7 or more persons.”

SECTION 14: *Environmental Review.* This ordinance is exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the

environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 Cal. Code Regs. §§ 15301, 15305, and 15308.

SECTION 15: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 16: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 17: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 18: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

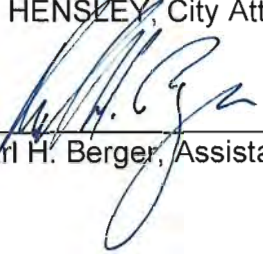
SECTION 19: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 20: This Ordinance will take effect on the 31st day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of February, 2015.

HANS LIANG,
Mayor

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

By: 
Karl H. Berger, Assistant City Attorney

ATTEST:
VINCENT D. CHANG, City Clerk

By: _____

ATTACHMENT 2
April 1, 2015 Staff Report



City Council Staff Report

DATE: April 1, 2015

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

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A draft Ordinance amending regulations affecting the number of rooms that may be leased in single family dwelling units; providing a definition of a boarding house; and updating other parts of the Monterey Park Municipal Code to preserve residential neighborhoods and protect public health and safety.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Taking documentary and testimonial evidence;
- (3) Closing the public hearing and considering the draft ordinance;
- (4) Introducing and waiving first reading of the ordinance and schedule second reading and adoption for May 6, 2015; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

There has been an increase in the number of complaints from the community regarding non-permitted boarding houses, rooming houses and what may also be referred to as residential motels. Individuals have taken single-family homes, condominiums and apartment units and converted them into a commercial enterprise whereby individuals rent a room or a place on the floor for overnight lodging. In most cases, there are many individuals residing under one roof far exceeding the typically occupancy for a residential use. These short-term tenants may only stay for one night, a week, or even a few months and have little interest in public agencies or the welfare of its citizenry as they do not participate in local government and community organizations that strengthen a City and its residents.

Due to overcrowding and health and safety concerns, staff is recommending a code amendment to the Monterey Park Municipal Code affecting the number of rooms that may be leased in single-family dwelling units; providing a definition of a boarding house; and updating other parts of the Monterey Park Municipal Code to preserving the residential character of neighborhoods throughout the city. Although the Municipal Code currently has provisions that attempt to address issues related to a boarding house, the reoccurrence of non-permitted boarding houses demonstrates that

necessary to preserve residential neighborhoods throughout the community and bring the City's land use regulations into conformance with applicable federal and state laws.

BACKGROUND:

Since the launch of the City's new mobile application "GO MPK" in 2013, the City is capable of better tracking and responding to public concerns. One of the more significant complaints is related to the operation of commercial enterprises in residential neighborhoods in the community. It has become an increasing practice to establish non-permitted boarding houses in existing single-family homes, condominiums and apartment units. Since 2013, the City received more than 139 complaints of such activity. A review of Code Enforcement records show that the City sent 113 notices of violation and issued 35 citations since 2010.

ANALYSIS:

The residentially zoned areas of the City are intended to provide residential neighborhoods that provide a variety of housing types and styles where residence of the community live in relatively close proximity to one another. Residential areas tend to be passive in nature and development and performance standards established in the MPMC are such that they improve the quality of life for the residence who resides in these neighborhoods.

In recent years, the City has experienced a greater number of non-permitted boarding houses that house temporary residents in residential housing, often in unsafe conditions. As staff has evaluated the ongoing complaints, it has become apparent that some residential property owners and/or tenants of residential units have established non-permitted commercial enterprise in existing residential neighborhoods in the community. These activities have disrupted residential character of existing neighborhoods by attracting a more transient population. These transient tenants may only stay for one night, a week, or even a few months and have little interest in the community.

Based on complaints received by the City and inspections conducted by the Code Enforcement and Building and Safety Divisions, residential property owners and/or their tenants have modified the interior of existing residential units creating multiple individual sleeping areas for large numbers of tenants. Much if not all of the interior modifications to these residential units are constructed without Building Permits which are specifically designed to protect the health and life safety of the individuals residing there. It is not unusual for Code Enforcement Officers to find partitions wall constructed from a variety of materials that are unsafe to say the least (See Exhibit B attached). Specifically, these improvements place the tenants at risk because of overcrowding, fire hazards, and the close proximity of other tenants within buildings intended for single families (rather than multiple tenants). Moreover, these non-permitted boarding houses place an undue burden upon, not only on the Code Enforcement Division, but also to the Police and Fire Departments.

Existing Regulations. The City currently has development standards and definitions in place to address the conversion of residential units into boarding house. Unfortunately, those standards and definitions are not effective enough to address the current circumstance around the conversions of residential units in the community. Moreover, amendments are needed to bring the City's land use regulations into conformance with applicable federal and state laws.

Pursuant the Chapter 21.08 (Residential Zones) of the MPMC, a Boarding House is strictly prohibited in the R-1 (Single-Family Residential) zone, and permitted in the R-2 (Medium Density Residential) and R-3 (High Density Residential) zones subject to the approval of a conditional use permit. These provisions will remain the same but it was identified that the current definitions in the MPMC did not adequately deal with the changing nature of a boarding house and other related residential land uses. It was also identified that the addition of development and performance standard were necessary to address the occupancy of residential land uses such as Boarding Houses.

Proposed Code Amendments. This ordinance is tailored to preserve the residential character of a neighborhood by prohibiting commercial enterprises such as a boarding house in the R-1 zone and clarifying regulations in the R-2 and R-3 residential zones. It is also intended to regulate aesthetics, traffic, parking, public peace, and other, similar, matters related to public health, safety, and welfare.

The draft ordinance is intended to regulate the types of commercial lodging enterprises that affect residential neighborhoods. Such lodging enterprises generally involve a dwelling unit where three or more rooms are rented individually or separately, to tenants under separate rental agreements. Alternatively, these are dwelling units where rooms are rented individually or separately, resulting in multiple, independent living units. Under both scenarios (and others) tenants do not share common access or financial responsibility for use of the dwelling unit as a whole.

Overall, this type of lodging is more appropriately regulated through a conditional use permit ("CUP") issued by the City. Such oversight would help ensure that the secondary effects of a boarding house (e.g., increased parking, traffic, and noise) can be mitigated to the extent possible. Moreover, such enterprises should generally be overseen by a professional management company; something that the City can also help ensure through a CUP.

The draft ordinance defines a "boarding house" as

"Boarding house or rooming house" means a dwelling unit where three or more sleeping rooms are rented to individuals under separate rental agreements or leases, either written or oral or implied, whether or not an owner, agent, or rental manager is in residence. Meals may be provided to boarders in connection with the renting of sleeping rooms or common kitchen facilities may be provided. This definition does not include

household, residential care facility; group home; community care facility; emergency shelter; sober living facility; transitional housing; hotel, motel, single room occupancy or extended lodging facility as these terms are defined in this code."

If a dwelling unit meets the definition of a boarding house, it is prohibited in an R-1 zone; it is permissible with a conditional use permit in R-2 and R-3 zones subject to the following additional standards:

"(C) Additional Conditional Use Permit Requirements. Before the City grants a conditional use permit to a boarding house, the planning commission or city council must find:

1. Not more than four (4) sleeping rooms may be rented.
2. The boarding house contains no healthcare facilities similar to those found in a medical clinic.
3. Sleeping rooms cannot be rented for periods of less than 180 days.
4. Not more than two (2) persons are permitted to occupy one rental room.
5. The proposed room rental meets the requirements of all applicable law including, without limitation, building, fire and health regulation requirements.
6. One uncovered on-site parking space must be provided for each sleeping room."

Other provisions of the draft ordinance are intended to reconcile the remainder of the MPMC with this change.

These changes are related to the cleanup of definitions related to residential land uses to ensure compliance with state and federal laws. The proposed code amendment is intended to tighten the existing regulations related to boarding houses and ensure that the quality of life is maintained in the residential neighborhoods throughout the City.

The Planning Commission previously considered the draft ordinance on January 27, 2015 and February 24, 2015. On February 24, 2015, the Planning Commission adopted Resolution No. 05-15 which recommended that the City Council adopt the ordinance. A copy of that Resolution and the Planning Commission staff report are included for reference. Also included is a copy of the Planning Commission minutes reflecting the Commissioner's comments regarding this matter.

Should the City Council decide to introduce the draft ordinance, the second reading and adoption would be scheduled for May 6, 2015.

Respectfully submitted,

By:



Michael Huntley
Director of Community and
Economic Development

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft Ordinance

Exhibit B: Pictures of Code Enforcement Cases

Exhibit C: Planning Commission staff report, resolution and minutes

EXHIBIT A
Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE ("MPMC") § 21.04.147 REGULATING BOARDING HOUSES; ADDING § 21.04.037 DEFINING ADULT CARE FACILITY; AMENDING MPMC § 21.04.251; DELETING § 21.04.469 DEFINING HOME CARE; ADDING § 21.04.483 DEFINING SOBER LIVING FACILITY; AMENDING § 21.04.743 DEFINING RESIDENTIAL CARE FACILITY; ADDING § 21.04.799 DEFINING SINGLE FAMILY RESIDENCE; AMENDING § 21.04.812 DEFINING SOBER LIVING FACILITY; AMENDING § 21.08.030 REGULATING LAND USES IN R-1 ZONES; AMENDING § 21.08.040 REGARDING RENTING; AND AMENDING § 21.32.020 REGULATING RENTING OF BOARDING HOUSES.

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

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

- A. The City's ability to exercise its powers in accordance with Article XI, § 7 of the California Constitution to regulate land use is well-established. This ordinance is intended to regulate aesthetics, traffic, parking, public peace, and other, similar, matters related to public health, safety, and welfare.
- B. A review of the Monterey Park Municipal Code ("MPMC"), as defined by this Ordinance, demonstrates that amendments are needed to bring the City's land use regulations into conformance with applicable federal and state laws.
- C. Adopting this Ordinance is in the public interest because it is designed to protect public health and safety while also promoting public welfare.
- D. The City has in recent years experienced a great number of boarding houses that house temporary residents in residential housing, often in unsafe conditions.
- E. This ordinance is tailored to preserve the residential character of a neighborhood by prohibiting commercial enterprises such as boarding house businesses in the R-1 zone and clarifying regulations in the R-2 and R-3 residential zones while respecting the rights to privacy and association that the California Supreme Court recognized in *City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123 and related cases.
- F. This ordinance expressly exempts from the definition of a boarding house "households" defined by the permanency of relationships and other characteristics that bear the generic character of a family unit

and does not define “households” by familial, biological or legal relationships.

- G. Similar regulations that prohibit or regulate transient commercial uses of residential property have been upheld in cases such as *Ewing v. City of Carmel-By-The-Sea* (1991) 234 Cal.App.3d 1579 because such regulations are rationally related to preservation and enhancement of the residential character of the neighborhood and stability of the community.
- H. Short-term tenants that stay only for one night, a week, or even a few months in its residential area have little interest in public agencies or the welfare of its citizenry as they do not participate in local government and community organizations that strengthen a City and its residents.
- I. The proposed amendment is consistent with the goals, policies, and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park’s residential neighborhoods. To ensure that the residential character is maintained, a General Plan policy is that the City should pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe and decent housing for all City residents. The proposed code amendments will provide the City with additional tools for ensuring safe and decent housing.
- J. This Ordinance promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 2: MPMC § 21.04.037 is added to read as follows:

“21.04.037 Adult care facility.

“Adult care facility” means any facility licensed by the State and/or County that provides nonmedical care to persons eighteen (18) years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24) hour basis.”

SECTION 3: MPMC § 21.04.147 is amended in its entirety to read as follows:

“21.04.147 Boarding House or Rooming House.

“Boarding house or rooming house” means a dwelling unit where three or more sleeping rooms are rented to individuals under separate rental

agreements or leases, either written or oral or implied, whether or not an owner, agent, or rental manager is in residence. Meals may be provided to boarders in connection with the renting of sleeping rooms or common kitchen facilities may be provided. This definition does not include household, residential care facility; group home; community care facility; emergency shelter; sober living facility; transitional housing; hotel, motel, single room occupancy or extended lodging facility as these terms are defined in this code."

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Community care facility, licensed for 7 or more	X	C	C

persons			
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Congregate care facility (multiple units on one property)	X	C	C
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Public	P	P	P
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Private (excludes tutoring)	C	C	C
Accessory use to church	C	C	C
Fraternity/sorority house	X	C	C
Golf course	C	C	C
Government facility	P	P	P
Medical marijuana dispensaries	X	X	X
Mixed-use development	X	L	L
Mobile home	L	C	C
Fraternity/sorority house	X	C	C
Nursing and convalescent hospital	X	C	C
Open space	P	P	P
Parking for off-site uses	X	C	C
Plant nursery	C	C	C
Public park	C	C	C
Public utility facility	C	C	C
Rehabilitation facility licensed for 6 or fewer persons	X	L	L
Rehabilitation facility licensed for 7 or more persons	X	X	X
Senior housing (see Chapter 21.16, Senior Citizens Housing Zone)	X	C	C
Sober living facility for 6 or less	P	P	P
Sober living facility for 7 or persons	X	X	X
Supportive housing, licensed for 7 or more persons	X	X	C
Transitional housing, licensed for 7 or more	X	X	C

persons

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2. Not more than two (2) persons are permitted to occupy one sleeping room.
3. Meals may be provided in connection with such renting, or the dwelling's kitchen facilities may be shared with tenants.
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"21.09.150 **Enforcement.**

(A) In addition to the remedies set forth in this code, violations of chapters 21.08 and 21.09 may be enforced as follows:

1. Prosecution as infractions or misdemeanors at the city attorney's discretion.
2. Abated as a public nuisances.
3. As to unlawful boarding houses, enjoined as unfair business practices that are presumed to nominally damage each and every resident of the community.

(C) Any person acting for the interests of itself, its members, or the general public may bring an action for injunctive relief to prevent future violations or to recover actual damages.

(D) The remedies provided by this chapter are cumulative and in addition to any other criminal or civil remedies.”

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“(C) Additional Conditional Use Permit Requirements. Before the City grants a conditional use permit to a boarding house, the planning commission or city council must find:

1. Not more than four (4) sleeping rooms may be rented.
2. The boarding house contains no healthcare facilities similar to those found in a medical clinic.
3. Sleeping rooms cannot be rented for periods of less than 180 days.
4. Not more than two (2) persons are permitted to occupy one rental room.
5. The proposed room rental meets the requirements of all applicable law including, without limitation, building, fire and health regulation requirements.
6. One uncovered on-site parking space must be provided for each sleeping room.

(D) The requirements regarding a boarding house conditional permit do not apply to the following uses if otherwise permitted by a valid conditional use permit: congregate care facility (multiple units on one property); fraternity/sorority house; home care licensed for 7 or more persons; senior housing; supportive housing licensed for 7 or more persons; or transitional housing licensed for 7 or more persons.”

SECTION 14: *Environmental Review.* This ordinance is exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 Cal. Code Regs. §§ 15301, 15305, and 15308.

SECTION 15: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 16: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 17: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 18: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 19: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 20: This Ordinance will take effect on the 31st day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of February, 2015.

HANS LIANG,
Mayor

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

By: _____
Karl H. Berger, Assistant City Attorney

ATTEST:
VINCENT D. CHANG, City Clerk

By: _____

EXHIBIT B
Boarding House Pictures

Exhibit B

Illegal Board Housing Pictures



Interior conversion of single-family homes





Sleeping Areas





Boarding House Advertisement

Translation:

Nice quiet place, near market and park

We provide shared kitchen and parking spaces with others

Male and female and couple rooms are available

Also, transportation can be arranged to the airport, bus station, immigration office, etc.

We welcome you staying with us, good price for everyone

EXHIBIT C
Planning Commission Action



Planning Commission Staff Report

DATE: January 27, 2015

AGENDA ITEM NO: 2-B

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Regulations affecting the number of rooms that may be leased in single family dwelling units; providing definitions of boarding houses; and updating other parts of the Monterey Park Municipal Code to preserve residential neighborhoods and protect public health and safety.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Reviewing a draft ordinance regulating boarding houses and updating other provisions of the Monterey Park Municipal Code ("MPMC") to reconcile such regulations;
- (2) Providing comments and direction regarding the proposed ordinance;
- (3) Scheduling a public hearing for February 10, 2015 to consider a final draft of the proposed ordinance;
- (4) Taking such additional, related, action that may be desirable.

Background:

Item	Yes	No	Abstain	Not in Session	Not in Session	Not in Session
1. Boarding House Ordinance						
2. Boarding House Ordinance						
3. Boarding House Ordinance						
4. Boarding House Ordinance						
5. Boarding House Ordinance						
6. Boarding House Ordinance						
7. Boarding House Ordinance						
8. Boarding House Ordinance						
9. Boarding House Ordinance						
10. Boarding House Ordinance						
11. Boarding House Ordinance						
12. Boarding House Ordinance						
13. Boarding House Ordinance						
14. Boarding House Ordinance						
15. Boarding House Ordinance						
16. Boarding House Ordinance						
17. Boarding House Ordinance						
18. Boarding House Ordinance						
19. Boarding House Ordinance						
20. Boarding House Ordinance						

GO MPK

Since the launch of the City's new mobile application "GO MPK" in 2013, the City is able to better respond to public concerns. Among these is an increase in complaints regarding commercial enterprises using residential dwelling units for boarding homes and residential motels. Since 2013, the City received more than 139 complaints of such activity. A review of code enforcement records show that the City sent 113 notices of violation and issued 35 citations since 2010; the City already sent a notice of violation in January 2015.

Residentially zoned areas within the City are intended to preserve neighborhood quality, character, and livability, and minimize adverse impacts to adjacent properties. Commercial use of dwelling units within these areas disrupts neighborhood characteristics by attracting transient tenants; adversely impacting on-street parking; and creating other secondary effects such as noise and increased vehicle traffic. All such impacts may be expected in higher use zones – that are planned and regulated for multi-person uses – but not in typically single family residential zones.

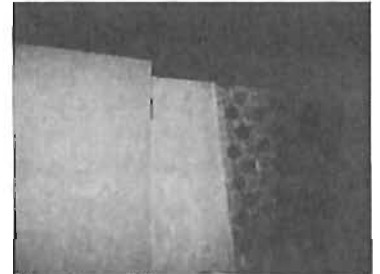


Tenant Overcrowding

Moreover, the tenants that utilize the types of lodgings within (typically) single family dwelling units may also be at risk because of overcrowding, fire hazards, and the close proximity of other tenants within buildings intended for single families (rather than multiple tenants). Owners of these buildings may make interior (or exterior) improvements without building permits in order to accommodate a greater number of tenants. It is not unusual for code enforcement officials to find partitions in large common rooms that were erected without building

permits. Such improvements may threaten the health and safety of occupants under various circumstances including, without limitation, earthquakes.

The draft ordinance is intended to regulate the types of commercial lodging enterprises that affect residential neighborhoods. Such lodging enterprises generally involve a dwelling unit where three or more rooms are rented individually or separately, to tenants under separate rental agreements. Alternatively, these are dwelling units where rooms are rented individually or separately, resulting in multiple, independent living units. Under both scenarios (and others) tenants do not share common access or financial responsibility for use of the dwelling unit as a whole.



Unsafe partitions

Overall, this type of lodging is more appropriately regulated through a conditional use permit ("CUP") issued by the City. Such oversight would help ensure that the secondary effects of a boarding house, e.g., increased parking, traffic, and noise, can be mitigated to the extent possible. Moreover, such enterprises should generally be overseen by a professional management company; something that the City can also help ensure through a CUP.

As may be seen, the draft ordinance defines a "boarding house" as

"a dwelling unit where three or more rooms are rented to individuals under separate rental agreements or leases, either written or oral or implied, whether or not an owner, agent, or rental manager is in residence. Meals may be provided to boarders in connection with the renting of rooms or common kitchen facilities may be provided."

If a dwelling unit meets the definition of a boarding house, it is prohibited in an R-1 zone; it is permissible with a conditional use permit in R-2 and R-3 zones. Other provisions of the draft ordinance are intended to reconcile the remainder of the MPMC with this change.

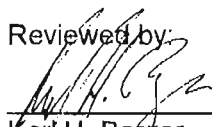
Staff Report
Page 3

If adopted, the ordinance would amend the MPMC to help ensure that residential neighborhoods are used in the manner intended and that boarding houses – as defined by the draft ordinance – are properly regulated.

Respectfully submitted,

Michael A. Huntley
Director of Community and Economic Development

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft Ordinance

Exhibit B: GO MPK Complaints

EXHIBIT B

Draft Resolution with Draft Ordinance

RESOLUTION NO.
A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN
ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE
("MPMC") REGULATING "BOARDING HOUSES."

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

SECTION 1: The Planning Commission finds and declares that:

- A. A review of the Monterey Park Municipal Code ("MPMC") suggests that amendments are needed to improve the City's regulations governing, among other things, boarding homes;
- B. On January 27, 2015, Community and Economic Development Department presented a draft ordinance to the Planning Commission for consideration. The Planning Commission provided direction for improving the ordinance. Thereafter, the ordinance was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. The City reviewed the project's environmental impacts 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"), and the City's Environmental Guidelines;
- D. The Community and Economic Development Department completed its review and scheduled the public hearing regarding the application before the Planning Commission for February 24, 2015;
- E. On February 24, 2015, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed amendment, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and
- F. This Resolution and its findings are made based upon the evidence presented to the Commission at its February 24, 2015, hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Environmental Assessment.* Because of the facts set forth in Section 2, the proposed zone text amendment is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to permit operation of existing facilities;

consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

SECTION 3: General Plan Findings. As required under Government Code § 65860 the MPMC amendments proposed by the Ordinance are consistent with the Monterey Park General Plan as follows:

- A. The proposed amendment is consistent with the goals, policies, and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park's residential neighborhoods. To ensure that the residential character is maintained, a General Plan policy is that the City should pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe and decent housing for all City residents. The proposed code amendments will provide the City with additional tools for ensuring safe and decent housing.

SECTION 4: Recommendations. The Planning Commission recommends that the City Council adopt the ordinance set forth in attached Exhibit "A," which is incorporated into this resolution by reference.

SECTION 5: Reliance On Record. Each and every one of the findings and determination 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 6: 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 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 9: 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.

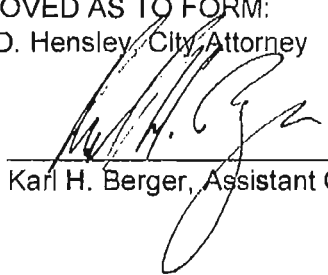
PASSED AND ADOPTED this 24th day of February 2015.

Rodrigo Garcia, Chairperson
City of Monterey Park Planning Commission

ATTEST:

Michael Huntley, Secretary

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

By: 

Karl H. Berger, Assistant City Attorney

Commissioner Lam inquired whether the applicant will buy more land to increase the size of the project. Speaker Garcia answered no.

Commissioner Lam stated that he want to see this project to finish as soon as possible

Commissioner Hamner stated that he is impressed with the design of the project.

Commissioner Garcia closed public hearing

Commissioner Sullivan inquired whether the staffs display any development model within the city hall. Director Huntley stated that the staffs do not get any model from developer. In most case, staffs will update approved projects in the city website.

Action Taken: The Planning Commission approved item 2-A

Motion: Moved by Commissioner Choi and seconded by Commissioner Lam, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Choi, Garcia, and Lam
Noes: Commissioners: None
Absent: Commissioners: Hamner
Abstain: Commissioners: None

2-B. CODE AMENDMENT – REGULATING BOARDING HOUSES AND ADDING DEFINITIONS (CA-15-01)

The City is initiating a code amendment to amend Monterey Park Municipal Code ("MPMC") § 21.04.147 regulating boarding houses; adding § 21.04.307 defining adult care facility; amendment MPMC § 21.04.251; deleting § 21.04.469 defining home care; adding § 21.04.799 defining single-family residence; amending § 21.04.812 defining sober living facility; amending § 21.08.030 regulating land uses in the R-1 zone; amending § 21.08.040 regarding renting; and amending § 21.32.020 regulating renting of boarding houses.

Director Huntley provided a brief staff report.

Assistant City Attorney provided a brief summary.

Commissioner Sullivan inquired whether the amendment was reviewed by the fire department. Director Huntley stated that there are some implications that fire department will need to review. The city staffs will make sure the Deputy Fire Marshal take a look at it.

Commissioner Lam stated that he supports this code amendment and it should be done as soon as possible before it is too late.

Commissioner Choi asked if the reported complaints are unique complaint or from repeat offender. Director Huntley answered that some segments of the community seem to have this problem more often and there are some repeat offenders.

Commissioner Choi inquired whether there are enough code enforcement officers.

Director Huntley answered that this code amendment will help but an additional code enforcement officer would also help.

Commissioner Choi recommended an education process in multi-language.

Commissioner Garcia inquired whether majority of the offenders are from a single-family unit. Director Huntley answered yes and stated that currently it is illegal for a single-family zone to serve as a boarding house.

Commissioner Garcia asked about the effectiveness of the new amendment. Director Huntley answered that the new amendment will create more components to the boarding house regulation.

Commissioner Garcia inquired about the enforcement. Director Huntley stated that they get a lot of complaint from the city manager. After receiving the complaint, code enforcement staffs will go take care of it. In addition, the city attorney is working with community development department to reevaluate code enforcement policies and procedures to look for a way to streamline their process.

Commissioner Garcia asked how the city will spread the words out to the residents. Director Huntley answered that most of the time it is monitoring and identifying. The city is more concerned with properties that conducted an illegal conversion due to safety issues.

Assistant City Attorney Berger stated that his law firm will be working with Director Huntley on reevaluating code enforcement policies and procedures.

Commissioner Garcia inquired whether the code amendment is a draft. Director Huntley answered yes.

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

Director Huntley provided updates on some projects.

ITEMS FROM THE COMMISSION

Commissioner Garcia inquired information about League of California Cities 2015 Planning Commissioners Academy from March 4th to 6th. Director Huntley stated that he will resend the academy's flyer to the commissioners.

Commissioner Garcia inquired about the study session on healthy community element & sustainable community element. Director Huntley stated that the city staffs will come back and presented a progress report.

Commissioner Garcia stated that there should be a presentation on city's revenue. Director Huntley replied that the city's CFO just finished with the mid-year budget and revenue generation. The reports will give the commission a better understanding of the city's budget.

Commissioner Sullivan stated that the HDL report will also fit in.



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council

FROM: Annie Yaung, CPFO, Controller

SUBJECT: Participate in the US Department of Housing and Urban Development ("HUD") Section 108 Guaranteed Loan Refinancing Program

RECOMMENDATION: It is recommended that the City Council consider:

- (1) Adopting a resolution to participate in the HUD public offering as part of the Section 108 Guarantee Loan Assistance Program to refinance the existing loan.
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

HUD scheduled a Section 108 Guaranteed Loan Public Offering during the last week in May 2015. To participate in the HUD refinancing program, the City is required to adopt a resolution authorizing the City Manager to execute the documents to accomplish the refinancing transaction. Through this refinancing program, the City can achieve a net savings of approximately \$540,000 between now and the loan's final maturity date.

BACKGROUND:

In June 1999, the City Council approved an application for a Section 108 loan and Economic Development Initiative (EDI) grant from the US Department of Housing and Urban Development (HUD) for the Monterey Park Market Place shopping center project. In August 2001, HUD approved the City's application and awarded a \$6.5 million Section 108 loan and \$540,000 EDI grant for the Market Place. The loan is a 20-year loan, from August 2003 through August 2022, at interest rates of 5.56% to 6.12%. The annual debt service payment is \$540,000.

The Section 108 Loan is a City's loan and is reported in the City's long term debt obligations. The payback of the loan is pledged by the City's CDBG entitlements and the annual debt service payment is paid by the CDBG funds.

Because the Section 108 Loan funds were required to be disbursed by June 30, 2003, the City decided to spend it for extraordinary predevelopment costs needed to improve

the Market Place site. Such costs included real property acquisition; engineering; traffic analysis; site clean-up; fiscal analysis; and project operation costs. As a result, the former Monterey Park Redevelopment Agency could reallocate redevelopment funds for Market Place and other development projects such as Towne Centre and new development at the corner of Atlantic/Garvey site.

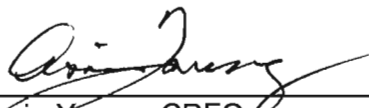
The projected interest rates for this refinancing are 0.18% to 2.06% and the terms are exactly the same as the terms for our existing loan. This means the principal payment schedule will remain the same and the new loan will be paid off by August 2022. The net savings are entirely generated from lower interest payments.

FISCAL IMPACT:

There is no impact on the City's General Fund for this refinancing participation. There is an one-time issuance cost, approximately \$18,000, for the financing process, which HUD authorizes the City to use its CDBG funds to pay for this cost. The City's Section 108 Loan has an outstanding balance of \$3,538,000. Based on current projections, the net savings resulting from the lower interest rate would be approximately \$540,000 of the CDBG money. The estimate of savings is based on recently quoted yields on US Treasury obligations, which may be either higher or lower when the public offering rates are finalized at the end of May. Net savings of additional CDBG funds can be utilized for the City's other community service programs.

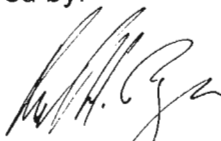
Respectfully prepared and submitted,

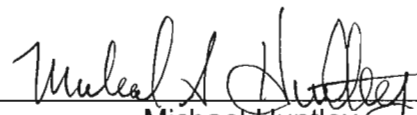
Approved By:


Annie Young, CPFO
Controller


Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney


Michael Huntley
Director of Community &
Economic Development

Attachments:

1. Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY TO PARTICIPATE IN THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") PUBLIC OFFERING AS PART OF HUD'S SECTION 108 LOAN GUARANTEE ASSISTANCE PROGRAM TO REFINANCE THE EXISTING NOTE OR OTHER OBLIGATION IN THE REMAINING PRINCIPAL AMOUNT OF \$3,538,000 FOR THE SECTION 108 LOAN GUARANTEE PROGRAM.

The City Council does resolve as follows:

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

- A. This Resolution authorizes the City Manager, or designee, to file an application seeking loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, from the United States Department of Housing and Urban Development ("HUD").
- B. Further, the City Manager is authorized to execute the documents necessary to accomplish the transaction and accepts HUD's guarantee of Section 108 note number B-99-MC-06-0548 for the Section 108 Loan Guarantee Program under a Section 108 Contract for Loan Guarantee Assistance dated August 8, 2002.
- C. The assistance provided by HUD was the guarantee of a note in the original principal amount of \$6,500,000, plus interest thereon, which were spent for the City of Monterey Park's major economic development projects.
- D. The original term of the Section 108 note B-99-MC-06-0548 is 20 years and the interest rates are tied to the 20-year treasury bonds plus a margin of 0.5%.
- E. HUD notified the City that a public offering will occur in May 2015. To participate, the City must immediately notify HUD of its intention to refinance all or a portion of its existing Section 108 commitment through the public offering.
- F. HUD may require, as a condition of participation in the public offering, that the City of Monterey Park execute documents related to the transaction.
- G. The City agrees to pay its share, as determined by HUD, of the customary and usual issuance, underwriting, and other costs related to the public offering and future administration of the Note and the trust certificates.
- H. It is economically sound and in the public interest for the City to accept more favorable fixed rates of interest under the Section 108 Loan Guarantee program offered by HUD under the public offering.

SECTION 2: Authorizations. The City Council authorizes the City Manager, or designee, to implement the intent of this Resolution as follows:

- A. Notify HUD of the City's desire to participate in the May 2015 public offering for the existing obligation B-99-MC-06-0548 in the original principal amount of \$6,500,000, and to refinance the remaining principal amount of \$3,538,000 at such rates of interest that will be determined by HUD at the time of the public offering.
- B. Execute such documents as required by HUD to refinance the existing guaranteed Section 108 note, and to execute such other documents, contracts, amendments and agreements with HUD, and to authorize payment of any required fees, as may be necessary to effectuate this refinancing transaction.

SECTION 3: Budget. The City Council hereby amends or supplements the City's Budget for the fiscal years affected by the Section 108 Loan. The City Manager, or designee, is authorized to implement the purpose of this section.

SECTION 4: This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 6th day of May 2015

Hans Liang
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

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

By: _____
Karl H. Berger
Assistant City Attorney

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 6th day of May 2015, by the following vote:

Ayes:
Noyes:
Absent:
Abstain:

Dated this 6th day of May, 2015

Vincent D. Chang, City Clerk
Monterey Park, California



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Director of Public Works/Assistant City Manager
SUBJECT: Map No. 72527 (314 S. Chandler Avenue) – Approval of Final Map

RECOMMENDATION:

It is recommended that the City Council:

- (1) Find, determine and declare that the Final Map No. 72527 is in substantial compliance with the previously approved tentative map;
- (2) Adopt a resolution approving the final map and authorizing the City Manager to execute the Subdivision Improvement Agreement in a form approved by the City Attorney; and
- (3) Take such additional, related action that may be desirable.

BOARD/COMMISSION REVIEW:

On February 25, 2014, the Planning Commission approved Tentative Map No. 72527 by Resolution No. 04-14.

EXECUTIVE SUMMARY:

The final map has been reviewed by the City's consultant surveyor, Boghossian & Associates, for mathematical accuracy, survey analysis, title information, compliance with the Subdivision Map Act, Conditions of Approval and applicable Monterey Park Municipal Code provisions. As required, new curb, gutter, sidewalk and driveway aprons will be constructed in the street right-of-way. All utility services will be placed underground, and new trees, parkway landscaping and irrigation system will be installed.

BACKGROUND:

The subject development is located at 314 S. Chandler Avenue, on the east side of the street between Newmark Avenue and Harding Avenue. The street is 60 feet wide from property line to property line. The site is relatively level and bounded by residential areas in all directions. The development is a five-unit condominium complex.

The subdivider has not yet finished constructing the public improvements, but is eager to record the final map. All public improvements including curb, gutter, driveway approach, sidewalk, parkway planting and irrigations along the entire frontage of the

subject site still need to be construed. The expected completion date for the public improvement is November 30, 2015. All construction will be bonded to guarantee performance, including the projected cost of completed construction for all improvements. A copy of the Planning Commission staff report and resolution are attached for reference.

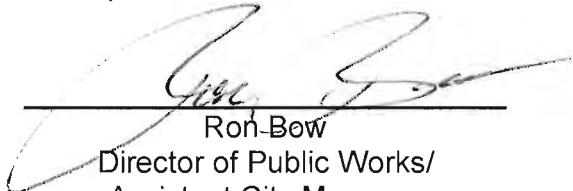
CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

On February 25, 2014, the Planning Commission found the project to be categorically exempt pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development).

FISCAL IMPACT:

The approval of this map has no fiscal impact on the City beyond the additional property tax and sales tax this development will generate.

Respectfully submitted,



Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



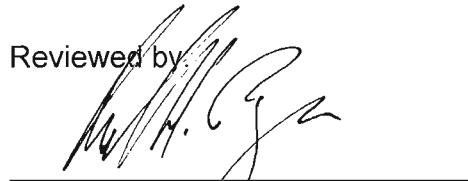
Vivian Chen
Civil Engineering Associate

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

1. February 25, 2014 Planning Commission staff report and resolution
2. Draft Resolution
3. Draft Subdivision Improvement Agreement

ATTACHMENT 1

February 25, 2014 Planning Commission
Staff Report and
Resolution

RESOLUTION NO. 04-14

A RESOLUTION APPROVING TENTATIVE MAP NO. 072527 (TM-13-01) TO SUBDIVIDE AIR RIGHTS FOR A FIVE-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 314 SOUTH CHANDLER 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 September 26, 2013, Gary Lin submitted an application pursuant to Tile 20 of the Monterey Park Municipal Code ("MPMC"), requesting approval of Tentative Map No. 072527 (TM-13-01) to subdivide air rights to establish and maintain a five-unit condominium project at 314 South Chandler Avenue, ("Project");
- B. The proposed Project was reviewed by the 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 February 25, 2014. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 25, 2014, 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 Gary Lin; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 25, 2014 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 that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to construct five new detached residential dwelling units and subdivide the air rights for condominium purposes;
- B. 314 South Chandler Avenue is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan;

**PLANNING COMMISSION
RESOLUTION NO. 04-14
PAGE 2 OF 4**

- C. The Project property is located on the east side of South Chandler Avenue. To the north, south, east and west of the subject property are residential uses;
- D. The Project property is 15,878 square feet (0.36 acres) in area and is currently developed with two residential dwelling units that will be demolished a part of the proposed Project.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

SECTION 4: *Tentative Map Findings.* The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

1. The proposed map is consistent with applicable general and specific plans as required by Government Code § 66473.5. The proposed Tentative Map is consistent with the City's General Plan in that the subject property is proposed to be developed at a maximum density of 14 dwelling units per acre, which will not exceed the maximum allowed standard of 25 dwelling units per acre for high density residential uses. The property is located on South Chandler Avenue, a local street with a 50-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development. There is no specific plan adopted for this area.
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed subdivision is consistent with the General Plan in that the project is a five-unit condominium project, which is compatible with the high density housing either attached or detached allowed in the high density residential category. There is no specific plan adopted for this area.
3. The site is physically suitable for the type of development and the proposed density of the development. The size of the property is 15,878 square feet (0.36 acres) and adequate in size to accommodate a five-unit condominium project because in the R-3

**PLANNING COMMISSION
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PAGE 3 OF 4**

Zone, one dwelling unit is allowed for every 3,000 square feet of lot area on lots of 7,000 square feet or more and having a front lot line of at least fifty feet.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area.
5. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications.
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 072527 (TM-13-01).

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.

**PLANNING COMMISSION
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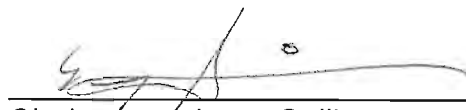
SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to Gary Lin 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.

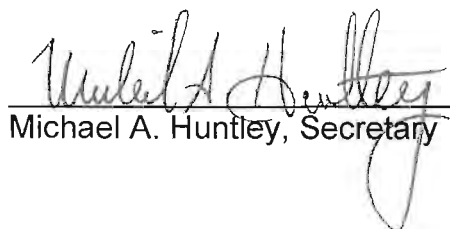
SECTION 12: Except as provided in Section 9, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 25th day of February 2014.

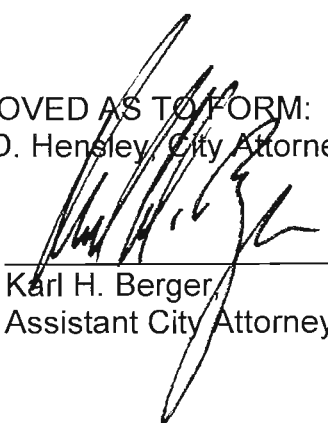

Chairperson Larry Sullivan

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 25th day of February 2014, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:


Michael A. Huntley, Secretary

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

By: 
Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO. 04-14

Exhibit A

CONDITIONS OF APPROVAL

314 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Gary Lin agrees that he will comply with the following provisions as conditions for the City of Monterey Park's approval of Tentative Map No. 072527 (TM-13-01) ("Project Conditions").

PLANNING:

1. Gary Lin of Studio Quartet 1! LLC (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 TM-13-01 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 of the City approval of TM-13-01, 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 and Safety Division. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four 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 total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department.
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.

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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 TM-13-01 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. A final map must be approved and recorded before the City issues a certificate of occupancy.
10. Provide a 26 feet turning radius, not including the width of the block wall.
11. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage. This condition must be included in the conditions, covenants and restrictions ("CC&Rs") recorded for this property.

BUILDING:

12. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
13. A valid building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.
14. The site plan must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
15. A soils and geology report is required as part of plan check submittal.
16. Before the City issues a building permit, the applicant must obtain a permit from CAL-OSHA to construct the project.
17. The applicant must submit a compaction report for demolition of previous buildings to the Monterey Park Public Works Department for approval before the City allows the applicant to excavate new foundations.

ENGINEERING:

18. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a

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permittee; this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition the issuance of the grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, prior to the issuance of a building or grading permit.

19. The applicant must record the Final Map after the City Council approves the final map and the City Council accepts any applicable bonds or agreements. A refundable \$191 cash deposit must be submitted to guarantee that developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer's Office within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$191 cash deposit.
20. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
21. The developer/owner is responsible for paying all applicable City development impact fees as required by the MPMC.
22. A homeowner's association must be established.
23. Covenants Conditions & Restrictions must be prepared and filed with the City to obtain City Attorney and the City Engineer approval. Developer/owner shall be responsible for securing the CC&R guidelines from the Office of the City Engineer. A copy of the recorded CC&Rs must be submitted before final inspection and clearance of the building permit. The applicant must pay for the City's costs associated with reviewing the CC&Rs including, without limitation, legal costs.
24. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
25. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development,

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the developer is responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City.

26. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner.
27. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the City Engineer. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
28. The applicant must provide a site drainage plan for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
29. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also the satisfaction of the City Engineer prior to approval of the grading and drainage plans.
30. Any damage done to existing street improvements and utilities during construction must be repaired before the City issues certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.
31. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
32. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, shall be made to City and public utility standards. A utility plan must be prepared and submitted

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showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.

33. A sewer connection reconstruction fee will be assessed at the time of issuance of a building permit in accordance with the provisions of MPMC Chapter 14.06.
34. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer.
35. The grading and drainage plan must be submittal by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological report submitted by the developer's consultant.
36. Modify and/or correct the tentative map in accordance with the adopted conditions of approval of the tentative map and also in accordance with the specific criteria noted by the City Engineer verify and submit correct drainage pattern of adjacent property.
37. Parkways must be irrigated and landscaped per plans submitted for review and approval by the City Engineer. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the City Recreation and Parks Department.
38. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

FIRE:

39. The applicant must submit plans to the Monterey Park Fire Department for approval before the City issues a building permit.
40. The applicant must provide a minimum unobstructed driveway width of 20 feet, except for approved security gates in the accordance with Fire Code § 503.6 and an unobstructed vertical clearance "clear to sky" for Fire Department vehicular access to within 150 feet of all portions of the exterior building walls according to Fire Code § 503.2.1. Cross-hatch the Fire Department vehicle access on the site plan.
41. Dead-end fire apparatus access roads in excess of 150 feet in length must be provided with an approved Fire Department turnaround according to Fire Code § 503.2.5 Cross hatch the Fire Department turnaround on the site plan.
42. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction according to Fire Code § 501.4. Provide a note on the site plan.

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43. A minimum 5 feet wide approved firefighter access walkway leading from the fire apparatus access road to the building exterior openings must be provided for fire fighting and rescue purposes according to Fire Code § 504.1. Indicate the firefighter walkway access routes on the site plan.
44. When security gates are provided, maintain a minimum access width of 20 feet. The security gates must be provided with an approved means of emergency operations, and must be maintained operation at all times. Electric gate operators, where provided, must be listed in accordance with UL325. Gates intended for automatic operation must be designed, constructed and installed to comply with the requirements of ASTM F220 per California Fire Code (CFC) § 503.6. Indicate the access width of the security gates on the site plan, means for emergency operation, and the requirement that it be maintained at all times.
45. Manually operated gates and barriers must have a weather resistant Knox-key box. The key box must be placed four to five feet above the roadway surface at the right side of the access gate in a conspicuous location that is readily and visibly accessible. The key box must be clearly labeled "FIRE DEPT" per CFC § 506.
46. Electrically operated gates and barriers must have an operable Knox-key switch. The key switch must be placed between 42 inches and 48 inches above the roadway surface at the right side of the access gate within two feet of the edge of the roadway. The key switch must be readily visible and unobstructed from the fire lane leading to the gate. The key must be clearly labeled "FIRE DEPT" per CFC § 506 and Appendix D.
47. Gate and barrier locks must be reviewed and approved prior to their installation on any new and/or existing access gate or barrier. Authorization/order forms for Knox products may be obtained through the Monterey Park Fire Department Fire Prevention Division at (626) 307-1308 per CFC § 506 and Appendix D.
48. Provide approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE. Signs must be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof, as required per CFC Appendix D. Provide a note on the site plan and show the location of each "Fire Lane – No Parking Sign" and the dimensions of the roadway width.
49. Minimum road widths must be measured from top face of curb for standard vertical curbs or flow line to flow line for rolled, ramped, or other curb types. Parking prohibited on roadway less than 28 feet and the roadway is required to be posted as a fire lane. If roadway is at least 28 feet but less than 36 feet, parking is permitted on one side only and roadway is required to be posted as a fire lane. If roadway is 36 feet or wider, parking will be permitted on both sides. Indicate roadway width and the requirement that it be maintained at all times.

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50. The Fire Department vehicular access roads must be hardscape for all weather access in according with the All Weather Access Requirements per CFC § 503.2.3. On the site plan, label the surface type of the access road. A letter or statement, wet-stamped and signed by a registered engineer must be provided on the plans certifying that any new roadway meets the 75,000 pound all weather requirements.
51. The Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction per CFC § 501.4.
52. A minimum 5-foot wide approved firefighter access walkway leading from the fire apparatus access road to the building's exterior opening must be provided for fire fighting and rescue purposes per CFC § 504.1.
53. The fire apparatus access road must be identified with approved signs. Temporary signs must be installed at each street intersection when construction of new roadway allows passage by vehicles. Signs must be an approved size, weather resistant and be maintained until replaced by permanent signs per CFC § 505.2.
54. The required fire flow from fire hydrants at this location is based on the type of construction and occupancy classification per CFC Table B105. Plan submittal must include fire flow test date to be obtained within one year of the submittal date. The fire flow test can be requested at the Fire Prevention Office per CFC Table B105.
55. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify the size of the fire hydrant(s) and dimensions to the property lines. Additional fire hydrant requirements may be necessary after this information is provided per CFC Table B105.
56. All fire hydrants must measure 6 inches by 4 inches by 2 ½ inches, brass or bronze, conforming to American Water Works Association Standard C53, or approved equal per CFC § 507.5.
57. Approved numbers or addresses must be placed on the front elevation of all new or existing buildings in such a position that is plainly visible and legible from the street or road on which the property is addressed. Addressed must not be located where they have the potential of being obstructed by signs, awnings, vegetation or other building/site elements. Numbers must be a minimum of 4 inches high with a minimum stroke width of 0.5 inch per CFC § 505 and CBC § 501.2.
58. If all building addressed are not clearly visible or legible from the public road serving the structures, an address monument must be provided at the entry

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points to the site indicating the range of addressed accessible from that entrance per CFC § 505. Provide a note on the site plan and clearly show the location of the address monument and dimensions of the monument.

59. Provide an approved automatic fire sprinkler system as set forth by CFC § 903 and 907.

POLICE:

60. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
61. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
62. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
63. Any outside ladders leading to the roof top must be secured to prevent unauthorized access to the roof.
64. Address number must be illuminated during hours of darkness and positioned as to be readily readable from the street. Numbers must be at least 12 inches in height.
65. Each distinct unit within the building must have its address displayed on or directly above both the front and rear doors.
66. All common open areas must be well lit during the hours of darkness.
67. Signs must be posted at the guest parking areas and in the driveway leading into the complex.
68. A thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

By signing this document, Gary Lin, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.



Gary Lin, Applicant

ATTACHMENT 2

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING FINAL MAP NO. 072527 FOR A FIVE-UNIT CONDOMINIUM PROJECT AT 314 SOUTH CHANDLER 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 September 26, 2013, Gary Lin submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC"), requesting approval of Tentative Map No. 072527 (TM-13-01) to subdivide air rights to establish and maintain a five-unit condominium project at 314 South Chandler Avenue ("Project");
- B. 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"); and
- C. Following a public hearing on February 25, 2013, the Planning Commission adopted a resolution that, among other things, approved a tentative map for the Project with conditions.

SECTION 2: *Environmental Assessment.* The Planning Commission found that the Project was categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). Approving the Final Map is part of the Project reviewed by the Planning Commission on February 25, 2013. The findings and conclusions made by the Planning Commission are incorporated into this Resolution by reference.

SECTION 3: *Final Map Findings.* Based upon the entirety of the record, including, without limitation, the staff report, the City Council approves Final Map No. 072527 for the following reasons:

- A. The Final Map substantially conforms with Tentative Map No. 072527; and
- B. The Final Map substantially conforms to the MPMC and Subdivision Map Act (Government Code §§66410, *et seq.*).

SECTION 4: *Delegation of Authority; Reservations.*

- A. In accordance with MPMC § 20.20.050, the City Engineer may take appropriate action to make technical corrections to the Final Map and, thereafter, the City Clerk may forward the Final Map to the Los Angeles

County Recorder's Office for recordation.

- B. Before providing the Final Map to the City Clerk, the City Engineer must (in addition to ensuring that the Final Map meets all technical requirements of the MPMC and Subdivision Map Act) verify that the developer provided the City with (1) a subdivision improvement agreement, in a form approved by the City Attorney, to ensure the construction of all public improvements at the development; (2) a form of security approved by the City Attorney to guarantee performance under the subdivision improvement agreement.
- C. The City manager is authorized to execute the subdivision improvement agreement referenced in this Section.

SECTION 5: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 6: The City Clerk is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

PASSED AND ADOPTED this ____ day of _____, 2015.

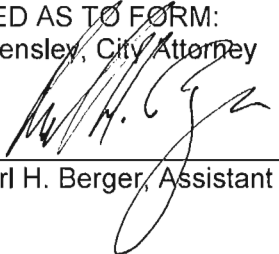
Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

By:



Karl H. Berger, Assistant City Attorney

ATTACHMENT 3
Draft Subdivision Improvement Agreement

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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

No fee per Government Code § 6103

SUBDIVISION IMPROVEMENT AGREEMENT

TRACT NO. 72527

THIS AGREEMENT ("Agreement") is made and entered into this 6th day of May, 2015, by and between the CITY OF MONTEREY PARK, a general law city and municipal corporation ("CITY") and Studio Quartet 1! LLC ("SUBDIVIDER").

The Parties agree as follows:

1. **RECITALS.** This Agreement is made with reference to the following facts and objectives:

- A. SUBDIVIDER presented CITY with a final subdivision map on land identified as Tract No. 72527 ("Map").
- B. SUBDIVIDER requested that CITY approve the Map before construction and completion of improvements including, without limitation, streets, highways, public ways, grading, fences, and public utility facilities ("Improvements") which are part of or appurtenant to the subdivision ("Subdivision") identified on the Map. The Improvements must be constructed in accordance with plans and specifications on file with CITY.
- C. This Agreement is entered into in accord with the Subdivision Map Act ("Act") and applicable ordinances adopted by CITY including, without limitation, as codified in the Monterey Park Municipal Code ("MPMC").

2. **CONSTRUCTION OF IMPROVEMENTS.** At its sole cost and expense, SUBDIVIDER agrees to furnish the equipment, labor and materials necessary to complete the Improvements on the Map set forth in attached Exhibit "A," which is incorporated by reference, and such other improvements required by CITY ordinances and/or the City Council when approving the Map. All of the above work, together with

appurtenances, contingencies and engineering costs, are more particularly shown on the improvement plans for the Map. In addition, SUBDIVIDER agrees that because of Resolution No. 04-14, that it will construct and maintain the public street identified as the frontage of 314 S Chandler Avenue (the "Street") in the manner set forth in Grading Permit No.896 PW15-00002, which is incorporated by reference. Construction of the Street does not conform to CITY's standard specifications for public streets and SUBDIVIDER therefore agrees to provide a ten-year warranty for maintenance and reconstruction of the Street.

3. **ESTIMATED COST OF IMPROVEMENTS.** The parties agree that the estimated cost of the Improvements is a total of \$97,658.

4. **COMPLETION.** SUBDIVIDER must complete all Improvements within twelve (12) months after recording the Map or within such further time as may be granted by the City Council.

5. **COMPLETION BY CITY.** Should SUBDIVIDER fail to complete the Improvements within the time for completion, CITY, at its option, may enter onto SUBDIVIDER's property to complete the Improvements at SUBDIVIDER's cost.

6. **WARRANTY OF IMPROVEMENT PLANS.** SUBDIVIDER warrants that the plans and specifications for the Improvements comply with the tentative map approval and the master plan for the Subdivision previously approved by CITY's Planning Commission and the City Council, together with all conditions made a part of such approval(s). SUBDIVIDER further warrants that the plans and specifications can be relied upon to accomplish the improvement work covered by this Agreement in a good, workmanlike manner and in accordance with accepted construction practices. Should the plans and specifications at any time before final acceptance of the Improvements prove to be inadequate in any respect, SUBDIVIDER agrees to make such changes deemed necessary by CITY to accomplish improvement work in a good, workmanlike manner and in accordance with accepted construction practices. SUBDIVIDER further agrees to make or cause to be made such engineering, soils and other reports as may be required by CITY.

7. **CITY NOT LIABLE FOR PLANS AND SPECIFICATIONS.** CITY is not an insurer or surety for the design or construction of the Subdivision. And no CITY official, officer, or employee is liable or responsible for any claim arising during construction of the Subdivision or Improvements, unless it can be shown that such person specifically directed that the Subdivision or Improvement be accomplished in a manner contrary to the wishes and desires of SUBDIVIDER, and SUBDIVIDER filed a written objection with the City Engineer before commencing such work or Improvement.

8. **WARRANTY OF WORK.**

A. Except for the Street, SUBDIVIDER warrants that the Improvements will be constructed in a manner consistent with CITY's specifications and the

highest industry standards. Should any Improvement fail to comply with this warranty or any other provision of this Agreement within one (1) year after CITY's final acceptance, SUBDIVIDER must, without delay and without cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements. Should SUBDIVIDER fail to act promptly or in accordance with this requirement or should the exigencies of the case require repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, at its option, make the necessary repairs or replacements or perform the necessary work and SUBDIVIDER must pay to CITY the actual cost of such repairs plus fifteen percent (15%) for CITY's administrative overhead costs. This Section is not a waiver of any other right CITY may have for correcting faulty workmanship or defective materials.

- B. As to the Street, SUBDIVIDER warrants that the Street will be constructed in a manner consistent with Resolution No. 04-14 and specifications approved by CITY that are generally consistent with the highest industry standards. Should the Street fail to comply with this warranty or any other provision of this Agreement within ten (10) years after CITY's final acceptance, SUBDIVIDER must, without delay and without cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements. Should SUBDIVIDER fail to act promptly or in accordance with this requirement or should the exigencies of the case require repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, at its option, make the necessary repairs or replacements or perform the necessary work and SUBDIVIDER must pay to CITY the actual cost of such repairs plus fifteen percent (15%) for CITY's administrative overhead costs. This Section is not a waiver of any other right CITY may have for correcting faulty workmanship or defective materials.

9. REPAIRS AND REPLACEMENTS. SUBDIVIDER must replace/repair, as appropriate, all pipes and monuments shown on the Map destroyed or damaged by SUBDIVIDER's actions and to replace/repair, as appropriate, any property damaged or destroyed by SUBDIVIDER. Any such repair or replacement must be completed to CITY's satisfaction and approval.

10. CITY'S RIGHT OF ENTRY. SUBDIVIDER grants City a license to enter SUBDIVIDER's property to inspect the improvements constructed by SUBDIVIDER and to ensure compliance with this Agreement.

11. CONTRACT SECURITY.

- A. Concurrently with the execution of this Agreement, SUBDIVIDER must furnish:

- i. A surety bond in an amount equal to at least one hundred percent (100%) of the estimated cost of improvements as security for the faithful performance of this Agreement;
 - ii. A separate surety bond in an amount equal to at least one hundred percent (100%) of the contract price for said improvements as security for the payment of all persons performing labor and furnishing materials in connection with this Agreement.
- B. SUBDIVIDER agrees that the form of the bonds provided by CITY are substantially similar to Government Code §§ 66499.1 and 66499.2.

12. MAINTENANCE BONDS.

- A. Except as to the Street, the bonds referred to in Section 11 will not be released until a surety bond guaranteeing the warranty requirements of Section 8 in the amount of at least ten percent (10%) of the sum shown in Section 3 is filed with CITY. The maintenance bond will be released one (1) year from the date of final acceptance of the Improvements.
- B. As to the Street, the bonds referred to in Section 11 will not be released until a surety bond guaranteeing the warranty requirement of Section 8(B) in the amount of at least one hundred ten (110%) of the sum shown in Section 3 as to the Street is filed with CITY. The maintenance bond will be released ten (10) years from the date of final acceptance of the Street.

13. PERFORMANCE BY CITY OR SURETY.

- A. Should SUBDIVIDER fail to construct the improvements in the manner and at such locations as specified within the time requirements of this Agreement, or if SUBDIVIDER is not carrying out the intent of this Agreement, CITY may serve written notice upon SUBDIVIDER and the surety on SUBDIVIDER's faithful performance bond demanding satisfactory compliance with this Agreement.
- B. Should CITY serve such written notice, CITY may do any one, or combination of, the following:
 - i. Serve written notice upon the surety on its faithful performance bond demanding satisfactory compliance with this Agreement. In such event the surety must, within five (5) days, assume control and construct the Improvements as SUBDIVIDER's successor;
 - ii. CITY may construct the improvements itself, or by contract, at SUBDIVIDER's expense on a time a materials basis. In such event, CITY may take possession of and utilize in completing

improvement construction, materials, appliances, and other property belonging to SUBDIVIDER as may be on the site of the work without liability to CITY. SUBDIVIDER's surety will be liable to CITY for any excess cost of damages incurred by CITY.

- C. Nothing in this Section waives, or serves as a limitation upon, any additional remedy CITY may have under this Agreement or applicable law.

14. SURETY BOND TO INCLUDE LETTER OF CREDIT. The term "surety bond" also includes such other acceptable security, such as letters of credit or cash deposit agreements issued by responsible financial institutions, which are approved by the City Attorney. The term "surety" includes the issuer of any letter of credit or cash deposit agreement, which is acceptable to CITY as security for the performance of this Agreement. Sureties must be admitted to do business in California.

15. BEST MANAGEMENT PRACTICES. SUBDIVIDER agrees to use best management practices ("BMPs"), as that term is defined under applicable law including, without limitation, the Monterey Park Municipal Code, in constructing the improvements anticipated by this Agreement. SUBDIVIDER's failure to comply with the terms of this Section constitutes a material breach of this Agreement.

16. OWNERSHIP OF DOCUMENTS. All documents, data, studies, drawings, maps, models, photographs and reports prepared by SUBDIVIDER under this Agreement are CITY's property. SUBDIVIDER may retain copies of said documents and materials as desired, but must deliver all original materials to CITY upon CITY's written notice.

17. INDEPENDENT CONTRACTOR. CITY and SUBDIVIDER agree that SUBDIVIDER will act as an independent contractor and will have control of all work and the manner in which it is performed. SUBDIVIDER will be free to contract for similar service to be performed for other employers while under contract with CITY. SUBDIVIDER 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 SUBDIVIDER as to the details of doing the work or to exercise a measure of control over the work means that SUBDIVIDER will follow the direction of CITY as to end results of the work only.

18. CASH CHARGES. SUBDIVIDER must pay to CITY in cash such subdivision fees that are established by ordinance or by the City Council in conferring approval or extension of time to the Subdivision.

19. INDEMNIFICATION.

- A. SUBDIVIDER indemnifies and holds CITY harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of this Agreement, or its performance. Should 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 of this Agreement, or its performance, SUBDIVIDER must defend CITY (at CITY's request and with counsel satisfactory to CITY) and indemnify CITY for any judgment rendered against it or any sums paid out in settlement or otherwise.

- B. For purposes of this section "CITY" includes CITY's officers, officials, employees, agents, representatives, and certified volunteers.
- C. The Parties agree that this section will remain in full force and effect for ten (10) years following substantial completion by SUBDIVIDER of the Improvements.
- D. The requirements as to the types and limits of insurance coverage to be maintained by SUBDIVIDER, and any approval of such insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by SUBDIVIDER pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

20. **INSURANCE.**

- A. Before commencing performance under this Agreement, and at all other times this Agreement is effective, SUBDIVIDER must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

<u>Type of Insurance</u>	<u>Limits (combined single)</u>
Commercial general liability:	\$2,000,000
Professional Liability	\$2,000,000
Workers compensation	statutory requirement

- B. Commercial general liability insurance must meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name CITY, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto. Such endorsement must be reflected on ISO Form No. CG 20 10 11 85 or 88. Such insurance will be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days

prior written notice to CITY.

- C. Professional liability coverage will be on an "occurrence basis" if such coverage is available, or on a "claims made" basis if not available. When coverage is provided on a "claims made basis," SUBDIVIDER will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover SUBDIVIDER for all claims made by CITY arising out of any errors or omissions of SUBDIVIDER, or its officers, employees or agents during the time this Agreement was in effect.
- D. SUBDIVIDER must furnish to CITY duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. SUBDIVIDER will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

21. NOTICES.

- A. All notices given or required to be given pursuant to this Agreement will be in writing and may be given by personal delivery or by mail. Notice sent by mail will be addressed as follows:

The City
City of Monterey Park
320 W Newmark Ave
Monterey Park, CA 91754

To Subdivider
Studio Quartet 1!, LLC
112 N Earle Street
San Gabriel, CA

- B. When addressed in accordance with this paragraph, notices will be deemed given upon deposit in the United States mail, postage prepaid. In all other instances, notices will be deemed given at the time of actual delivery.
- C. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

22. **COMPLIANCE WITH LAW.** SUBDIVIDER will comply with all laws applicable to this Agreement including, without limitation, federal, state, and local laws requiring permitting and licenses. All such compliance will be at SUBDIVIDER's own cost.

23. **CONSTRUCTION.** The language of each part of this Agreement will be construed simply and according to its fair meaning, and this Agreement will never be construed either for or against either party.

24. **SEVERABLE.** 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.

25. **CAPTIONS.** The captions of the paragraphs of this Agreement are for convenience of reference only and will not affect the interpretation of this Agreement.

26. **WAIVER.** Waiver of any provision of this Agreement will not be deemed to constitute a waiver of any other provision, nor will such waiver constitute a continuing waiver.

27. **GOVERNING LAW.** This Agreement has been made 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.

28. **AUTHORITY/MODIFICATION.** This Agreement is subject to and conditioned upon approval and ratification by the Monterey Park City Council. This Agreement is not binding upon CITY until executed by the City Manager. 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 agreement. CITY's City Manager may execute any such amendment on behalf of CITY.

29. **BINDING UPON SUCCESSORS.** The terms of this Agreement constitute a burden and benefit upon the Property. Accordingly, this Agreement will be recorded and the term will run with the Property and become binding upon SUBDIVIDER's heirs, successors and assigns.

30. **ENTIRE AGREEMENT.** This Agreement constitutes the sole agreement between SUBDIVIDER and CITY respecting the maintenance of the Property's common areas and correctly sets forth the obligations of SUBDIVIDER and CITY. There are no other understandings, terms or other agreements expressed or implied, oral or written.

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

CITY OF MONTEREY PARK,
a municipal corporation.

City Manager

City Council Approval: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, CITY ATTORNEY

By: _____

Karl H. Berger,
Assistant City Attorney

EXHIBIT A

Tract No. 72527

All improvements marked are included:

- (X) Public street improvements including grading, paving, curbs, gutter, sidewalks, traffic control devices, street name signs, street lights, street landscaping, and appurtenances.
- (X) Private street or driveway improvements including grading, paving, curbs, gutters, sidewalks, traffic control devices, street name signs, street lighting, landscaping, and appurtenances.
- (X) Public sanitary sewers including mains, laterals, and appurtenances.
- (X) Private sanitary sewers including mains, laterals, and appurtenances.
- (X) Domestic water supply system, including mains, service laterals, fire hydrants, and appurtenances.
- (X) Natural gas supply system including mains, service laterals, and appurtenances.
- (X) Electric power distribution system including vaults, conduits, cables, conductors, service laterals, transformers, and appurtenances.
- (X) Telephone system including vaults, conduits, cables, conductors, service laterals, and appurtenances.
- (X) Cable television system, including vaults, conduits, cables, conductors, service laterals, and appurtenances.
- (X) Public storm drains including channels, pipes, inlets, culverts, and appurtenances.
- (X) Private storm drains including swales, channels, pipes, inlets, and appurtenances.
- (X) Mailboxes.
- (X) Lot grading including land clearing, earth moving compaction, import or export of soil, and appurtenances.
- (X) Walls including retaining walls, perimeter walls, and appurtenances.

- (X) Off-street landscaping including trees, bushes, shrubs, turf, irrigation system, and appurtenances.
- () Other:



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Tom Cody, Director of Human Resources and Risk Management
Jim Smith, Police Chief
SUBJECT: Legal Services Agreement with Liebert, Cassidy & Whitmore, a Law Corporation, for Labor and Employment Legal Services.

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager to execute a contract with Liebert, Cassidy & Whitmore ("LCW") in a form approved by the City Attorney for personnel-related legal services.
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City occasionally uses the services of outside, specialized legal counsel for assistance with labor and employment law with regard to employee disciplinary matters, training, Personnel Board Hearings, litigation, as well as advice and counsel. LCW specializes in representing and advising public entities with regard to labor and employment law. Staff recommends that the City Council approve the Legal Services Agreement with Liebert, Cassidy & Whitmore for labor and employment legal service.

BACKGROUND:

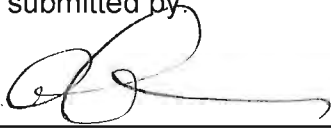
LCW has provided legal services for the City for the past 19 years and has the best depth of services and experience suited for the City's needs. The Human Resources Department would continue to coordinate training workshops conducted by LCW and the City Attorney's Office would continue to monitor the legal work. The contract recommends that LCW assist the City in all labor and employment matters before the City and on any additional matters requested by the City Manager and City Attorney.

FISCAL IMPACT:

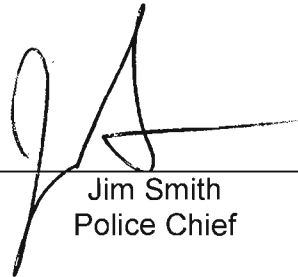
Liebert, Cassidy & Whitmore legal services fees include the services provided by LCW in accordance with the current range of hourly rates for LCW from One Hundred Ninety to Three Hundred Twenty-Five Dollars (\$190.00-\$325.00), and from Seventy-Five to

One Hundred Fifty Dollars (\$75.00-\$150.00) for time of paraprofessional and litigation support staff. Funds are budgeted for 2014/15, but could fluctuate greatly based upon the need.

Respectfully submitted by:



Tom Cody
Director of Human Resources &
Risk Management



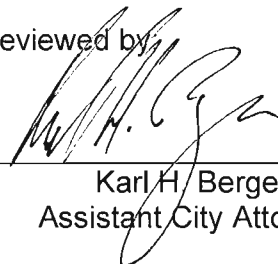
Jim Smith
Police Chief

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

1. Legal Services Agreement

ATTACHMENT 1

Legal Services Agreement

**LEGAL SERVICES AGREEMENT
LEGAL SERVICES
BETWEEN
THE CITY OF MONTEREY PARK AND
LIEBERT, CASSIDY & WHITMORE**

This AGREEMENT is entered into this 14th day of April, 2015 by and between the CITY OF MONTEREY PARK, a general law city and municipal corporation ("CITY") and LIEBERT, CASSIDY & WHITMORE, a Limited Liability ("LAW FIRM").

1. CONSIDERATION.

- A. CITY agrees to engage the services of LAW FIRM, and LAW FIRM agrees to perform services for CITY that are described below, all for the compensation and subject to the terms and conditions in this Agreement.
- B. *Legal Fees.* CITY will compensate LAW FIRM for the services to be provided by LAW FIRM to CITY pursuant to this Agreement as follows:
 - i. The current range of hourly rates for LAW FIRM time is from One Hundred Ninety to Three Hundred Twenty-Five Dollars (\$190.00 - \$325.00), and from Seventy-Five to One Hundred Fifty Dollars (\$75.00 - \$150.00) for time of paraprofessional and litigation support staff. LAW FIRM reviews its hourly rates on an annual basis and, if appropriate, adjusts them effective July 1. LAW FIRM will provide CITY with written notification of any adjustment in the range of rates. The rates set forth in attached Exhibit "A," which is incorporated by reference, are the effective rates at the time this Agreement was executed.
 - ii. All office, travel and meeting time will be billed at such rates in increments not exceeding one tenth (.1) of an hour.
- C. *Cost and Expense Reimbursement.* In addition to the foregoing compensation, CITY will reimburse LAW FIRM for actual and necessary ordinary out-of pocket expenses reasonably incurred by LAW FIRM in performance of the service provided by LAW FIRM to CITY pursuant to this Agreement. Examples are as follows: deposition fees; postage; messenger/process service; faxes; and document reproduction.
- D. *Reimbursable Extraordinary Expenses.* With CITY's prior approval, it will also reimburse LAW FIRM for extraordinary charges such as for consultants; expert witnesses; travel outside Los Angeles County; and investigative services.
- E. *Non-reimbursable Expenses.* CITY will not reimburse LAW FIRM for the following: staff time or overtime for performing secretarial, clerical, or word

processing functions; charges for time spent to provide necessary information for CITY audits, billing or budget inquiries; and computer on line charges.

- F. *Billing.* LAW FIRM will bill CITY monthly for the services provided by LAW FIRM to CITY pursuant to this Agreement, as well as all reimbursable costs and expenses. All bills for legal fees will set forth in detail the work performed during the billing period in line item format, so that each task is separately explained and has specific time recorded. Bills for reimbursable costs and expenses will set forth the cost for each category of such expenses incurred during the billing period in addition to the total cost of the expenses. If the amount charged in any one month for reproduction costs exceeds \$100.00, the billing statement will contain backup documentation. Reimbursement for expenses incurred by an outside vendor will include the vendor's invoice.
- G. *No Double Billing.* LAW FIRM will not charge CITY for more than one attorney's time for appearances at a court proceeding, deposition, or meeting with third parties, unless CITY's Representative has expressly authorized the use of more than one attorney for such appearances.
- H. *Payment.* CITY will pay LAW FIRM for all of LAW Firm's services, costs and expenses provided or incurred pursuant to this Agreement following receipt and approval of a bill for such services, costs and expenses that complies with the provisions of this Agreement. CITY will make its best effort to process and pay such bill within 30 of the receipt of such bill. In the event CITY fails to process and pay a bill within such 30 day period, it will not be liable for any interest or finance charge arising out of such delinquency.
- I. *Taxpayer Information.* Law Firm agrees to attach a completed W-9 Form to this Agreement to facilitate tax reporting for payments made by CITY to LAW FIRM pursuant to this Agreement.

2. **SCOPE OF SERVICES.** LAW FIRM will represent CITY in the following: In all Labor and Employment matters before the CITY and on any additional matters requested by the City Manager or City Attorney ("Services").

3. **LAW FIRM'S PERSONNEL.**

- A. *Lead Attorney.* All Services provided by LAW FIRM to CITY pursuant to this Agreement will be performed by or under the direction of the following attorney: Scott Tiedemann.
- B. *Assisting Attorneys.* Additional attorneys who will assist the lead attorney in performing the Services may change, but generally will be members of the LAW FIRM'S Employment Law Practice.
- C. *Attorney Changes.* LAW FIRM agrees that there will be no change in the

attorneys performing or assisting in performance of the Services provided to CITY under this Agreement without CITY's prior written consent.

D. Conflicts of Interest.

- i. LAW FIRM represents that neither LAW FIRM nor any of the attorneys or other persons employed by LAW FIRM 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. LAW FIRM further agrees that no attorney or other person having any such interest will be employed by LAW FIRM while this Agreement remains in effect. If LAW FIRM or an attorney or other person employed by LAW FIRM acquires such an interest while this Agreement remains in effect, LAW FIRM will immediately disclose such interest to CITY's Representative, and the interested individual will not participate in or influence the performance of the services to be provided to CITY pursuant to this Agreement.
- ii. In addition to the requirements regarding conflicts of interest imposed on attorneys by the California Business and Professions Code, and by Rule 3-310 of the California Rules of Professional Conduct, LAW FIRM agrees that neither LAW FIRM nor any attorney employed by LAW FIRM will represent clients before any board, commission, committee or department of CITY, or represent a client adverse to CITY for a period of one year from the date of the completion of the services to be provided to CITY pursuant to this Agreement or the early termination of such services in the manner hereinafter provided by this Agreement. The provisions of this paragraph may be waived by the written consent of the City Manager.
- iii. LAW FIRM knows of no conflicts of interest that would preclude it from representing the CITY on any matter that may come before it. Nevertheless, LAW FIRM represents a wide variety of clients, including private individuals, businesses and other entities, and from time to time representing either the CITY or the other client or both. LAW FIRM is not permitted, nor would it consider, representing another client in any manner that is potentially adverse to the CITY without its specific written consent. It is possible however, that LAW FIRM may represent clients that have matters before the CITY on other matters that are not adverse to the CITY. For example, LAW FIRM might provide employment representation to a national retail business that at some time in the future may seek land use approvals in the CITY. In such a case, LAW FIRM'S representation of that company would be disclosed to the CITY at the earliest opportunity and the CITY would then need to evaluate whether it views that representation as in conflict with our representation of the

CITY. Should the CITY find our representation of such a client objectionable, the CITY retains the ability to terminate LAW FIRM'S services or refer any matters that may be at issue to another attorney or law firm.

4. EXPERT WITNESSES AND CONSULTANTS. LAW FIRM may retain expert witnesses and consultants in the performance of this Agreement only with CITY's prior consent. Upon retention of an expert witness or other consultant, CITY's Representative will determine whether the cost of such expert LAW FIRM will be paid by LAW FIRM or directly by CITY. In the event LAW FIRM pays the cost of such expert witness or consultant, such costs will be a reimbursable cost that may be billed by LAW FIRM to CITY.

5. LIMITATIONS ON REPRESENTATION. In the course of its representation of CITY in performing the Services, LAW FIRM will not take any of the following actions without CITY's prior consent:

- A. Disqualify any judge assigned to preside at any trial, hearing, status conference, settlement conference or other proceeding pertaining to the litigation;
- B. Agree to any mediation or arbitration on any matter at issue in litigation except where mediation or arbitration is required by a court rule or order;
- C. File an appeal from an adverse judgment entered by the court in the litigation, or file a writ seeking appellate review of any interlocutory order or ruling of the court.
- D. Propose or agree to any settlement of the litigation.

6. REPORTS. If the Services constitute litigation, then during the course of its representation of CITY, LAW FIRM will provide CITY's Representative with the following litigation reports:

- A. An initial evaluation report, unless otherwise waived by CITY Representative and an annual litigation status report during the month of July in each year that this Agreement remains in effect that contains the following information bearing on the litigation that is the subject of this Agreement:
 - i. The name and a very brief description of the litigation;
 - ii. The current procedural status of the litigation;
 - iii. If CITY appears as a plaintiff or cross complainant in the litigation, a concise statement of each claim for relief sought by LAW FIRM on behalf of CITY in the litigation, and an evaluation of CITY's ability to prevail on the claim or claims;

- iv. If CITY appears as a defendant or cross defendant in the litigation, a statement of the relief sought by the plaintiff or cross complainant, and an evaluation of CITY's liability with respect to the claim or claims;
- v. An evaluation of the prospects for settlement as well as an estimate of the settlement value of the litigation;
- B. A written or oral report on any material change in LAW FIRM's evaluation of the litigation that is the subject of this Agreement, promptly following the date LAW FIRM becomes aware of law or facts that cause the change in LAW FIRM's evaluation of the litigation; and
- C. Such other oral or written reports regarding the litigation as may be requested by CITY's Representative.

7. **FILES.** LAW FIRM agrees that all legal files maintained by LAW FIRM pertaining to the services provided to CITY pursuant to this Agreement are and will remain CITY's property. However, LAW FIRM will have the right to retain copies of such files upon completion of the Services provided for by this Agreement, or upon the earlier termination such services in the manner hereinafter provided in this Agreement. For purposes of this Agreement the term "files" will include electronic files and data, as well as paper files that are maintained by LAW FIRM in the performance of the Services.

8. **INSURANCE.** LAW FIRM agrees to provide insurance in accordance with the requirements set forth in attached Exhibit "B," which is incorporated herein. If LAW FIRM uses existing insurance policies to comply with such requirements, but such policies do not conform to the requirements in all material respects, LAW FIRM agrees to cause such policies to be amended or supplemented by endorsement or otherwise in a manner necessary to comply with the requirements.

9. **INDEMNIFICATION.**

- A. Except as otherwise provided in this Agreement, LAW FIRM agrees that it will save harmless and indemnify, including, without limitation, CITY's defense costs (including reasonable attorney's fees), from and against any and all suits, actions, or claims, of any character whatever, brought for, or on account of, any injuries or damages sustained by any person or property resulting or arising from any negligent or wrongful act, error or omission by LAW FIRM or any of LAW FIRM's officers, agents, employees, or representatives, in the performance of this Agreement.
- B. For purposes of this section "CITY" includes CITY's officers, elected and appointed officials, and employees.
- C. It is expressly understood and agreed that the foregoing provisions will survive termination of this Agreement.

10. CITY'S REPRESENTATIVE. The name, address and telephone number of CITY's Representative is as follows:

Name and Title:	Mark D. Hensley, City Attorney
Post Office Address:	2600 West Olive Street, Ste. 500, Burbank, CA 91505
E-mail Address:	mhensley@hensleylawgroup.com
Telephone No.:	(818) 333-5120

11. TERMINATION OF SERVICES. CITY may terminate this Agreement with or without cause at any time by serving LAW FIRM 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 LAW FIRM by mail. LAW FIRM, on the other hand, may terminate this Agreement only with CITY's written consent, or in the event LAW FIRM is unable to continue to provide the services required by this Agreement for good cause or causes beyond LAW Firm's control.

12. PERFORMANCE STANDARDS. While performing this Agreement, LAW FIRM will use the appropriate generally accepted professional standards of practice existing at the time of performance utilized by persons engaged in providing similar services. CITY will notify LAW FIRM of any deficiencies and LAW FIRM will have fifteen (15) days after such notification to cure any shortcomings to CITY's satisfaction. Costs associated with curing the deficiencies will be borne by LAW FIRM.

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

14. WAIVER. CITY's review or acceptance of, or payment for, work product prepared by LAW FIRM under this Agreement will not be construed to operate as a waiver of any rights CITY may have under this Agreement or of any cause of action arising from LAW Firm's performance. A waiver by CITY of any breach of any term, covenant, or condition contained in this Agreement will not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained in this Agreement, whether of the same or different character.

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

16. INDEPENDENT CONTRACTOR. CITY and LAW FIRM agree that LAW FIRM will act as an independent contractor and will have control of all work and the manner in which it is performed. LAW FIRM will be free to contract for similar service to be performed for other employers while under contract with CITY. LAW FIRM 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 LAW FIRM as to the details of doing the work or to exercise a measure of control over the work means that LAW FIRM will follow the direction of the CITY as to end results of the work only.

17. AUDIT OF RECORDS. LAW FIRM 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. LAW FIRM will retain such financial and program service records for at least four (4) years after termination or final payment under this Agreement.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. TIME IS OF ESSENCE. Time is of the essence for each and every provision of this Agreement.

[SIGNATURES ON NEXT PAGE]

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

CITY OF MONTEREY PARK

LIEBERT, CASSIDY & WHITEMORE

Paul Talbot,
City Manager

Scott Tiedemann,
Managing Partner

ATTEST:

Vincent D. Chang,
City Clerk

Taxpayer ID No. _____

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

By: _____
Karl H. Berger,
Assistant City Attorney

Exhibit A

PUBLIC AGENCY FEE SCHEDULE

Hourly Rates (As of Agreement Effective Date)

Partners	\$325.00
Of Counsel	\$285.00
Associates	\$190.00 - \$265.00
Paraprofessionals & Litigation Support	\$75.00 - \$150.00

**EXHIBIT “B”
INSURANCE REQUIREMENTS**

- A. Types and Amounts of Insurance Coverage.** LAW FIRM will provide the following types of insurance designated in this section by a check mark that includes coverage limits complying, at a minimum, with the limits set forth herein

<u>Type of Insurance</u>	<u>Limits (comb. single)</u>
Errors and omission	\$1,000,000
Business auto liability	\$1,000,000
Workers comp.	Statutory requirement

- B. Insurance Policy Forms and Provisions.** The insurance policies provided by LAW FIRM in compliance with the requirements of this section will conform to all of the following requirements regarding policy forms and provisions

(1) Errors and Omissions Insurance will be provided covering liability for professional malpractice. Such coverage will be on an “occurrence basis” if such coverage is available, or on a “claims made” basis if not available. When coverage is provided on a “claims made basis, LAW FIRM will continue to maintain the insurance in effect for a period of three (3) years after this Agreement expires or is terminated (hereinafter the “extended insurance”). Such extended insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover LAW FIRM for all claims made by CITY arising out of any errors or omissions of LAW FIRM, or the officers, employees or agents of LAW FIRM during the time this Agreement was in effect.

(2) Business Auto Coverage will be provided on ISO Business Auto Coverage Form No. CA 00 01 06 92 including symbol 1 (any auto). As in the case of general liability insurance requirement, CITY and all of CITY’s officers, employees, agents and volunteers will be named as additional insureds under such insurance coverage using ISO Form No. CG 20 10 11 85 (in no event with an edition date later than 1990). The insurance policy providing such coverage will be scheduled as underlying insurance to any umbrella policy required above meeting general liability insurance requirements.

(3) Workers’ Compensation/Employer’s Liability Coverage will provide workers’ compensation statutory benefits as required by law. Unless otherwise agreed, this policy will be endorsed to waive any right of subrogation as respects the CITY and CITY’s officers, employees, agents and volunteers. Employer’s liability coverage provided by such insurance will be scheduled under any primary or umbrella policy described above to meet general liability insurance requirements.

C. Additional Insurance Requirements. LAW FIRM agrees to comply with the following additional requirements with respect to the insurance provided pursuant to this section:

(1) Unless otherwise approved by CITY, LAW Firm's insurance will be written by insurers authorized to do business in the State of California, and with a minimum "Best's" Insurance Guide rating of "A:VII." Self-insurance will not be considered to comply with these insurance specifications.

(2) LAW FIRM will provide evidence of the insurance required herein, satisfactory to CITY, consisting of certificate(s) of insurance evidencing all of the coverages required, copies of the insurance policies themselves or any portions thereof, and any required endorsements. Certificate(s) are to reflect that the insurer will provide 30 days notice of any cancellation of coverage. LAW FIRM will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

(3) Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. Coverage will not be limited to the specific location, individual or entity designated as the address of the project or services provided for by this Agreement.

(4) LAW FIRM will ensure that coverage provided to meet these requirements is applicable separately to each insured, and that there will be no cross liability exclusions that preclude coverage for suits between LAW FIRM and CITY, between LAW FIRM and any other named insureds or additional insureds under the insurance policy, or between CITY and any party associated with CITY or CITY's officers, employees, agents or volunteers.

(5) All general or auto liability insurance coverage provided pursuant to this Agreement, or any other agreements pertaining to the performance of this Agreement, will not prohibit LAW FIRM, and LAW Firm's employees or agents, from waiving the right of subrogation prior to a loss. By these presents, LAW FIRM waives its right of subrogation against the CITY.

(6) Any failure on the part of CITY or any other additional insured under these requirements to obtain proof of insurance required under this Agreement in no way waives any right or remedy of CITY or any other additional insured in this or any other regard.

(7) In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, CITY has the right, but not the duty, to obtain the insurance it deems necessary to meet the requirements of this Agreement, and any premium paid by CITY for such insurance will be promptly reimbursed by LAW FIRM, or, if not promptly reimbursed, deducted from any compensation to be paid by CITY to LAW FIRM pursuant to this Agreement

(8) LAW FIRM will provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least 72 hours before expiration of coverage.

(9) LAW FIRM will require all subcontractors or other parties hired by LAW FIRM to perform any part of the services required by this Agreement to purchase and maintain all of the insurance specified above and all such commercial general liability insurance and business automobile insurance will name as additional insureds all parties to this Agreement. LAW FIRM will obtain certificates evidencing such coverage and make reasonable efforts to ensure that such coverage is provided as required herein. No contract used by any LAW FIRM, or contracts LAW FIRM enters into on behalf of CITY, will reserve the right to charge back to CITY the cost of insurance required by this Agreement. When requested, LAW FIRM will provide CITY with all agreements with subcontractors or others with whom LAW FIRM contracts with on behalf of CITY, and with all certificates of insurance obtained in compliance with this paragraph. Failure of CITY to request copies of such documents will not impose any liability on CITY, or its employees.

(10) LAW FIRM will provide immediate notice to CITY of any claim against LAW FIRM or any loss involving LAW FIRM that could result in CITY or any of CITY's officers, employees, agents or volunteers being named as a defendant in any litigation arising out of such claim or loss. CITY will not incur any obligation or liability by reason of the receipt of such notice. However, CITY will have the right, but not the duty, to monitor the handling of any such claim or loss that is likely to involve CITY.

(11) In the event of any loss that is not insured due to the failure of LAW FIRM to comply with these requirements, LAW FIRM will be personally responsible for any and all losses, claims, suits, damages, defense obligations and liability of any kind attributed to CITY, or CITY's officers, employees, agents or volunteers as a result of such failure.



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Michael Huntley, Director of Community & Economic Development
SUBJECT: City of Monterey Park 2015-2019 Consolidated Plan, 2015-2016 Annual Action Plan, and 2015 Analysis of Impediments to Fair Housing Choice

RECOMMENDATION:

It is recommended that the City Council:

1. Open the advertised public hearing, take public testimony, and close the public hearing concerning the Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice (AI);
2. Approve the City of Monterey Park's 2015-2019 Consolidated Plan and PY 2015-2016 Annual Action Plan and authorize the City Manager to submit both plans to federal Department of Housing and Urban Development;
3. Approve the City of Monterey Park's 2015 Analysis of Impediments to Fair Housing Choice and authorize the City Manager to sign the Analysis of Impediments; and
4. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development provides funding to states, counties and cities in the form of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds. Since the City of Monterey Park is an Entitlement City, the City is eligible to receive both CDBG and HOME funds which it has for many years.

Before Monterey Park can receive these funds, federal regulations require that a Consolidated Plan (i.e., five year plan) be adopted by the City that serves as the federal planning document for those jurisdictions receiving CDBG and HOME Investment Partnerships (HOME) Program funds. Since the City of Monterey Park receives CDBG and HOME funds, it is necessary to prepare and adopt the next Five-Year Consolidated Plan (PY 2015-2019) and the accompanying Analysis of Impediments to Fair Housing Choice (AI). The process includes the collecting public comments, analyzing community needs, assessing budgetary constraints to identify barriers to fair housing and identifies actions to eliminate or mitigate such barriers.

In addition, federal regulations also require the adoption of a One Year Annual Plan to the Consolidated Plan that operates on a single program year established by the City (i.e., July 1, 2015 through June 30, 2016). As part of the preparation of the draft Consolidated Plan, this year's Annual Action Plan is also being prepared for consideration by the City Council.

The City is required to hold two public hearings, the first to solicit public input before the final Five Year Consolidated Plan and One Year Action Plan are finalized and submitted to City Council for consideration. The first public hearing was held on April 1, 2015. A second public hearing is also required and intended to be the formal meeting where the Council considers adoption of the both documents. The item being considered by the City Council is the second public hearing.

BACKGROUND:

The National Affordable Housing Act of 1990 requires each entitlement jurisdiction to adopt a Consolidated Plan that identifies a strategy for addressing its housing and community development needs for a five-year period. Monterey Park is required to solicit public comment on the proposed use of funds for PY 2015-2019, and the 2015 Analysis of Impediments to Fair Housing Choice. The preparation of these documents, the receipt of public comments and a clear understanding of the limited available funding will assist the City in developing its CDBG/HOME Program for the upcoming five years.

JWA Urban Consultants, Inc. (JWA) is assisting the City in the completion of the Monterey Park 2015-2019 Consolidated Plan, PY 2015-2016 Annual Action Plan, and 2015 Analysis of Impediments to Fair Housing Choice. JWA met with City staff in January 2015 to develop a project schedule and public outreach strategy to gather information and public comment. Public comments were derived from three public meetings, personal interviews, telephone conversations, and community needs survey. Informational materials were produced in English, Spanish, and Chinese and were distributed at four Farmers' Markets, two-day Lunar New Year Festival, public facilities, churches, senior housing facilities, and local businesses, and the City's website.

The public notice was published on March 12, 2015 in the Monterey Park Progress newspaper to inform the public of the April 1, 2015 and May 6, 2015 Public Hearings for discussions on the 2015-2019 Consolidated Plan, PY 2015-2016 Annual Action Plan, and 2015 Analysis of Impediments to Fair Housing Choice. The public notice contained information in Spanish and Chinese encouraging those seeking further information to contact the City. The documents were available for public review on April 3, 2015. At the time of preparing this staff report, City staff has not received any written comments concerning the Consolidated Plan, Annual Action Plan, or Analysis of Impediments.

Consolidated Plan and Analysis of Impediments to Fair Housing Choice: Entitlement jurisdictions, such as Monterey Park, are required to adopt a Consolidated Plan that identifies a strategy for addressing its housing and community development needs for a

five-year period. Monterey Park is required to solicit public comment on the proposed use of funds for PY 2015-2019, and the 2015 Analysis of Impediments to Fair Housing Choice. The preparation of these documents and receipt of public comment will assist the City in developing its funding priorities for the CDBG/HOME Program for the upcoming five years. The Consolidated Plan is a roadmap and establishes the priorities to guide the development of a strategic plan for funding proposed activities and programs over the five-year period as expressed in successive Annual Action Plans. The Annual Action Plan provides a one-year strategy that specifically illustrates how the city will use the federal funding to meet the goals identified in the Consolidated Plan. The City's current Five-Year Consolidated Plan will expire at the end of June 2015.

The Consolidated Plan is the basis for the City's strategy in allocating its federal resources in two primary programs: CDBG and HOME over the five-year period from July 1, 2015 to June 30, 2020. In PY 2014-2015, the City was allocated a total of \$848,720 in federal funds for these two programs and it is anticipated that the City will receive approximately \$866,846 for these two programs in PY 2015-2016.

Monterey Park has received substantial CDBG and HOME funding reductions over the past five years. As a result, CDBG/HOME funding was terminated for code enforcement and public works projects in 2011. City staff have reviewed the community needs assessment and are recommending that efforts be made to accumulate sufficient funding from multiple funding sources in order to accomplish the construction public infrastructure and facilities. In recognition of diminished availability of CDBG and HOME funds, staff recommends that these funds be targeted to high priority needs in the following areas: repayment of existing Section 108 Loan, fair housing consultation, residential rehabilitation for low- and moderate-income households, and administration.

Annual Action Plan: The City of Monterey Park is an entitlement city under the federal Department of Housing and Urban Development CDBG and HOME Programs. As an entitlement city, Monterey Park will receive approximately \$625,234 in PY 2015-2016 CDBG funds and approximately \$241,612 in PY 2015-2016 HOME funds. Before the City can receive the funds, HUD requires that two public hearings be held to solicit public input before the final Action Plan is adopted and submitted to HUD.

The preliminary public hearing was held April 1, 2015 to solicit public input so that it may be considered and incorporated into the final Action Plan. The second public hearing formally considers the adoption of the AP.

Comments on the needs and priorities from the community will be presented in the AP for council consideration.

The following activities, among others, are eligible for funding under CDBG: residential rehabilitation; commercial rehabilitation; and code enforcement activities; Community Fund assistance to non-profit agencies; improvements for disabled persons; fair housing; infrastructure improvements; youth activities; child care; adult literacy program; housing for persons with special needs; special economic activities and affordable

housing programs. Only a maximum of twenty percent (20%) or approximately \$125,046 can be used on administration cost and only fifteen percent (15%) or approximately \$93,785 can be used for social services.

The following activities are eligible for funding under the HOME Program; construction of affordable housing; acquisition of land for affordable housing; rental assistance for affordable housing tenants and rehabilitation of affordable housing. Only a maximum of ten percent (10%) or approximately \$24,162 can be used on administration cost and a minimum of fifteen percent (15%) or approximately \$36,241 must be used in coordination with a Community Housing Development Organization (CHDO).

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

In accordance with CDBG and HOME Program regulations, the proposed PY 2015-2016 CDBG and HOME Programs One Year Action Plan proposed activities and funding are as follows:

CDBG BUDGET

2015-2016 Allocation:	\$625,234
Carryover Reserve:	\$ 54,507
Total Budget:	\$679,741

CDBG ACTIVITIES

Administration	\$115,046
Fair Housing	\$ 10,000
Repayment of Section 108 loan:	\$554,695
Total Budget	\$679,741

HOME BUDGET

2015-2016 Allocation:	\$241,612
Carryover Reserve:	\$388,586
Total Budget:	\$630,198

HOME ACTIVITIES

Administration:	\$ 24,161
CHDO:	\$ 36,241
Housing Rehabilitation Program:	\$569,796
Total Budget:	\$630,198

Analysis of Impediments to Fair Housing Choice: Fair Housing Choice is a condition in which individuals of similar income levels in the same housing market have similar ranges of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The AI provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or household's access to housing.

It is important to note that carrying out this analysis alone is not considered to constitute fair housing action in and of itself. Actions should be undertaken to address the impediments identified in the report herein. The following key findings and recommendations will facilitate the City of Monterey Park to continue its efforts to reduce and eliminate barriers to fair housing choice.

1. Continue to advertise and inform the public of housing rights seminars, workshops specifically designed for renters and for landlords, property managers;
2. Continue to advertise and inform the public of fair housing policy, specifically on renting to people with disabilities;
3. Continue to streamline administrative procedures for planning entitlements and building permits and to seek other procedural improvements to reduce construction delays and increase efficiencies;
4. Provide information to the residents of fair lending practices and coordinate public workshops with local lending institutions to promote access to capital and to discuss Community Reinvestment Act responsibilities; and
5. Continue to publish and disseminate information in English, Spanish and Chinese.

FISCAL IMPACT:

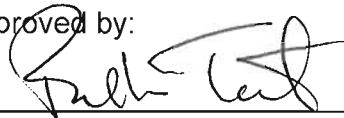
There is a de minimis fiscal impact to the General Fund for publication costs.

Respectfully submitted:

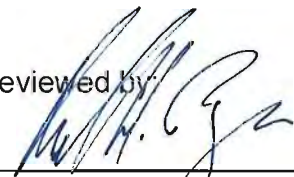
By:



Michael Huntley,
Director of Community and
Economic Development

Approved by: 

Paul Talbot
City Manager

Reviewed by: 

Karl H. Berger
Assistant City Attorney

Attachments

Draft 2015-2019 Consolidated Plan and draft PY 2015-2016 Annual Action Plan
Draft 2015 Analysis of Impediments to Fair Housing Choice

ATTACHMENT 1

Draft 2015-2019 Consolidated Plan and
Draft PY 2015-2016 Annual Action Plan



CITY OF MONTEREY PARK **CONSOLIDATED PLAN**

DRAFT | 2015 - 2019

PREPARED FOR:
CITY OF MONTEREY PARK
320 WEST NEWMARK AVE.
MONTEREY PARK, CA 91754

PREPARED BY:
JWA URBAN CONSULTANTS, INC.
600 DEEP VALLEY DRIVE. SUITE 200
ROLLING HILLS ESTATES, CA 90274

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Community Outreach List
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ES-05 EXECUTIVE SUMMARY

Introduction

The City of Monterey Park (City) is an entitlement jurisdiction that receives Federal funding from the Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG).

The purpose of CDBG funding is to help jurisdictions address community development needs. CDBG grantees are eligible to use the resources they receive for Planning and Administration, Public Services, Community and Economic Development, Capital Improvement Projects (CIP), Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Examples of eligible Planning and Administration costs include staffing, general management, oversight and coordination. Public Service projects provide social services and/or other direct support individuals and households in need of assistance. Community and Economic Development projects are focused on assisting businesses and organizations with technical assistance, small business loans, façade improvements, and other initiatives. CIP Public Facilities/ Infrastructure projects are those that aim to improve public facilities and infrastructure, such as alley and street repairs. Housing Rehabilitation projects are for residential rehabilitation improvements of single-family housing.

HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction's affordable housing and community development conditions. Additionally, entitlement jurisdictions must also submit an Annual Action Plan to identify how the funding will be distributed to address the Consolidated Plan goals and addresses performance evaluations pursuant to the Consolidated Annual Performance Evaluation Report (CAPER).

Five-Year Goals

The Consolidated Plan goals below represent high priority needs for the City and serves, as a basis for strategic actions the City will use to meet these needs. The goals, listed in no particular order are:

1. Assist in the creation and preservation of affordable housing.
2. Retire existing economic development debt: Section 108 loan.
3. Promote fair housing choice.

However, due to the limited availability of CDBG funds, CDBG funds alone are not adequate to address the various needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. The cost of constructing, maintaining and expanding public facilities and improvements are cost prohibitive. The City of Monterey Park is anticipating an entitlement of \$625,234 for the upcoming PY 2015-2016. However, when factoring in the pre-existing Section 108 Loan Repayment of \$552,686, the remaining available budget is \$72,548. Due to CDBG budgetary constraints, the City of Monterey Park will proactively consider leveraging CDBG funds, if possible, with other funding sources to address the public facility needs. The City of Monterey Park is anticipating for PY 2015-2016 a HOME

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allocation of \$241,612 for the implementation of the City's residential rehabilitation program. The City anticipates assisting eight low- and moderate-income households to complete health and life safety improvements to their homes.

Therefore, the Five-Year Goals are focused on fulfilling pre-existing Section 108 Loan debt, Fair Housing services, Planning and Administration functions as well as the rehabilitation of homes occupied by low- and moderate income homeowners.

Methodology

The City's Consolidated Plan for Fiscal Years 2015- 2019 serves as a Strategic Plan that identifies the priority housing and community development needs to guide the distribution of CDBG funding. HUD provides the majority of data utilized for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the US Census Bureau that are largely not available through standard census products. Known as a comprehensive housing affordability strategy (CHAS) data, it demonstrates the extent of housing problems and housing needs particularly for low- and moderate-income households. The CHAS data is used by local governments to plan the expenditure of HUD funds, and may also be used by HUD to distribute grant funds. Other data is also utilized, including 2000 and 2010 US Census data and American Community Survey (ACS) 2008-2012 Five-Year Estimates.

Federal funds provided under the CDBG entitlement programs are primarily concerned with activities that benefit low- and moderate- income (LMI) households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, based upon family size. HUD utilizes three income levels to define LMI households:

- Extremely low-income: household earning 30 percent or less in the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low-income: household earning 50 percent or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Moderate-income: household earning 80 percent or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Summary of the Objectives and Outcomes Identified in the Plan

Situated 10 miles east of downtown Los Angeles, the City of Monterey Park is comprised with a population of approximately 60,251 and covers 7.7 square miles. The City is tasked both with determining the areas of greatest need and those in which the community investment would have the most impact given the limited resources available. To adequately address the City's community needs, the City has identified and assessed the areas that can benefit most from federal investment of CDBG and HOME funds through HUD.

The primary objective of the CDBG Program is the development of viable urban communities, which is achieved by providing the following General Objective Categories. The City of Monterey Park incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which require the

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following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories – Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories – Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The City of Monterey Park has a range of housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during the Five-Year Consolidated Plan. The Low Priority Need may be funded based on the availability of funds. The priorities for the FY 2015-2019 Consolidated Plan established in consultation with residents and community groups will be prioritized in the following order.

High Priority

- Improve, Maintain, and Expand Affordable Housing
- Promote Equal Housing Opportunity
- Support Economic Development Opportunities
- Planning and Administration

Evaluation of Past Performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG entitlement grant program. The City's Annual Action Plans and CAPERs have provided many details about the goals, projects and programs completed by the City over the past years.

The City recognizes that the evaluation of past performance is critical to ensure that the activities align with the City's overall strategies and goals. The performance of programs is evaluated annually, and sub-recipients must submit quarterly status reports to gauge their progress towards meeting their goals. An annual audit is performed by third party consultants to evaluate overall program performance. Local HUD field representatives also perform occasional audits of both the City and sub-recipients to monitor performance.

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As discussed in the City's 2013-2014 CAPER, a number of the goals and objectives were impacted dramatically due to the steady loss of CDBG/HOME funds and the demise of redevelopment, which supplied significant funding as leverage to the federal funds. As a result, the Consolidated Plan was amended at a public hearing, held on November 5, 2014, to reflect the impact of reduced funding levels.

Summary of Citizen Participation Process and Consultation

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan. The City informed the public that it was in the process of creating the 2015-2019 Consolidated Plan and encouraged public participation by hosting community forums, a focus group meeting, numerous one-on-one interviews, and a Community Survey.

Approximately 29 entities, organizations, and agencies were directly engaged via outreach efforts. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, and personalized requests from City staff. The City provided public notice of the Community Survey and community forums through various outreach methods, including the City's website, public postings, and informational flyers distributed to various organizations, churches, and community facilities.

Five individuals participated in the community forums, representing the interests of residents, service providers, community advocates, and interested stakeholders. A total of three community forums were held in the following locations: City Hall Community Room and Langley Senior Center. To expand community outreach, personalized emails and phone calls were sent to City Commissions, Chamber of Commerce, local churches, public and private schools, East Los Angeles Community College, non-profit and for-profit housing providers and commercial developers.

Summary of Public Comments

The City administered three public meetings. Participants commented on the lack of affordable housing in the City and the need for a stable and reliable source of adequate funding. Additionally, participants expressed concerns about illegal "boarding houses" and the need for stricter code enforcement of such illegal conversions and poor property maintenance in general. The participants also expressed that they felt uncomfortable due to poor customer service displayed by Asian businesses to its customers. While there was general agreement among the participants concerning the need for more non-Asian businesses, another interviewee, who was not at the meeting, stated that the Asian culture in Monterey Park sets the city apart from other communities and that the City should embrace the culture and to use it in the City's marketing. Some of the participants discussed the Market Place retail center, pointing out that it has been several years since the groundbreaking ceremony, but they all agreed that the center would benefit the community and that they were looking forward to its completion.

The City also administered a Community Survey. The following that were indicated the most frequently as "Highest Need", across all categories, in order of priority are:

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1. Senior Center (62)
2. Disabled Services and Sidewalks (59 each)
3. Curb Ramps (58)
4. Senior Services (56)
5. Parks and Recreation Facilities (53)

Within each category, survey responses were tabulated. The Top Two within each category that were indicated the most frequently are:

- Community Facilities - Senior (62) and Parks and Recreation (53)
- Community Services – Senior (56) and Health (52)
- Special Needs Services – Disabled (59) and Abused Children (33)
- Public Infrastructure – Sidewalks (59) and Curb Ramps (58)
- Neighborhood Services - Graffiti and Tree Trimming (45 each) and Trash (43)
- Business & Jobs - Commercial Rehab (44) and Job Creation/Training (43)
- Housing - Residential Rehab (49) and Senior Housing (37)

There were ten write-in responses on the survey, showing no specific correlation.

	Type of Respondent	Write-In Response
1	Resident	To attract large business corporations/organizations to the City. This will satisfy citizen's needs and add sales tax to the City. Transportation and traffic improvements - pedestrians are walking all over the street and are not obeying traffic rules. Need to add penalties for pedestrians and biker's who are not obeying the traffic rules.
2	Did Not Specify	To create school for low-income children between 2 years above.
3	Resident	College workshops, job training/conferences
4	Resident	Improved City Bus System
5	Business Owner	Mixed-use complex buildings are welcome to business owners; lower business, flat residential use
6	Resident	Parking - residential and public parking structure
7	Resident	Upgraded aquatic facilities
8	Resident	Underground electrical power lines in MPK. Too many senior projects and low-income people in our City. Both require more services than they provide back in resources.
9	Resident	Foster homes, teenage runaway homes
10	Resident	English names for restaurants. Walking on cross walks on red.

Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them

The City of Monterey Park is accepting all comments that are received.

PR-05 LEAD AND RESPONSIBLE AGENCIES

Lead and Responsible Agencies

The City of Monterey Park (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) entitlement program. The City's Community and Economic Development Department is responsible for the administration of CDBG and HOME funds. The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its residents and businesses.

Agency Role	Name	Department/Agency
Lead Agency	City of Monterey Park	Community and Economic Development Department

Consolidated Plan Public Contact Information

City of Monterey Park
 Michael Huntley, Director
 City Hall, Community and Economic Development Department
 320 West Newmark Avenue
 Monterey Park, CA 91754
 (626) 307-1315
 mhuntley@montereypark.ca.gov

PR-10 CONSULTATION

Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City undertook an extensive outreach program to consult and coordinate community residents, local businesses, nonprofit agencies, affordable housing providers, and government agencies regarding the purpose and development of the Consolidated Plan. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan. Comments received and results of the survey are summarized in Appendix A to this Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies

To outreach to various agencies and organizations, the City compiled an outreach list consisting of 29 agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;

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- Housing professionals;
- Homeless service providers;
- Youth services providers;
- Senior service providers;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations;
- Chamber of Commerce; and
- Adjacent cities, County of Los Angeles, San Gabriel Valley Council of Governments, and SCAG.

The complete outreach list is included in Appendix A. These agencies were either contacted by phone, email, or notices. Staff made particular efforts to contact specific agencies that provide services to Monterey Park residents and businesses.

The City of Monterey Park collaborated with the County of Los Angeles and the three adjacent jurisdictions concerning the preparation of the 2015-2019 Consolidated Plan. This group of jurisdictions, referred to within this document as the “Adjacent Jurisdictions,” includes:

- City of Montebello
- City of Rosemead
- City of Alhambra

The participating Adjacent Jurisdictions and the City of Monterey Park are co-members of the San Gabriel Valley Council of Governments (SGVCOG) and meet regularly to discuss matters of regional issue and areas of mutual interest and collaboration. It is common for the Adjacent Jurisdictions to participate in collaborative regional planning efforts.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The outreach list includes homeless service agencies in the Los Angeles Continuum of Care Council (LACoC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless were consulted. These include the Salvation Army Bell Shelter, East San Gabriel Valley Coalition for the Homeless, LAHSA, and PATH.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS.

The City of Monterey Park does not receive ESG funds as part of its annual entitlement.

Participating Agencies, Groups, and Organizations

Table 2 provides a comprehensive list of all agencies, groups, organizations, stakeholders and local service providers contacted to participate in the development of the Consolidated Plan.

Table 2: Participating Agencies, Groups, and Organizations

Agency/Group/Organization	Agency/Group/Organization Type	What Section of the Plan Was Addressed by the Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
MERCI Housing	Housing; Services- Persons with Disabilities; Services- Health Services- Education	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Market Analysis; Anti-Poverty Strategy	Marta Escanuelas, Executive Director: Agency was contacted on March 9 and March 15, 2015 and provided input on housing and supportive services for adults with special needs.
Housing Rights Center	Other: Fair Housing services	Housing Needs Assessment; Homeless Needs Non-homeless Special Needs; Market Analysis; Anti-Poverty Strategy	Chancela Al-Monsour, Executive Director: Agency was contacted in February and March 2015 and provided input on housing affordability, fair housing issues, and landlord/tenant complaints. Nonprofit; regional fair housing agency serving the larger San Gabriel Valley area
Chinatown Service Center	Services-Children; Services -Elderly Persons; Services- Persons with Disabilities; Services-Persons with HIV/AIDS; Services: Health; Services- Employment	Housing Needs Assessment; Market Analysis; Anti-Poverty Strategy; Non-Housing Community Development Strategy; Anti-Poverty Strategy	Sina Ma, Social Services Supervisor: Agency was contacted on March 10, 2015 and provides assistance to immigrants adjusting to American life; input on housing, health, acculturation, language barriers, cultural differences, and economic and job security.
East San Gabriel Valley Coalition for the Homeless	Continuum of Care; Homeless Services; Services- Health	Homeless Strategy; Housing Needs Assessment	Martha Lue : Agency was contacted on March 17 and 18. Provides shelter beds only during the Winter Program between Dec and March of each year. Year round, agency provides hygiene products, shower facilities, hot meals, bus tokens, gas vouchers and clothing between 8:30 am to 1:30 pm.
Salvation Army Bell Shelter	Continuum of Care; Services- Homeless;	Housing Needs Assessment; Homeless Needs-Chronically Homeless; Homeless Strategy; Anti-Poverty Strategy	Francis Delgado: Agency was contacted March 17 and 18. Bell Shelter provides 210 shelter beds for the homeless and 64 beds for the homeless drug and alcohol program; the length of

			stay depends on program; provides free pick-up at three locations during the Winter Shelter period between Dec and March of each year.
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Other Local/Regional/State/Federal Planning Efforts

Table 3 provides a comprehensive list of all plans that were consulted as part of the planning process.

Table 3: Other Local/Regional/State/Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your strategic plan overlap with the goals of each plan?
City of Monterey Park General Plan Housing Element (2014-2022)	City of Monterey Park	The Housing Element serves as a policy guide to help the City plan for its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing for low income and special needs households.
Continuum of Care	Los Angeles Homeless Service Authority	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
Greater Los Angeles Homeless Count Key Findings for LA Continuum of Care by Service Planning Area and Supervisorial Districts November 20, 2013	Los Angeles Homeless Services Authority	This report includes homeless census findings, survey findings, and discussion of methodologies used. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
Greater Los Angeles Homeless Count Overall Results for LA Continuum of Care Updated January 6, 2014	Los Angeles Homeless Services Authority	This report includes homeless census findings, survey findings, and discussion of methodologies used. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
Los Angeles County Five-Year Comprehensive HIV Plan (2013-2017)	Los Angeles County Commission on HIV; County of Los Angeles Public Health	This Comprehensive HIV Plan is LA County's (LAC) first fully integrated HIV plan that addresses the full continuum of services from prevention and testing to linkage to care, treatment, and retention of persons living with HIV, including AIDS (PLWH). This effort aligns with the Strategic Plan's goal to support activities that strengthen neighborhoods through the provision of community services to benefit special needs households.
Regional Housing Needs Assessment (RHNA)	Southern California Association of Governments (SCAG)	The RHNA is an assessment process performed periodically as part of housing element and General Plan updates at the local level. The RHNA quantifies the need for housing by income group within each jurisdiction during specific planning periods. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing for low income and special needs households
2012-2035 Regional Transportation Plan/Sustainable Communities Strategy	Southern California Association of Governments (SCAG)	Senate Bill (SB) 375, calls for this new RTP to include a Sustainable Communities Strategy that reduces greenhouse gas (GHG) emissions from passenger vehicles. SB 375 enhances the State's goals of Assembly Bill 32, the Global Warming Solutions Act of 2006. The RTP/SCS includes a strong commitment to reduce emissions from transportation sources, improve public health, increase use of public transportation, and enhance job opportunities and local economies. Its emphasis on transit and active transportation will allow our

		residents to lead a healthier, more active lifestyle. It will create jobs, ensure our region's economic competitiveness through strategic investments in our goods movement system, and improve the environment.
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Describe the means of cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan.

City of Monterey Park departments and city commissions that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process through meetings, interviews and/or Community Survey. Adjacent units of government were also included on the outreach list.

As a means of reducing the number of persons with incomes below the poverty line, the City also coordinated its efforts with those of other public and private organizations providing education, economic development and job training programs and social services in the Monterey Park area, including:

- Monterey Park Chamber of Commerce
- East Los Angeles Community College
- Public and private schools (elementary, middle and high school)
- East San Gabriel Regional Occupational Program (ROP)
- Los Angeles County Workforce Investment Board (WIB)
- Los Angeles Economic Development Corporation
- Los Angeles Community Development Corporation
- Asian Youth Center
- Mexican American Opportunity Fund (MAOF)
- AltaMed
- San Gabriel Valley Council of Governments

Please refer to Appendix A for a complete list of the agencies contacted, proof of publication, results of the Community Needs Assessment Survey, and a summary of the public comments received.

PR-15 CITIZEN PARTICIPATION

Summarize citizen participation process and how it impacted goal setting

The following is an overview of the efforts made to enhance and broaden citizen participation.

Community Survey

A Community Survey was conducted to solicit input from community stakeholders and entitlement beneficiaries, including residents, workers, and service providers in the region. The survey was available online and in print in English, Spanish, and Chinese. Respondents were informed that the City is updating the Consolidated Plan for federal funds that primarily serve low- and moderate-income (LMI) residents and areas. The

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Community Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds.

The Community Survey was available at the Monterey Park Bruggemeyer Library, City Hall, the Langley Senior Citizen Center, and various additional locations throughout the City, including schools, businesses, and churches. The City also publicized the survey at four well-attended Farmers' Markets and the two-day Lunar New Year Festival. Additionally, the City also posted the Community Survey on the City's Community and Economic Development Department web page. The Community Survey was also presented at a regular resident meeting at TELACU Monterey Park Plaza, a senior housing complex.

A total of 147 survey responses were obtained from February 1, 2015 to March 23, 2015.

Community Forums

The City of Monterey Park held three public meetings- two community forums and one focus meeting-to identify housing and community development needs and priorities for the upcoming 2015-2019 Consolidated Plan periods. The public forums were conducted as part of a community-wide approach to help the City make data-driven, place-based investment decisions for federal funds. Despite heavy marketing and outreach, only five residents attended the three community meetings.

Outreach

Approximately 29 entities, organizations, agencies, and persons were directly engaged countywide via outreach efforts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Community Survey. Stakeholder engagement included phone calls, targeted emails, local newspaper announcements, and personalized requests from City staff. The City also promoted the community forums and survey links on the City website.

Approximately 1,500 printed flyers providing public notice about the community forums were distributed throughout the City at churches, City Hall, Bruggemeyer Library, community meeting locations, and organizations benefiting LMI residents and areas. These flyers were available in English, Spanish, and Chinese.

Community Forums

- Results: Five residents participated in the forums.
- Hardcopy Engagement: 1,500 hard copy surveys distributed to public counters at City Hall, Bruggemeyer Library, Lunar New Year, Farmers' Markets, Langley Senior Citizen Center, East Los Angeles Community College, and organizations benefiting LMI residents and area.
- Location: A total of two community forums and one focus meeting with city commissioners were held in the following locations: City Hall and Langley Senior Center

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Overall Community Needs

- Community Facilities
- Community Services
- Special Needs Services
- Public Infrastructure
- Neighborhood Services
- Business & Loans
- Housing

Consolidated Plan Public Comment Period

The Consolidated Plan will be released on or before April 3, 2015 to initiate a 30-day public review and comment period. The Consolidated Plan will be made available for public review at City Hall Community and Economic Development Department, Langley Senior Center, and Monterey Park Bruggemeyer Library. In addition, public comment will be encouraged at the two public hearings listed below and written comments will be accepted at: City of Monterey Park Community and Economic Development Department, 320 West Newmark Ave., Monterey Park, CA 91754. A summary of all public comments will be included in the final Consolidated Plan, along with the City's response to the comments.

Public Hearings

- Dates: 7:00 p.m., April 1, 2015 and May 6, 2015
- Location: City Hall (Council Chambers; 320 W. Newmark Ave., Monterey Park, CA 91754)

A public notice was published in the local Monterey Park Progress on March 12, 2015 to notify the public of the two public hearings as well as the 30-day public comment period from April 2, 2015 to May 5, 2015.

Table 4 - Citizen Participation Outreach

Public Forums	Broad community outreach to all members of the public (minorities, persons with disabilities, residents, businesses, etc.) and targeted outreach to City commissions	A total of five individuals attended the public forums	See PR-15	All comments were accepted.
Online Survey	Broad community outreach to members of the public (minorities, persons with disabilities, residents, businesses, etc.) and interested stakeholders.	A total of 0 online surveys were collected during the open period from February 1, 2015 to March 15, 2015.	See PR-15	N.A.
Print Survey	Targeted multi-lingual communities through surveys in English, Spanish, and Chinese. Over 1,500 print surveys were distributed at public counters in City Hall, Bruggemeyer Library,	A total of 147 Community Surveys were collected during the open period from February 1, 2015 through to March 23, 2015. The print survey was available in three languages.	See PR-15	All comments were accepted.

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	Langley Senior Citizen Center, churches, schools and local businesses.			
Website	Broad outreach to City and Los Angeles County stakeholders with computer and internet access.	Announcements posted to the website to promote information on Consolidated Plan (English, Spanish, Chinese)	See PR-15	N/A
Advertisements in News Media Outlets	Multi-lingual advertisements printed in the following media outlets: Monterey Park Progress; Monterey Park Cascades; City Cable Television	Announcements posted to the website to promote information on Consolidated Plan (English, Spanish, Chinese)		
Print Outreach Flyers	Public forum flyers were distributed at community events such as Farmers' Markets, City Hall, Langley Senior Center, and other high-traffic community hubs.	Over 1,500 print flyers were printed and distributed across the City.	See PR-15	All comments were accepted.
Publication of Consolidated Plan	Non-targeted/ broad community outreach	Consolidated Plan was made available for public review and comment	See PR-15	All comments were accepted
30-Day Public Review Period from April 1, 2015 to May 6, 2015	Non-targeted/ broad community outreach	Consolidated Plan was made available for public review and comment	See PR-15	No comments were received.
Public Hearing	Non-targeted/ broad community outreach	First public hearing will be held before the City Council on April 1, 2015 to review needs and priorities. The second public hearing will be held May 6, 2015 for the adoption of the Consolidated Plan and Annual Action Plan.		All comments will be accepted.

NEEDS ASSESSMENT

NA-05 NEEDS ASSESSMENT OVERVIEW

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the jurisdiction's needs.

The Needs Assessment identifies those needs with the highest priorities, which form the basis for the Strategic Plan section, and identifies the programs and projects, which can be effectively implemented subject to budgetary resources. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on 2007-2011 American Community Survey (ACS) Census.

NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

There is a need for affordable housing in Monterey Park. As defined by HUD, in the Comprehensive Housing Affordability Strategy (CHAS) housing problems include:

- Units with physical defects (lacking a complete kitchen or plumbing facilities);
- Housing cost burden exceeding 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities);
- Severe housing cost burden (including utilities) of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Based on the data presented in the tables below, there are 60,251 people residing in the City of Monterey Park comprising 19,254 households. Of these households, 7,015 households (or 36.4 percent) are considered "low- and very low-income" per HUD definitions. The most prevalent housing problem among all households in Monterey Park, as displayed in Table 7 below, is housing affordability. 3,744 Renter Households (19.4 percent) and 2,548 Owner Households (13.2 percent) are paying more than 30 percent of Household Income to housing costs. When comparing housing affordability within the low- and moderate-income household subset of 10,850 households, the cost burden affects a greater proportion of the households: 3,549 Renter Households (32.7 percent) and 2,109 Owner Households (19.4 percent). Overcrowding and substandard units are far less common, according to the Census data.

Table 8 summarizes the number of households with more than one or more severe housing problems by income. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden greater than 50 percent of household income. This table illustrates the significance of income for the very extremely low-income households having "negative income" while conversely, the difference between Renter and Owner demographics, wherein the low- and moderate-income Renter households account for 3,285 (17.1 percent) of having one or more of the four housing problems versus 1,749 (9.1 percent) of the low- and moderate-income Owner households.

Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure. The table illustrates that 4,694 low- and moderate-income Renter households (24.4 percent of all households) and 2,244 low- and moderate-income Owner households (11.7 percent of all households) are experiencing housing affordability problems. Large Families were fairly even on the Renter and Owner groups, representing 11.8 percent and 15.6 percent respectively. However, within the Renter group, Large families were evenly represented in the 0-30 percent and 30-50 percent sub-sets at 43.1 percent and 40.6 percent. When reviewed together, these two sub-sets account for 83.7 percent of the Large Renter. The same cannot be said of the Owner group. In this group, the Large family is concentrated in the 30-50 percent category, comprising 32.9 percent of the Owner group. The 0-30 percent and 30-50 percent group represents 51.4 percent

of the Large Owner. A striking observation is found within the Elderly group where 73.6 percent of Elderly Renters are in the 0-30 percent AMI category. This is a much higher concentration than for the Elderly Owner; 54.4 percent of Elderly Owners are living within 0-30 percent AMI.

Table 10 further isolates those households with cost burden of over 50 percent, which dramatically impacts households living expenses. There are 2,469 low- and moderate-income Renter households (12.8 percent of all households) and 1,609 low- and moderate-income Owner households (8.4 percent of all households) that are greatly impacted by housing costs. The 0-30 percent AMI category is heavily comprised of Large Family Renter (90.1 percent) and Elderly Renter (82.6 percent). Within the Owner category, the concentrations are more diffused, although it is still quite noticeable within the Owner 0-30 percent AMI wherein 55.6 percent of the Elderly Owner is found within the 0-30 percent AMI category.

Table 11 displays overcrowding by household type and income. Overcrowding though is fairly consistent across all low- and moderate-income categories (0-80 percent AMI) for Renter and Owner groups (Overcrowding was not as prevalent within the 80+percent AMI income categories in both the Renter and Owner groups). When comparing overcrowding within each of the income groupings, regardless of whether Renter or Owner, Overcrowding represented between 30-35 percent of each income group. Distinctions occur between Renter and Owner categories. Overcrowding is more prevalent within the Renter category: 1,249 Renter households (87.5 percent of all low- and moderate-income households) and 178 Owner households (12.5 percent of all low- and moderate-income households). Approximately 15.2 percent of overcrowded low- and moderate-income renter-households were comprised of “multiple, unrelated families” living together in the same home (Table 11). Overcrowding was even greater with “single family households, which accounted for approximately 82.0 percent of overcrowded low- and moderate-income renter-households. This may indicate that multiple families need to pool their resources as well as single families occupying smaller houses in order to afford housing in Monterey Park. However, Code Enforcement staff is noticing illegal conversions of single-family housing units into multiple-unit properties as well as the practice of creating illegal boarding houses within a house or condominium unit. The number of Other-Non-Family Households (2.4 percent) and Owner (0.7 percent) were numerically few but it can be noted that the Renter category had 3.5 times more households than Owner and tended to be in the lower 30-50 percent AMI versus 50-80 percent AMI for the Owner household. The extent of overcrowding in the City varies by income level and household type.

Table 5: Housing Needs Assessment Demographics

	Base Year: 2000	Most Recent Year: 2011	% Change
Population	60051	60251	0
Households	19563	19254	-2
Median Income	40724	51736	27

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Table 6: Number of Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4015	3000	3835	* 1655	6750
Small Family Households	1265	1295	1750	* 975	3605
Large Family Households	334	430	580	* 249	1140
Household contains at least one person 62-74 years of age	880	450	845	445	1655
Household contains at least one person age 75 or older	1400	835	710	265	1025
Households with one or more children 6 years old or younger	535	345	555	* 318	505

*This data is >80% HAMFI

Table 7: Housing Problems (Households with one of the listed needs)

Housing Problems (Households with one of the listed needs)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing Lacking complete plumbing or kitchen facilities	175	30	65	20	290	4	4	25	10	43
Severely Overcrowded With >1.51 people per room (and complete kitchen and plumbing)	150	95	170	10	425	0	10	25	4	39
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	259	270	190	90	809	10	55	70	15	150
Housing cost burden greater than 50% of income (and none of the above problems)	1255	555	80	0	1890	619	430	490	134	1673
Housing cost burden greater than 30% of income (and none of the above problems)	300	654	805	95	1854	235	110	225	305	875
Zero/negative Income (and none of the above problems)	200	0	0	0	200	130	0	0	0	130

Table 8: Severe Housing Problems

Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden).	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1835	950	500	115	3400	634	500	615	169	1918
Having none of four housing problems	615	880	1495	580	3570	600	660	1225	790	3275
Household has negative income, but none of the other housing problems	200	0	0	0	200	130	0	0	0	130

Table 9: Cost Burden > 30%

Cost Burden > 30%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	700	810	610	2120	334	250	415	999
Large Related	239	225	90	554	65	115	170	350
Elderly	890	235	85	1210	405	225	115	745
Other	230	280	300	810	60	20	70	150
Total need by income	2,059	1,550	1,085	4,694	864	610	770	2,244

Table 10: Cost Burden > 50%

Cost Burden > 50%	Renter			Total	Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	
NUMBER OF HOUSEHOLDS								
Small Related	625	295	35	955	264	250	290	804
Large Related	239	25	0	264	65	75	100	240
Elderly	640	120	15	775	260	140	50	450
Other	210	200	65	475	45	10	60	115
Total need by income	1,714	640	115	2,469	634	475	500	1,609

Table 11: Crowding Information

Crowding (More than one person per room)	Renter					Total	Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	0-30% AMI		>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	
NUMBER OF HOUSEHOLDS											
Single family households	399	295	330	80	1104	0	50	70	19	139	
Multiple, unrelated family households	75	45	70	15	205	10	14	24	0	48	
Other, non-family households	0	35	0	0	35	0	0	10	0	10	
Total need by income	474	375	400	95	1,344	10	64	104	19	197	

There is a need for more affordable housing in Monterey Park among all households (incomes up to 100 percent AMI). Housing problems in the City impact renter-households more significantly, affecting 5,468 renter-households (28.4 percent of all households) experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent), compared to 2,910 owner-households (15.1 percent of all households). This was affirmed by comments received during the Focus Group meeting, where workshop participants commented on the lack of affordable housing in the City and the need for a stable and reliable source of adequate funding.

The quality of the City's housing stock, which includes age and the condition of the structure, could also present potential housing issues for low- and moderate-income households. Approximately 81 percent of housing in the City is over 30 years old (built before 1980) and potentially in need of rehabilitation. Many low- and moderate-income households in Monterey Park, particularly seniors and the disabled, may be unable to afford the needed repairs for their homes.

In addition to the housing needs discussed above, the City of Monterey Park also has a number of infrastructure needs. A number of the City's public facilities, streets and sidewalks are in need of improvements, renovations and accessibility related modifications. These projects are necessary in order to ensure that critical services and facilities within the City remain safe and accessible to all residents of the community and will be discussed later in the Consolidated Plan.

What are the most common housing problems?

The most common housing problem in the City is Cost Burden. Numerically, a total of 6,938 households are experiencing financial difficulties with cost burdens greater than

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30 percent of income. The housing cost burden was greater among renter-households (67.7 percent) than owner-households (32.3 percent).

The second most common housing problem is overcrowding. Numerically, a total of 1,427 households are experiencing overcrowding. Overcrowding was greater among renter-households (87.6 percent) than owner-households (12.5 percent).

The third most common housing problem is substandard housing lacking complete kitchen or bathroom facilities. Numerically, a total of 333 households are experiencing this problem. Substandard housing lacking complete kitchen or bathroom facilities was greater among renter-households (87.1 percent) than owner-households (12.9 percent).

Are any populations/household types more affected than others by these problems?

Overall, renters experienced housing problems to a greater extent than homeowners. Please refer to discussions above. This point is further illustrated in Table 9, which indicates that Small Households in Monterey Park were also more likely than other household types to experience a housing cost burden. Within the Small Households category, Renters (68.0 percent) were more than twice as likely to experience this issue than Owners (32.0 percent).

Describe the characteristics and needs of low income individuals and families with children (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Household incomes in Monterey Park are a little lower than the median for Los Angeles County overall. Specifically, the 2007-2011 ACS estimated that the City's median household income was \$51,736, compared to \$56,266 for the County.

In 2012, HCD and HUD determined the AMI for Los Angeles County to be \$64,800, which is significantly higher than the median household income in Monterey Park. The Comprehensive Housing Affordability Strategy (CHAS), special Census tabulations developed by HUD, provides a specific breakdown of household income adjusted for family size. According to the 2005-2009 CHAS, nearly 17 percent of the City's total households were classified as extremely low-income (0-30 percent of the AMI), 17 percent were classified as low-income (31-50 percent of the AMI), and 18 percent were classified as moderate-income (51-80 percent of the AMI). A little over half (52 percent) of the City's households had incomes below 80 percent of the median household income but the proportion of households with incomes lower than 80 percent of the median income is significantly higher among renter households (70 percent).

Single-parent households, particularly female-heads of families with children, often require special consideration and assistance because of their greater need for

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affordable housing and accessible day care, health care, and other supportive services. Female-heads of families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2010, single parents headed an estimated 23.5 percent of Monterey Park households; the large majority of which were headed by females (16.2 percent).

The City of Monterey Park was not a recipient of Homeless Prevention and Rapid Re-Housing (HPRP) funds

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. With the recent economic recession and its slow recovery, unemployment and underemployment have been the primary reasons for families losing their homes.

Discussion

Describe the number and type of single person households in need of housing assistance.

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other services. Female-head of households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 2010 Census, 16.2 percent (or 3,243 households) of households in Monterey Park were female-head of households. Of these, 41 percent were female-head of family households with children.

Approximately 33 percent of female-head of households with children lived below the poverty level. Affordability needs of female-head of households can be addressed through rent subsidies, non-profit housing development, and shared equity/down payment assistance. Housing opportunities for female-head of households with children can be improved through policies that call for the provision of affordable childcare and for the location of family housing sites in close proximity to recreational facilities and public transit.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The Census defines a disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Many Monterey Park residents have disabilities that prevent them from working, restrict their mobility, or make self-care difficult. An estimated 6,667 Monterey Park residents had at least one type of disability, comprising about 11 percent of the City's population. This is close to the same proportion of disabled residents in Los Angeles County (9.4 percent). Among the disabled population, more than half have a vision, hearing, cognitive, ambulatory, self-care, and/or independent living difficulty. Although no current comparison of disability with income, household size, or race is available, a substantial portion of disabled persons can be expected to fall within the federal Section 8 income limits, especially those households not in the labor force. Further, most of the lower-income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements that are often costly to accommodate. Special needs of households with wheelchair-bound or semi-ambulatory individuals, for example, may require ramps, holding bars, special bathroom design, wider doorways, lower cabinets, and elevators.

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism; the term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. In April 2012, the local Regional Center had a caseload of 9,674 active consumers of their services. In Monterey Park, 338 persons are reported as consumers of the services provided at the local Regional Center as depicted in Table 12.

Table 12: Monterey Park Developmental Disabilities

ZIP Code	Early Start (Under 3 Years)	Other Active	Total

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Monterey Park- 91754	22	214	236
Monterey Park- 91755	17	85	102
Total	39	299	338

Source: Monterey Park General Plan Housing Element 2014-2021

According to the ARC of United States (formerly known as the Association of Retarded Citizens), the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

A majority of the City's affordable housing units are reserved for seniors and disabled persons. Incorporating barrier-free design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

As defined by HUD, in the Comprehensive Housing Affordability Strategy (CHAS) housing problems include:

- Units with physical defects (lacking a complete kitchen or plumbing facilities);
- Housing cost burden exceeding 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities);
- Severe housing cost burden (including utilities) of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Table 13: Disproportionately Greater Need 0-30% AMI
0%-30% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	3005	680	330	
White	235	75	15	
Black / African American	0	0	0	
Asian	1870	480	315	
American Indian, Alaska Native	10	0	0	
Pacific Islander	0	0	0	
Hispanic	855	125	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Table 14: Disproportionately Greater Need 30-50% AMI
30%-50% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	2220	775	0	
White	115	115	0	
Black / African American	0	0	0	
Asian	1579	470	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	520	195	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Table 15: Disproportionately Greater Need 50-80% AMI
50%-80% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	2145	1690	0	
White	45	165	0	
Black / African American	25	0	0	
Asian	1490	1010	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	10	0	0	
Hispanic	555	495	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Table 16: Disproportionately Greater Need 80-100% AMI

80%-100% of Area Median Income				
Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	685	970	0	
White	25	65	0	
Black / African American	0	0	0	
Asian	435	560	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	205	310	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Discussion

As depicted in Tables 13, 14, and 15 there were a total of 10,515 low- and moderate-income households (up to 80 percent AMI) who experienced at least one or more housing problem (i.e. lacks complete kitchen, lacks complete plumbing, more than one person per room, and/or cost burden greater than 30 percent of income). Of this group, Asian households represented 47.0 percent of all the cases, Hispanic households at 18.4 percent followed by White households at 3.8 percent.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room, and is severely cost burdened when paying more than 50 percent of its income toward housing costs, including utilities. This section analyses the extent of severe housing problems and identifies populations that have a disproportionately greater need.

Table 17: Severe Housing Problems 0-30% AMI

0%-30% of Area Median Income				
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	# 2475	1210	330	
White	# 175	135	15	
Black / African American	# 0	0	0	
Asian	# 1550	800	315	
American Indian, Alaska Native	# 10	0	0	
Pacific Islander	# 0	0	0	
Hispanic	# 730	250	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

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Table 18: Severe Housing Problems 30-50% AMI

30%-50% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	1450	1540	0	
White	#	75	155	0	
Black / African American	#	0	0	0	
Asian	#	1065	900	0	
American Indian, Alaska Native	#	0	0	0	
Pacific Islander	#	0	0	0	
Hispanic	#	300	415	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Table 19: Severe Housing Problems 50-80% AMI

50%-80% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	1115	2720	0	
White	#	20	190	0	
Black / African American	#	0	25	0	
Asian	#	815	1680	0	
American Indian, Alaska Native	#	0	0	0	
Pacific Islander	#	0	10	0	
Hispanic	#	265	785	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Table 20: Severe Housing Problems 80-100% AMI

80%-100% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	204	1370	0	
White	#	15	75	0	
Black / African American	#	0	0	0	
Asian	#	200	795	0	
American Indian, Alaska Native	#	0	0	0	
Pacific Islander	#	0	0	0	
Hispanic	#	59	455	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Discussion

As depicted in Tables 17, 18, 19 and 20 there were a total of 10,510 low- and moderate-income households (up to 80 percent AMI) who experienced at least one or more severe housing problem. Of this group, Asian households represented 32.6 percent of all the cases, Hispanic households at 12.3 percent followed by White households at 2.6 percent.

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However, when analyzing within each racial/ethnic group among all households (incomes up to 100 percent AMI), the CHAS data indicates that Asian and Hispanic were the most likely to experience severe housing problems, at 46.6 percent and 41.5 percent, respectively. The proportion of White households experiencing severe housing problems is 34.0 percent.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Table 21: Disproportionately Greater Need – Housing Cost Burden

Housing Cost Burden		<=30%	30-50%	>50%	No/negative income (not computed)	Action
Jurisdiction as a whole	#	4670	3260	4224	350	
White	#	1000	235	265	15	
Black / African American	#	0	45	0	0	
Asian	#	6830	2569	2790	335	
American Indian, Alaska Native	#	0	0	10	0	
Pacific Islander	#	25	20	0	0	
Hispanic	#	2610	1065	1190	0	

Discussion

Overall, 61.6 percent of Monterey Park households had a housing cost burden (spent more than 30 percent of gross household income on housing). About 26.8 percent experienced some housing cost burden (30-50 percent AMI) and 34.8 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing).

Asian households were the most likely to experience a housing cost burden (44.1 percent); Hispanic and White households were the other most prevalent racial/ethnic groups at 18.6 percent and 4.1 percent, respectively.

Many residents—due to high housing costs, economic hardships, or physical limitations— live on the brink of homelessness. Experts estimate that two to three families are on the verge of homelessness for every family in a shelter. The "at-risk" population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. According to the 2005- 2009 CHAS data, about 76 percent of the City's extremely low- income households and 70 percent of the City's very low-income households were paying more than 30 percent of their income on housing. These households are considered most vulnerable and at risk of becoming homeless.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

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Please see discussions provided under specific needs by income group presented earlier.

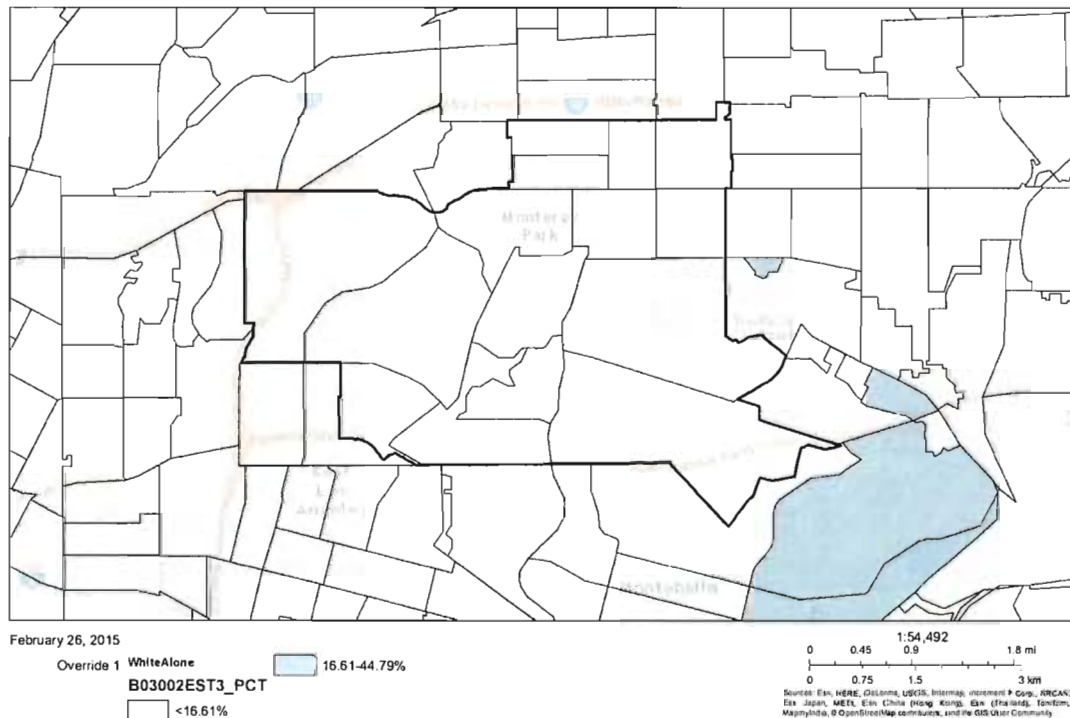
If they have needs not identified above, what are those needs?

Housing needs of low- and moderate-income minority households have been previously identified.

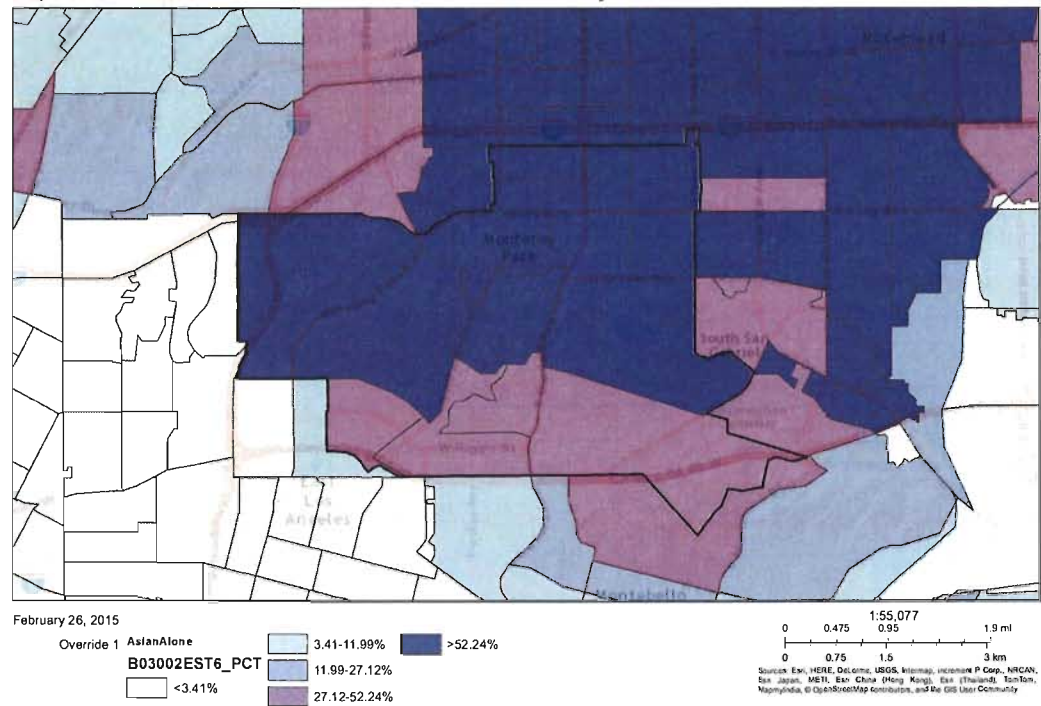
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Monterey Park is comprised of approximately 66.9 percent Asian, 26.9 percent Hispanic, 19.4 percent White and less than 0.5 percent Black and 0.5 percent Pacific Islander. As shown on Map 2, Asian households are concentrated in the northern two-thirds of the City, while Hispanic populations are found in greater percentages typically within the southern third of the City. Maps 1 through 6 illustrate minority population concentrations in the City.

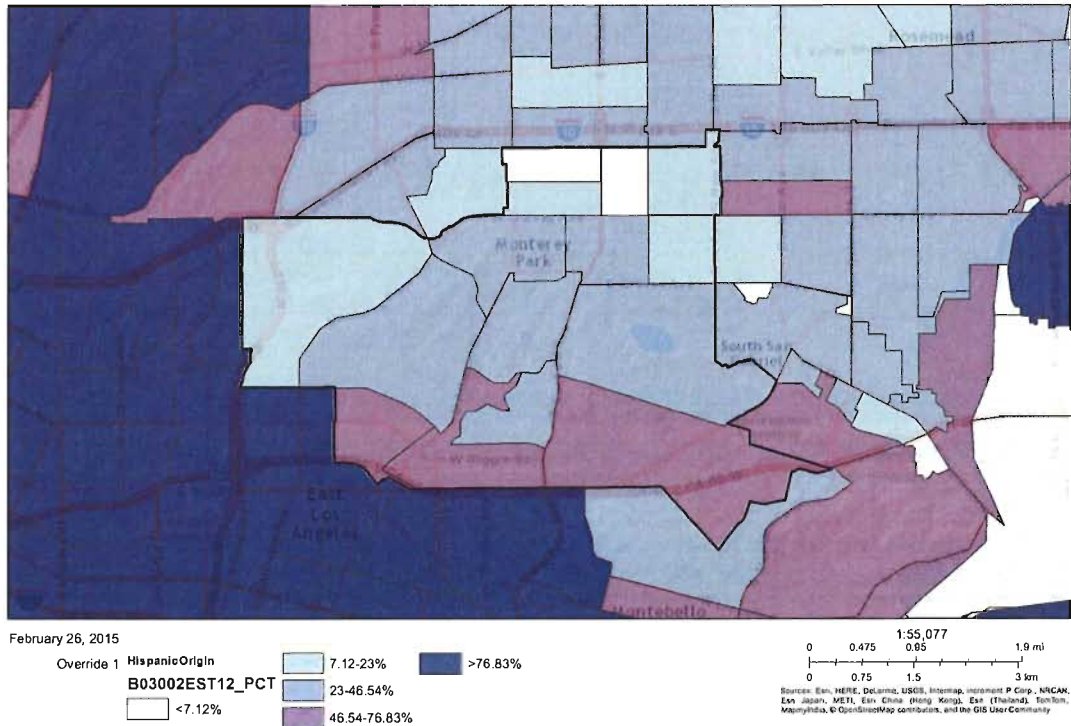
Map 1: Percent of Residents Who Are White – By Census Tract



Map 2: Percent of Residents Who Are Asian – By Census Tract

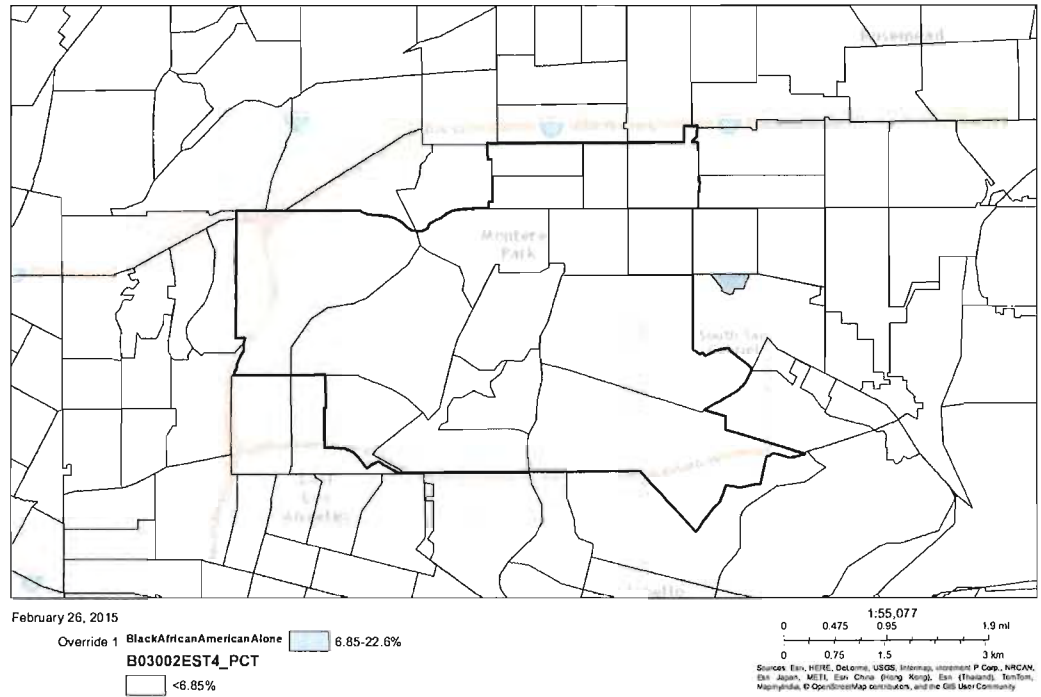


Map 3: Percent of Residents Who Are of Hispanic Origin – By Census Tract

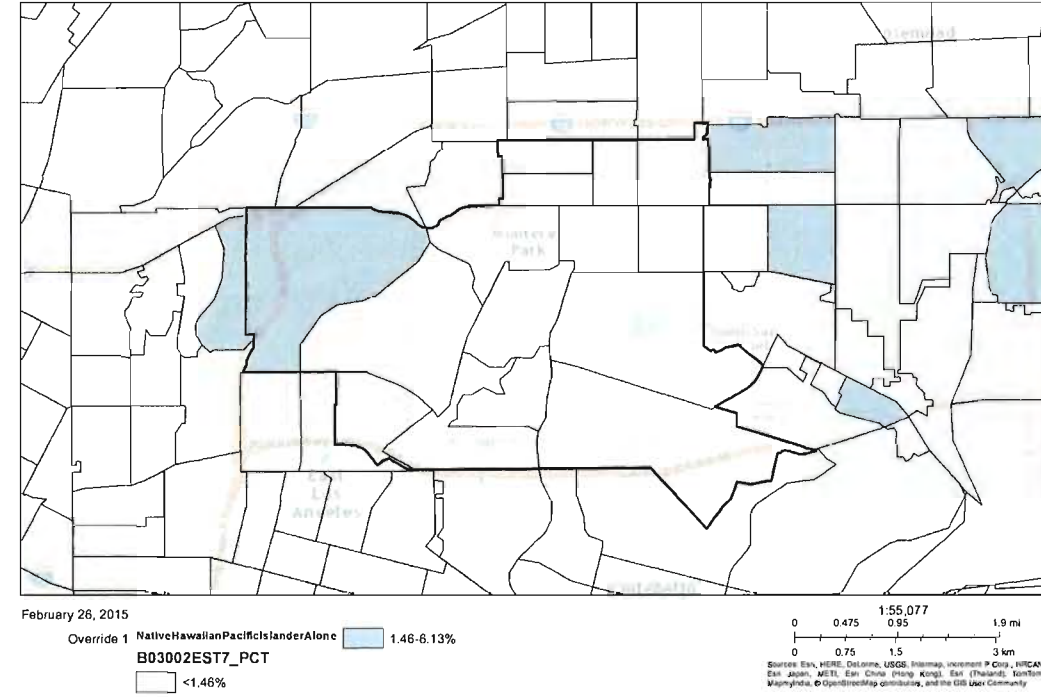


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Map 4: Percent of Residents Who Are Black – By Census Tract

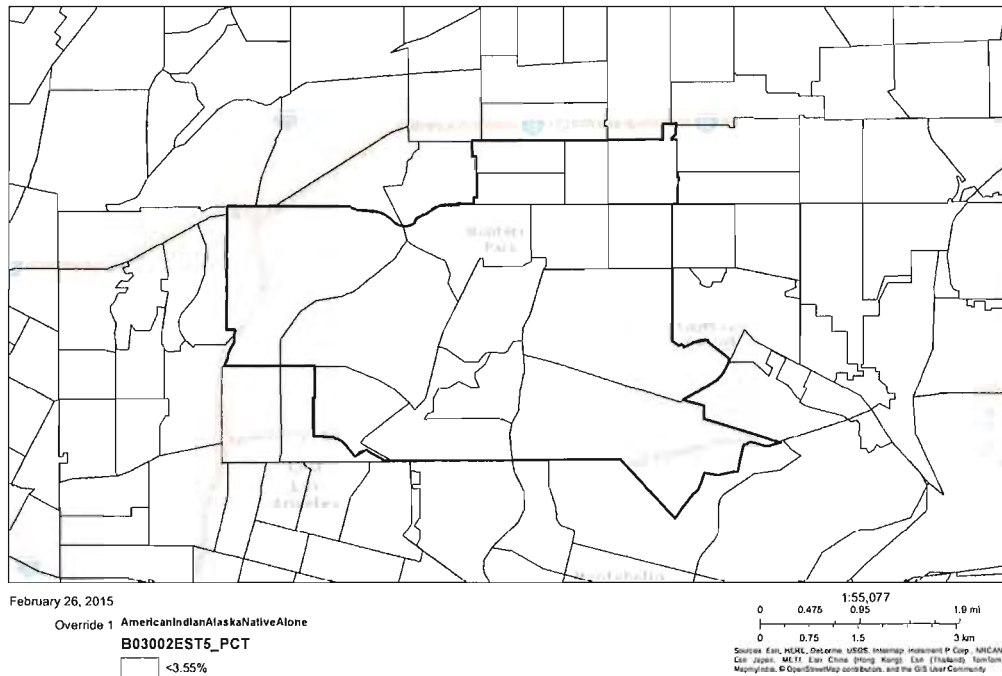


Map 5: Percent of Residents Who Are Pacific Islander– By Census Tract



Map 6: Percent of Residents Who Are American Indian – By Census Tract

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NA-35 PUBLIC HOUSING

Introduction

There are no public housing complexes within the City of Monterey Park. However, the City has assisted in the development and/or substantial rehabilitation of residential units that are restricted to low- and moderate-income residents. The County of Los Angeles Housing Authority, as of May 12, provided 432 Section 8 Housing Choice Vouchers to Monterey Park residents.

The Section 8 Housing Choice Voucher program currently assists approximately 23,000 families Countywide through a partnership with over 13,000 property owners. The Public Housing program manages 3,229 units of public and other affordable housing throughout Los Angeles County. The Housing Authority programs are targeted toward LMI households. To be eligible for the Section 8 program, a family's gross annual income must be below 50 percent of the AMI in Los Angeles County.

Table 22 - Public Housing by Program Type

Totals In Use

	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers in use		253	2883	2108	47	2055	268	163	59

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

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Table 23 - Characteristics of Public Housing Residents by Program Type
Characteristics of Residents

	Program Type			Vouchers			Special Purpose Vouchers	
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income		1434	1352	1483	1574	1481	1482	1784
Average length of stay		6	8	8	0	8	0	6
Average household size		3	2	2	2	2	1	4
# Homeless at admission		0	0	184	0	42	142	0
# of Elderly Program Participants (>62)		48	1138	6753	15	6670	38	2
# of Disabled Families		40	534	4416	17	4269	83	16
# of Families requesting accessibility features		253	2883	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants								
# of DV victims								

Table 24- Race of Public Housing Residents by Program Type
Race of Residents

Race	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White		148	1710	1034	33	1007	80	120	40
Black/African American		60	1035	8432	12	8188	179	38	15
Asian		8	120	2181	1	2173	3	1	3
American Indian, Alaska Native			11	76	1	67	6	2	
Pacific Islander		37	7	54		51		2	1
Other									

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Table 25- Ethnicity of Public Housing Residents by Program Type
Ethnicity of Residents

Ethnicity	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic		124	1121	7293	11	7122	40	105	15
Not Hispanic		129	1762	1379	36	1342	228	58	44

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

NA-40 HOMELESS NEEDS ASSESSMENT

The information provided below is obtained from LAHSA. Some of the requested information is not available at the present time or are available only at the Service Planning Area (SPA) Level. Monterey Park is located in SPA 3 San Gabriel Valley. Specific information by jurisdiction is generally not available for 2015. In 2004, HUD

mandated that all County of LA Continuum of Care (CoCs) conduct a homeless count during the last ten days of January, every two years. LAHSA conducted the counts in 2011, 2013, and 2015. The City of Monterey Park participated in LAHSA's 2013 Greater Los Angeles Homeless Count.

For the County of Los Angeles, LAHSA reports that the homeless population, including the hidden homeless (homeless people who would not have been seen in the street or shelter count), has increased to 57,737 persons, a 15 percent increase of 7,523 persons when compared to 2011. Chronically Homeless individuals also increased from 2011-2013 by 25 percent, People with Aids saw a reduction of 54 percent, as did Veterans by 23 percent countywide. The 2013 homeless count also showed a shift in demographics. There has been a significant increase in the proportion of White homeless persons over the 2011 count, increasing from 26 percent to 37 percent of the total population. The proportion of homeless African American and Hispanic/Latino populations has decreased from 40 percent to 38 percent and from 28 percent to 22 percent, respectively.

Sheltered persons on a given night:

LAHSA estimates that about one in four homeless persons are sheltered each night. Of the total homeless population of 57,737, about 14,327 (24.8 percent) are sheltered, leaving 43,410 persons (75.2 percent) with no safe place to stay. LAHSA reports that SPA 3 experienced a slight increase in total homelessness, increasing from 3,918 persons in 2011 to 4,444 persons in 2013. When factoring in the hidden homeless, the pattern remains the same, growing from 5,337 persons in 2011 to 6,093 persons in 2013.

Unsheltered persons:

LAHSA reports that SPA 3 experienced an increase in total homeless unsheltered persons increasing from 1,024 persons in 2011 to 1,428 persons in 2013. This calculation does not include the hidden homeless.

Countywide, while 76 percent of the total homeless population is unsheltered on any given night, shelter varies significantly by household type. For example, 82.2 percent of the homeless single adult population is unsheltered; 31.0 percent of homeless families are unsheltered; and 87.6 percent of unaccompanied youth under 18 are unsheltered.

Experiencing Homelessness Each Year:

Persons who are experiencing homelessness go in and out of homelessness at various times of the year. LAHSA estimates, over a one-year period, at least 190,207 men, women, and children experience homelessness in the County of Los Angeles. This annualized estimate is up 65,273 from the 2011 estimate of 124,934 people experiencing some sort of homelessness over the year.

Becoming Homelessness Each Year:

In addition to the 53,798 literally homeless persons in the LA Continuum of Care, the 2013 Homeless Count telephone survey identified an estimated 14,146 people who are precariously housed and an additional 6,204 who are at risk of being homeless. HUD's definitions for Precariously Housed is "A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of

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money or other means of support and who is sleeping inside the house and will be allowed to stay for 15-90 days.” And, “At-risk of Literal Homelessness” is a person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support and who is sleeping inside the house, and will have to leave in 14 days or less.”

Exiting Homelessness Each Year:

Information is not available. Grantee will continue conversations with LAHSA.

Days Experiencing Homelessness:

Information is not available. Grantee will continue conversations with LAHSA.

Estimate number and type of families in need of housing assistance for families with children and families with veterans:

Countywide, LAHSA estimates that there are 7,590 family members, including children, who are homeless. SPA 3 reported a total of 526 family members as being homeless in 2011; this number decreased to 487 family members in 2013.

Similarly, the number of Chronically Homeless Family Members also decreased. The 2011 count resulted in 324 members and in 2013, the count resulted in 86 members. The prevalence rate went from eight percent to two percent. For Veterans, there was a slight increase in members counted, increasing from 381 individuals in 2011 to 533 individuals in 2013. The prevalence rate increased from 10 percent to 12 percent. LAHSA states, however, that veteran homelessness Countywide has experienced a significant decrease (23.2 percent) from 8,131 men and women in 2011 to 6,248 in 2013. LAHSA estimates that one in nine homeless persons is a veteran.

Describe the nature and extent of homelessness by racial and ethnic group:

There is insufficient data at the jurisdictional level and factors for homelessness and the variations in the socioeconomic and racial/ethnic profile of the homeless population hinders realistic comparisons or mathematical derivations to estimate the homeless population and its profile at the jurisdiction level.

However, at the County level, the 2013 count shows interesting differences from the prior 2011 count. There was a 63.5 percent increase in homelessness among White population; a decrease by 6 percent among the Hispanic population; and an even larger decrease of 28.8 percent in the Asian/Pacific Islander population. In 2013, the count shows that 38 percent of the total number of homeless persons identified as Black/African American, 37 percent as White/Caucasian, and 22 percent as Hispanic/Latino. Asians/Pacific Islanders, Native American/Alaskan Natives and Multi-Racial/Others represented a combined three percent of homeless persons.

Describe the nature and extent of unsheltered and sheltered homeless including rural homelessness:

LAHSA's 2013 Greater Los Angeles Homeless Count identified approximately 29 Unsheltered Chronically Homeless Family Units or 105 Chronically Homeless Family Members.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Note: Monterey Park does not receive HOPWA funds.

Describe the characteristics of special needs populations in your community.

Persons with disabilities can face unique barriers to securing affordable housing that provides them with accommodations that meet their needs. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism; the term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently with any conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities existed before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community based facilities. The San Gabriel/ Pomona Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. In April 2012, the local regional center has a caseload of 9674 active consumers of their services. In Monterey Park, 338 persons are reported as consumers of the services provided at the local regional center.

According to the Arc of United States, the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

There are a number of housing types appropriate for people living with the development disability: rent subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, and the availability of group living opportunities represent some of the types of considerations that are important to serving this need to group.

In Monterey Park, MERCI Housing operates two group homes in Monterey Park and is one of the organizations providing non-medical care services to the mentally disabled community. MERCI was established in 1955 by parents who were concerned about

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the lack of educational alternatives for their developmentally disabled children. MERCI started providing classes in the basement of a local church before finding a permanent home on Chandler Avenue in the 1960s. Today, MERCI serves over 125 individuals across East Los Angeles and San Gabriel Valley region. MERCI operates two six-bedroom group homes in Monterey Park called Ernie's Place and the recently constructed John and Mary Duce Center. The first was built in 2003 and the latest in 2014. Residents benefit from 24 hour supervised care and the program encourages independence and socialization.

Within Monterey Park, there are seven group homes offering services to 42 residents with disabilities. They are:

- CLIMB, Inc. ARF3, 315 S. Russell Avenue, providing services up to four adult residents
- VRAM Adult Family Home, 2327 Hillview Avenue, providing services for up to four adult residents
- Pacific Bridge Adult Residential Facility, 500 S. McPherrin Avenue providing services up to six adult residents
- Monterey Park Home, 1539 Feliz Street, providing services for up to six adult residents
- Midomar Homes II, 940 Brightwood Street, providing services for up to six adult residents
- Midomar Homes III, 2032 Graylock Avenue, providing services for up to four adult residents
- John and Mary Duce Center, 523 N. Chandler Avenue, providing services for up to six adult residents
- Eddie's Place, 630 N. Nicholson Avenue, providing services for up to six adult residents

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction's need for Public Facilities

The City of Monterey Park has a range of public facility needs. The Community Needs Assessment collaborated the staff's realization for the need to improve public parks and community facilities. The public facilities are aged and in need of repair and maintenance. For example, Langley Senior Center was built in 1980 and is heavily used by the senior population seven days a week. The City is currently researching options to expand the physical size of the center to accommodate additional senior services.

Community Forums

Community forums were conducted and Community Needs Assessment forms were used to engage the community and highlight what participants felt were areas that were in need of funding.

Community Survey

A community assessment survey was conducted to gain additional insight on high-priority needs related to Public Facilities. A total of 147 surveys were returned.

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Respondents rated the community facilities and in order of priority they were ranked as follows:

1. Senior Facilities
2. Parks & Recreation Facilities
3. Youth Facilities

The significance of need as perceived by the public parallels the demand for senior housing. TELACU's Monterey Park Senior Plaza houses 67 seniors (seven with disabilities) and has a waiting list of approximately 250 individuals.

How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

Describe the jurisdiction's need for Public Improvements

The City of Monterey Park has a range of public improvement or infrastructure needs. The following highlight key projects that the City may consider over the next five years. Due to the limited CDBG budget that is available for potential uses other than that needed for prior debt repayment, administration and fair housing and the relatively high cost of public infrastructure construction, Monterey Park will consider funding sources from a diversity of areas for the future development of Public Improvements. Monterey Park diligently monitors the condition of public improvements and has a proactive property maintenance program to extend the useful life of community investments. Survey respondents rated the level of need for six public improvements and the three highest priority Public Improvements, in order of ranking, were:

1. Sidewalks
2. Curb Ramps
3. Street Lights

How were these needs determined?

Feedback was gathered from the community assessment survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

Describe the jurisdiction's need for Public Services:

Survey respondents rated the level of need of four community services in their neighborhoods. The three highest-priority Public Services, in order of ranking, were:

1. Senior Services
2. Health Services

3. Childcare

How were these needs determined?

Feedback was gathered from the community assessment survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

MARKET ANALYSIS

MA-10 NUMBER OF HOUSING UNITS

Introduction

Monterey Park is a built-out city and as expected, has seen only a very modest growth in its housing stock in the past two decades. In fact, the 2000 Census reported 20,209 housing units in Monterey Park, representing a decrease of approximately 0.4 percent since 1990 (20,298 housing units). The decrease in housing units in Monterey Park between 1990 and 2000 does not correlate with Los Angeles County's change in total housing units, which increased approximately 4.8 percent between 1990 and 2000. However, in 2010 Census figures show a total of 20,850 housing units in Monterey Park, which indicates a 3.2 percent increase since 2000 in contrast to Los Angeles County housing stock, which increased by 5.3 percent over the same time period. According to the Census, both population and housing actually declined between 1990 and 2000 but in the following decade of 2000-2010, both population and housing units increased, with housing unit growth increasing more than population growth. This may contribute to a lower average household size, as well as loosening market for rental and ownership homes.

Monterey Park is on the verge of a significant building boom, starting with the North Atlantic Times Square mixed-use project, which opened in 2010. This urban infill project added 210 for-sale residential condominium units. The City has since approved two other residential projects that will add another 189 residential for-sale units- Olson Company's 80 detached residential units on at 2015 Potrero Grande Drive and Monterey Park Towne Centre, a mixed-use urban infill project, providing 109 condominium units and 97,567 square feet of retail.

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Table 26- All Rental Properties by Number of Units

All residential properties by number of units:

Property type	Number	%
1-unit detached structure	1193	59 %
1-unit, attached structure	2039	10 %
2-4 units	1674	8 %
5-19 units	2983	15 %
20 or more units	1655	8 %
Mobile Home, boat, RV, van, etc i	65	0 %
TOTAL	20349	100 %

Table 27- Unit Size by Tenure

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	107	1 %	740	8 %
1 bedroom	178	2 %	1989	23 %
2 bedrooms	1599	15 %	3825	43 %
3 or more bedrooms	8564	82 %	2252	26 %
TOTAL	10448	100 %	8806	100 %

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Monterey Park has assisted financially several residential projects. The table below identifies these projects, nature of assistance and affordability restrictions.

Table 28 - Inventory of Affordable Units

	# Affordable Units	0-50% AMI	50-80% AMI	Funding Source	Earliest Termination Date
Affordable Rental Units					
Golden Age Village 330 N. Rural Dr.	120			Section 202 Section 8	3/1/2021 11/30/2012
Lions Manor 215 N. Chandler Ave.	125			HFDA Section 8	6/15/2018
TELACU Monterey Park 200 W. Newmark Ave.	66			Section 8 RDA	9/30/2012 10/23/2037
Abajo Del Sol	61			HFDA LIHTC	2055
Pacific Bridge Adult Residential Facilities 500 S. McPherrin Ave.	6			Section 202 RDA	1/31/2018 3/2025
Pacific Housing Development 322 E. Newmark Ave.	7			Section 202 RDA	6/30/2012 3/2060
Monterey Park Senior Village	57			HFDA	2055

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1935 Potrero Grande Dr.				LIHTC	
Total	442				

Data Source: City of Monterey Park Housing Element 2014-2021; HUD Section 8 Database, accessed May 2012; City of Monterey Park 2012

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Although there are no public housing projects in Monterey Park, a number of multiple-family housing projects participate in various government assistance programs. Within the next eight years (2015-2023), two assisted projects - Golden Age Village and Lions Manor- providing a total of 245 affordable units, have expiring affordability covenants and could be at risk of converting to market rate.

With most rental rates in Monterey Park being lower than the fair market rents as determined by HUD, the risk of converting is lower because there is less incentive for owners to convert the units to market rate to increase profits. Both Golden Age Village and Lions Manor are owned and operated by non-profit companies; as such, the likelihood of conversion is even further lessened. The City will continue to monitor the status of these at-risk units. Should a Notice of Intent to opt out of the Section 8 program be filed, the City will ensure that tenants are properly notified of their rights under California law.

Despite the unlikelihood of conversion to market rate, the affordable housing units at Lions Manor and Golden Age Village are potentially at risk of converting to market-rate and were analyzed in the recent Monterey Park Housing Element (2014-2021). There are alternatives to preserving at-risk units such as those at Lions Manor and Golden Age Village, with adequate funding availability. Options include:

- Transfer of ownership to another nonprofit developer or housing organization
- Provide rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance with mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability covenants.

If the current nonprofit organizations managing the units at-risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The feasibility of this option depends on the willingness of the owner to sell, availability of funding sources to actually buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property.

The City will track the at-risk status of Lions Manor and Golden Age Village annually. If either of the properties indicates plans to convert to market rate, the City will contact qualified organizations to explore transfer of ownership options. The majority of

assisted rental housing units in Monterey Park are already operated by nonprofit organizations; as such, no changes in ownership in the near future are anticipated.

MA-15 COST OF HOUSING

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including expenses for utilities.

The cost of housing in a community is quite often correlated to a number of other housing problems. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force household into overcrowded or substandard conditions.

Ownership Housing

The median home price for Monterey Park in 2007 was \$505, 500 (DataQuick, 2007), which was comparable to the County's average of \$515, 000 for single-family homes and condominiums. The 2008-2012 recession has significantly diminished home values throughout Southern California, with a 39 percent reduction for Los Angeles County at large. However, while surrounding jurisdictions experienced a significant drop in median sales prices, Monterey Park experienced a decrease of only 19 percent between 2007 and 2011, reflecting the stability of the City's housing market. Based on the median home price in 2010-2011, a household would need a yearly income of at least \$81,000 to purchase a median-priced home in Monterey Park and spend only 30 percent of household income on housing costs. The median household income for Monterey Park in 2010 was estimated by the Census much lower at \$52,159.

Rental Housing

According to the Census, 45 percent of Monterey Park households in 2010 lived in rental housing. In May 2012, rents in Monterey Park ranged from \$600 to \$1,200 for a one-bedroom unit, \$1,100 to \$2,400 for a two-bedroom unit, and \$1,450 to \$2,400 for a three-bedroom unit. Four- and five- bedroom houses were also listed for rent, generally ranging from \$2,400 to \$2,900.

Rent for four- and five-bedroom units are higher than the fair market rent. However, the median rent for one-, two- and three-bedroom units are less than HUD's fair market rent rates. It is possible to find units in Monterey Park, including small and large units that are comparable to HUD's fair market rents for the area.

Rents increased throughout the nation during the recession in response to continued high foreclosure rates, few new units and tight standards for home loans, and demand from young workers. The average monthly U.S. rent was at an all-time high as of May

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2012. The University of Southern California's Lusk Center for Real Estate estimated an additional 10 percent increase in Los Angeles County rents between 2012 and 2014.

Table 29 - Cost of Housing

Cost of Housing	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	2116	4860	130
Median Contract Rent	674	1083	61

Table 30 - Rent Paid

Rent Paid	Number	%
Less than \$500	1075	12 %
\$500-999	2851	32 %
\$1,000-1,499	3510	40 %
\$1,500-1,999	1055	12 %
\$2,000 or more	306	3 %
TOTAL	8,806	100 %

Table 31 - Housing Affordability

Housing Affordability	Renter	Owner
% of Units affordable to Households earning:		
30% HAMFI	650	No Data
50% HAMFI	1644	124
80% HAMFI	5503	398
100% HAMFI	No Data	617
TOTAL	7797	1139

Table 32 - Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1101	1421	1921	2140
High HOME Rent	924	1008	1212	1391	1533
Low HOME Rent	738	791	948	1076	1222

MA-20 CONDITION OF HOUSING

Describe the jurisdiction's definition for "standard condition" and "substandard condition but suitable for rehabilitation"

The City defines standard condition housing is defined as being in compliance with the California Building Code and Health and Safety Code.

The City defines substandard condition as building units that are not in compliance with the California Building Code and Health Safety Code. This includes units having structural hazards; faulty weather protection; fire, health, and safety hazards; or lacking complete kitchen or plumbing facilities.

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Table 33 - Condition of Units

Condition of Units i	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3635	35 %	4433	50 %
With two selected Conditions	183	2 %	959	11 %
With three selected Conditions	0	0 %	93	1 %
With four selected Conditions	6	0 %	29	0 %
No selected Conditions	6624	63 %	3292	37 %
TOTAL	10,448	100 %	8,806	99 %

Table 34 - Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	403	4 %	433	5 %
1980-1999	1292	12 %	1529	17 %
1950-1979	6426	62 %	5393	61 %
Before 1950	2327	22 %	1451	16 %
TOTAL	10,448	100 %	8,806	99 %

Table 35 - Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	8753	84 %	6844	78 %
Housing units built before 1980 i with children present	340	3 %	305	3 %

Table 36- Vacant Units

Vacant Units	Suitable for Rehabilitation	Not suitable for Rehabilitation	Total
Vacant Units			0
<i>Abandoned Vacant Units</i>			0
REO Properties			0
<i>Abandoned REO Properties</i>			0

Vacancy rates often influence the cost of housing. In general, vacancy rates of five to six percent for rental housing and two to three percent for ownership housing are considered healthy and suggest a balance between housing supply and demand. With a housing stock of 55 percent owner-occupied and 45 percent renter-occupied, the weighted optimum vacancy rate should be between three and four percent. In 2000, the vacancy rate in Monterey Park was 3.2 percent (Census 2000); the California Department of Finance estimates that in 2012, the vacancy rate increased to 4.3 percent. The City has experienced what would be considered a “healthy” vacancy rate that indicates a balanced supply and demand for housing.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate - income families that contain lead-based paint hazards

The use of lead-based paint in housing was banned in 1978. For the purposes of this Consolidated Plan, the number of units built before 1980 occupied by children serves as a default baseline of units that contain lead-based paint hazards.

Monterey Park has a total of 15,597 residential units built before 1980 (see Table 35). Of these units, approximately 645 residential units are occupied by households with children: 305 renter-occupied units and 340 owner-occupied units. Children six years of age and younger have the highest risk of lead poisoning as they're more likely to place her hands and other objects into their mouth. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities.

MA-25 PUBLIC AND ASSISTED HOUSING

Introduction

The city has access to limited funding sources for affordable housing development and preservation of affordable units at-risk of converting to market rate housing. With the dissolution of redevelopment agencies (RDAs) in California, a significant funding source has been lost. The remaining key resources currently utilized are summarized below.

Community Development Block Grant (CDBG)

The CDBG program provides funds for a range of community development activities. Flexible program funds can be used for programs including, without limitation, acquisition and/or disposal of real estate, public facilities and improvements, relocation assistance, rehabilitation and construction (under certain limitations) other Housing, homeownership assistance, and clearance activities. The primary objective of the CDBG program is to improve housing and community conditions for very low-, low-, and moderate- income households. For PY 2014-2015, Monterey Park received approximately \$599,398 CDBG and \$249,322 HOME funds for housing and community development activities. For the PY 2015-2016, the City anticipates receiving \$625,234 CDBG and \$241,612 HOME funds. The monies may be used to fund programs such as the fair housing assistance program, existing debt repayment, and staff administration costs.

HOME Investment Partnership (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of the area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities with private industry and nonprofit CHDO organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

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With the exception of a waiver granted for disaster related funding, HOME funds are subject to a 25 percent match with non-federal funds or in-kind contributions. In 2012, the city HOME allocation for Monterey Park was slightly over \$294,000 and for PY 2015-2016, the City anticipates receiving approximately \$241,612 of HOME funds.

The City has established the Residential Rehabilitation Program, funded with HOME funds, to provide grants and loans for rehabilitation to make homes safer and more efficient. Eligible activities include but are not limited to the following:

- Roof repairs
- Plumbing and electrical repairs
- Painting and Lead Based Paint remediation
- Replacement of broken windows and screens
- Handicapped accessibility
- Other activities necessary to ensure the health, safety, or welfare of the occupants

Presently, the City is considering updating the program guidelines, such as increasing the amount and composition of financial assistance.

Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very low-income persons in need of affordable housing. The Section 8 program pays the difference between the fair market rate and what the tenant could afford to pay, for example, 30 percent of their income. As of May 2012, the Los Angeles County Housing Authority provided Section 8 rental assistance to 432 households in Monterey Park. Of the 432 recipients, 225 are elderly families. Of the 225 elderly family recipients, 100 are disabled. An additional 831 Monterey Park residents are on the waiting list for Section 8 assistance, and the average waiting time is several years. The waitlist as of May 2012 was closed.

Table 37 - Total Number of Units by Program Type (County)

Total Number of Units	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers available	0	261	2902	2179	1	2179	1264	1357	558
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

Describe the supply of public housing developments.

Not applicable. There are no public housing developments located in the jurisdiction. However, there are residential projects that were assisted financially by the City and contain units that are income restricted.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

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Not applicable.

Table 38 - Public Housing Condition

Public Housing Condition	
Public Housing Development	Average Inspection Score
Add Another	

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

Not applicable.

MA-30 HOMELESS FACILITIES AND SERVICES

Introduction

There are organizations within Los Angeles County that provide housing facilities and services for the homeless. Housing opportunities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, rapid rehousing, and safe havens. Housing opportunities are provided at facilities or through scattered housing sites. Housing services include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veterans services, public assistance benefits advocacy and referrals, family crisis shelters and child care, domestic violence support, personal good storage, and personal care/hygiene services. The City consulted with the Los Angeles Homeless Services Authority (LAHSA) to obtain the data displayed in Table 39.

Table 39 - Facilities and Housing Targeted to Homeless Households

Facilities and Housing Targeted to Homeless Households					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	174	744	178	253	0
Households with Only Adults	26	737	61	119	0

Facilities and Housing Targeted to Homeless Households					
Chronically Homeless Households	N/A	N/A	N/A	N/A	N/A
Veterans	0	0	0	0	0
Unaccompanied Youth	23	0	72	53	52

Note: The above numbers reflect the number of beds available within the SPA 3 region with the exception of the Los Angeles County Department of Public Social Services (DPSS) facility, which provides voucher beds to families and individuals countywide. There was no data available on the number of beds provided for the chronically homeless households population.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Continuum of Care: The City of Monterey Park participates in the County of Los Angeles Continuum of Care (CoC) system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community. LAHSA is the lead agency for Los Angeles CoC. To ensure local control and planning, LAHSA has divided the County into eight geographic areas designated as Service Planning Areas (SPA's) and Monterey Park is located within SPA 3. LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies and elected officials to determine priority needs and services from a local, regional and countywide basis.

Health Services: The Los Angeles County Department of Health Services (DHS) aims to ensure access to high- quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners. The DHS provides a range of family, emergency, and specialty health services. The Los Angeles County Department of Public Social Services (DPSS) is another County resource that offers various programs to promote health among low-income County residents.

Mental Health Services: Services offered by the Los Angeles County Department of Mental Health (DMH) include assessments, case management, crisis intervention, medication support, peer support and other rehabilitative services.

Employment Services: Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene. Homeless youth face additional

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obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

Nearby WorkSource Centers, such as the West San Gabriel Valley WorkSource, East San Gabriel Valley Regional Occupational Program, and the local Management Career Solutions, provide services to employers and job seekers at no cost through the Federal Workforce Investment Act. WorkSource California is a network of workforce experts that leverage funding and resources across the Los Angeles region to provide job seekers and businesses with no-cost, high value employment and training services. Individuals looking for a new or better career will find skilled employment specialists, hundreds of local job listings, training resources, and full-service technical centers with phones, fax machines, copiers, and computers with Internet access and resume building tools.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

The City of Monterey Park does not have a homeless shelter located within its borders. However, there are a number of homeless shelters that serves homeless population within the region. While some of these shelters provide beds year round, others provide beds only during the Winter Program period, between December and March of each year. The East San Gabriel Valley Coalition for the Homeless participates in the Winter Program and provides emergency services, showers, hot meals, bus tokens, clothing and hygiene items throughout the year. The Salvation Army Bell Shelter, in East Los Angeles, is one of the largest year round shelters providing 210 beds for homeless individuals and 64 beds for drug and alcohol program. The length of stay depends on the program; in general emergency shelter is free for up to 90 days. Longer stays are permitted under other programs. In addition to hot meals, clothing and hygiene supplies, Bell Shelter also provides transportation services at three different pick-up locations: Huntington Park, South Central and East Los Angeles.

MA-35 - SPECIAL NEEDS FACILITIES AND SERVICES

Introduction

Monterey Park does not receive HOPWA funds and does not intend to use HOME funds or other tenant-based rental assistance to assist the HIV/AIDS population. However, Monterey Park offers a number of resources for seniors, persons with disabilities, and other special needs. There are eight group homes, providing 42 beds for persons with disabilities. The City supports the Langleigh Senior Center, which provides various social and recreational activities, special events, travel programs, transportation discounts, consultation, medical and social services.

Elderly/Frail Elderly

As discussed in the Needs Assessment, elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising cost of healthcare. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban, amenities rich communities, and more intensive care facilities. Aging in place supports older adults remaining in their homes as long as possible and is an important and cost effective strategy for growing older adult population.

Persons with Disabilities

Persons with a disability may have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require an assisted living and supportive services in special care facilities.

HIV/AIDS

This fatality rate due to HIV/AIDS has significant declined since 1995. Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services such as housing and food to ensure they adhere to medications plans necessary to prolong their lives.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Monterey Park is part of the County of Los Angeles Continuum of Care, wherein LAHSA is the lead agency.

- **Group Homes:** Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group homes provide social, psychological, and behavioral programs for troubled youth. Monterey Park has eight group homes, providing 42 beds.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs.

In PY 2015-2016, the City will consider potential programs and allocate funds based upon budgetary considerations and on-going obligations. The City will annually evaluate potential programs and projects, based upon community assessment survey to determine proposed funding. However, given the limited CDBG funding, the City proposes to focus CDBG funds on paying prior indebtedness and fair housing related services. The City will coordinate and communicate with organizations, such as

LAHSA, Bell Shelter, and MERCI Housing, to maintain open dialogue and communication to explore potential areas of future assistance.

MA-40 BARRIERS TO AFFORDABLE HOUSING

Describe any negative effects of public policies on affordable housing and residential investment.

Constraints to the provision of adequate and affordable housing can be posed by market, governmental, infrastructure and environmental factors. These constraints may result in housing that is not affordable to low- and moderate- income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of redevelopment in California. Although there are other funding sources for affordable housing such as four percent and nine percent Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program, it is unclear if additional affordable housing projects can be financed since affordable housing projects typically require multiple funding sources. The City is proactive in considering and seeking additional funding sources that will facilitate the construction of affordable housing, development of jobs, and improvement of the quality of life.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process may also add to the cost of housing.

Local Residential Development Policies and Regulations: Some portions of the City are subject to development constraints due to the presence of hillsides, seismic hazards, or other special circumstance. These constraints affect the development of all housing, not just affordable housing. The City has revised the General Plan and updated the zoning ordinance to facilitate the provision of affordable housing and sustainable development.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Application processing fees in the City of Monterey Park have not been increased since 2010 and are currently being updated.

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

In general, residential developers interviewed for the 2014-21 Housing Element update and the preparation of this Consolidated Plan reported that the City's public policies are not a constraint to new housing production.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

Table 40 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	208	38	1	0	-1
Arts, Entertainment, Accommodations	2816	2431	14	12	-2
Construction	440	271	2	1	-1
Education and Health Care Services	3335	4898	16	24	8
Finance, Insurance, and Real Estate	1390	3633	7	17	10
Information	580	318	3	2	-1
Manufacturing	2251	840	11	4	-7
Other Services	2243	2456	11	12	1
Professional, Scientific, Management Services	1856	2414	9	12	3
Public Administration	0	0	0	0	0
Retail Trade	2517	2037	12	10	-2
Transportation & Warehousing	706	378	3	2	-1
Wholesale Trade	1942	1094	10	5	-5
Grand Total	20,261	20,861			

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Table 41 - Labor Force

Total Population in the Civilian Labor Force	2862
Civilian Employed Population 16 years and over	2619
Unemployment Rate	8.51
Unemployment Rate for Ages 16-24	20.97
Unemployment Rate for Ages 25-65	5.61

Table 42 - Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	6930
Farming, fisheries and forestry occupations	1541
Service	2987
Sales and office	7485
Construction, extraction, maintenance and repair	1390
Production, transportation and material moving	1336

Table 43 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12983	53
30-59 Minutes	9587	39
60 or More Minutes	1912	8
Total	24,482	100

Table 44 - Educational Attainment by Employment Status - Population 16

	In Labor force		
Educational Attainment	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3201	336	2033
High school graduate (Includes equivalency)	5119	515	1814
Some college or Associates degree	6314	581	1814
Bachelors degree or higher	8339	352	1332

Table 45 - Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade	32	216	620	2261	3312
9th to 12th grade, no diploma	299	251	883	1339	1428
High school graduate, GED, or alternative	1661	1399	2118	3970	2491
Some college, no degree	2719	1604	1466	2672	1553
Associates degree	384	739	868	1360	639
Bachelors degree	568	2156	1892	2969	1454
Graduate or professional degree	20	773	981	1273	541

Table 46 Median Earning in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20134
High school graduate (includes equivalency)	24365
Some college or Associates degree	34375
Bachelors degree	44615
Graduate or professional degree	71613

Based on the Business Activity tables above, what are the major employment sectors within your jurisdictions?

Monterey Park's local economy is primarily a service-based economy. Within Monterey Park, the major service employment sectors are Sales and Office (34.5 percent) and Management, Business, and Financial services (32.0 percent), and Service (13.8 percent). These three sectors represent nearly 80 percent of the employment.

Describe the workforce and infrastructure needs of business community.

Almost half of the active workforce living in the Monterey Park has completed a college education.

A little over half of the City's residents are traveling to neighboring cities for work, with an average commute time just under 30 minutes. To this end, the City of Monterey Park is focused on creating a quality jobs-housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met. This means working with businesses and companies already based in the area to expand and bring new jobs to the City, relocation of companies to the City, and support of business start-ups looking to launch a new company in the area. The City of Monterey Park should also continue to work with local educational institutions, employers, real estate developers and others to review changes in City's workforce

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needs and anticipate changes occurring in employment demands. Together with these groups the City can promote job training, skill enhancement, and education meeting the needs of jobs and careers available within the local economy and wider San Gabriel Valley.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are six major real estate developments that have been entitled or near entitlement that will bring much needed jobs and services to the City and surrounding region.

Table 46: Major Real Estate Developments

Atlantic Gateway Marriott Courtyard	521-633 N. Atlantic Blvd.	303 room hotel; 6 stories – 2 level subterranean and on-grade parking 358 parking spaces provided 2.15 acre site Project square footage 223,900 square feet
Atlantic Garvey Hotel	808 W. Garvey Avenue	Mixed-Use Development 148 room hotel; 98 apartment units; 7 stories – one subterranean level and 3 on and above grade parking 444 parking spaces provided 1.96 acre site Project square footage 192,385 square feet
Double Tree Hotel	220 N. Atlantic Blvd.	187 room hotel; 6 stories – three subterranean parking levels 263 parking spaces provided 1.12 acre site Project square footage 97,567 square feet
Monterey Park Town Centre	100 S. Garfield Ave.	Mixed-Use Development 109 residential units; Retail/Restaurant 71,366 square feet; 5-stories – three subterranean parking levels 638 parking spaces provided 2.10 acre site Project square footage: 186,254 square feet
Monterey Park Market Place	2550 Greenwood Ave.	Commercial Development Retail 600,000 square feet 1,924 parking spaces
Olson Company	2015 Potrero Grande Drive	80 detached residential dwelling units 9.15 acre site

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Monterey Park will continue to work with local educational institutions, employers, real estate developers and local Workforce Investment Board to identify and address sectors of opportunity. The data suggest that there are employment

opportunity sectors where under-employed and unemployment individuals can be retrained. The professional sectors of Education and Health Care; Finance, Insurance, and Real Estate; and Professional, Scientific, and Management are three sectors in which there are more jobs available than individuals working within that sector.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A number of workforce training initiatives and programs are available to Monterey Park residents. The following discussion provides details on the available programs:

- East Los Angeles Community College and Cal State University Los Angeles: Both of these educational institutions offer superior educational opportunities. They offer a variety of courses and degrees that would assist individuals to gain employment or higher education in specialized fields of study.
- Los Angeles County Economic Development Corporation: In 2009, the LAEDC engaged and solicited input from more than 1,080 stakeholders in more than two dozen public forums that brought together leaders from the public, private, business, government, labor, education, environmental, and community-based organizations to develop the first-ever comprehensive, collaborative, consensus Strategic Plan for Economic Development in Los Angeles County 2010-2014. Among the plan's five core aspirational goals are to: prepare an educated workforce; create a business friendly environment; enhance our quality of life; implement smart land use; and build 21st century infrastructure.
- East San Gabriel Valley Regional Occupational Program: East San Gabriel Valley ROP provides hands-on career preparation for high school students and adults ready to make themselves skillful and employable. Adult career training courses are available to those seeking a career change or wanting to build the practical skill-sets for a specific career. Advising services are also offered to students to help build their academic course schedule to reflect their professional pursuits.
- Manage Career Solutions: Since 2005, MCS has operated vocational education schools in Los Angeles, offering programs in the foreign trade, international business, and allied health sectors. Students from throughout Los Angeles County and surrounding counties have received specific training for import/export administrative occupations in the international trade sector, and specific to healthcare occupations, training for State Board of Nursing certified nurse assistant and home health aide occupations.
- West San Gabriel Valley WorkSource: They serve the cities of Monterey Park, Alhambra, Bell, Montebello, San Gabriel, Temple City, and Rosemead, offering an array of services that include employment assistance, training, counseling, on-site case management assistance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Monterey Park is a participating city with the County of Los Angeles Comprehensive Economic Development Strategy.

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If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Monterey Park will coordinate with the County of Los Angeles Community Development Commission in areas such as grant applications to the federal Department of Commerce for Economic Development Administration grants. These grants would be targeted to public improvement and infrastructure projects that will encourage and result in job growth, educational attainment and skills development and training. Benefits would include the following:

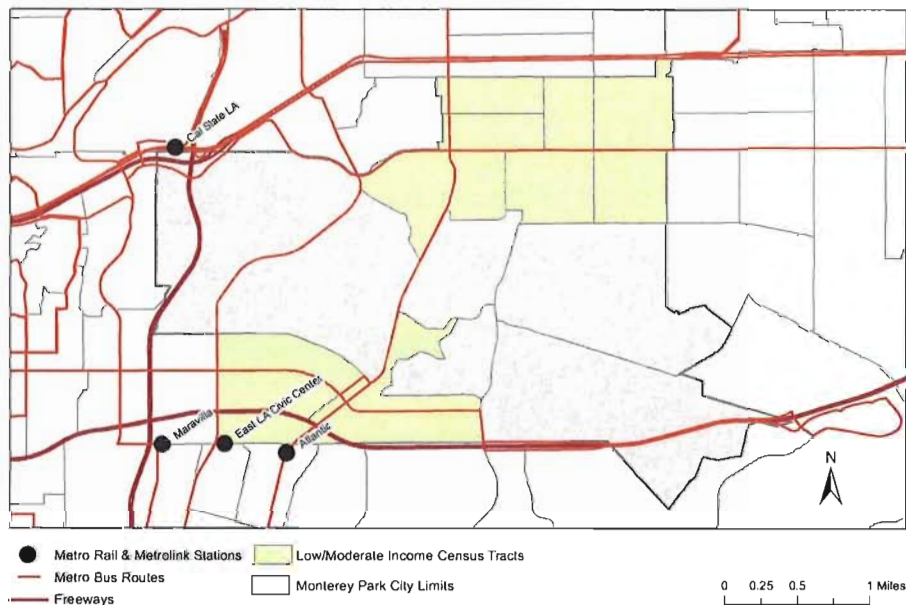
- Prepare an educated workforce
- Create a business friendly environment
- Enhance quality of life
- Build 21st Century infrastructure

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of “concentration”)?

Minority concentration is defined as census tracts where the racial or ethnic minority group comprises at least 51 percent of the population within that census tract. LMI concentration is defined similarly where 51 percent of the census tract population is at or below 80 percent of AMI. Maps 1 through 6 (see NA-30) illustrate minority concentration and Map 7 below illustrates areas.

Map 7: Low/Moderate Income Census Tracts



STRATEGIC PLAN

SP-05 STRATEGIC PLAN OVERVIEW

The Strategic Plan is the centerpiece of the Consolidated Plan. The Consolidated Plan describes:

- General priorities for assisting households;
 - Programs to assist those households in need; and
 - Five-year objectives identifying proposed accomplishments.
- The Strategic Plan also addresses the following areas:
- Anti-poverty strategy;
 - Lead-based paint hazard reduction;
 - Reduction of barriers to affordable housing; and
 - Institutional Structure/Coordination among agencies.

The City's Consolidated Plan update coincides with the development of the first year Action Plan and the annual sub-recipient solicitation.

SP-10 GEOGRAPHIC PRIORITIES

Geographic Area

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

General Allocation Priorities

The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

SP-25 PRIORITY NEEDS

SP-30 INFLUENCE OF MARKET CONDITIONS

Tenant Based Rental Assistance: The City of Monterey Park does not operate a Tenant Based Rental Assistance program.

Tenant Based Rental Assistance for Non-Homeless Special Needs: The City of Monterey Park does not operate a Tenant Based Rental Assistance program.

SP-35 ANTICIPATED RESOURCES

There are a number of housing and community development resources that are currently available in the City of Monterey Park. They include:

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- Community Development Block Grant (CDBG)
- HOME
- General funds
- HUD Section 108 Loan funds
- HUD Section 8 Rental Assistance Program (through the Housing Authority of the County of Los Angeles)

Table 76 – Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan Years 2-5	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total : \$		
CDBG	Public-Federal	Admin, Economic Development, Housing,	625,234	0	0		2,400,000	
HOME	Public-Federal	Admin, Residential Rehab	241,612	0	0		960,000	

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Monterey Park and HUD share a mutual interest in leveraging HUD resources to the maximum extent possible in order to deliver high-quality affordable housing, neighborhood improvement programs, supportive services, and economic development.

Entitlement Funds

Leverage, in the context of CDBG funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Other Federal Grant Programs

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others.

It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal and state grant programs discussed above, the City would either have to competitively apply or affordable housing developers could apply for funding through these programs for particular developments in the City.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. The Mortgage Credit Certificates (MCC) Program provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity: City of Monterey Park, Community and Economic development Department

Table 47 – Institutional Delivery Structure

Responsible Entity	Responsible Entity Type (optional)	Role (optional)	Geographic Area Served (optional)
City of Monterey Park Department of Community and Economic Development	Government	Affordable Housing-Ownership Affordable Housing-Rental Economic Development Homelessness Non-Homeless Special Needs	Jurisdiction

		Planning Neighborhood Improvements Public Facilities Public Services	
Housing Authority of the County of Los Angeles	PHA	Affordable Housing- Ownership Affordable Housing- Rental Public Housing	Region
Los Angeles Homeless Services Authority	Continuum of Care	Homelessness	Region

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

As part of the institutional delivery system, the City collaborates and works closely with local organizations to continually make progress in meeting specific objectives for reducing and ending homelessness. Specifically, the following activities have been undertaken in recent years:

- The City participates in the Los Angeles County Continuum of Care (CoC), an integrated system of care that guides and tracks homeless individuals & families through a comprehensive array of housing and services designed to prevent and end homelessness. According to HUD, a CoC is “a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.” HUD identifies four necessary parts of a continuum: i) Outreach, intake, and assessment, ii) Emergency shelter; iii) Transitional housing with supportive services; and iv) Permanent & permanent supportive housing with services if needed. CoC conduct the biannual count of the homeless population and an annual enumeration of emergency services, transitional housing units and beds that make up the homeless assistance systems. These counts provide an overview of the state of homelessness in a CoC and offer the information necessary to redirect services, funding and resources as necessary. The Los Angeles CoC (LACoC) estimates that there are 53,798 homeless people in Los Angeles County. Los Angeles is the largest urban county in the nation at 4,083 square miles. While in some areas average incomes are amongst the highest in the country, there is also incredible poverty. Furthermore, Los Angeles is one of the most racially and ethnically diverse counties in the United States. The political landscape is equally complex as the LACoC includes 85 separate cities. To ensure local control and planning, LAHSA has divided the County into eight geographic areas designated as Service Planning Areas (SPA's). Monterey Park is within SPA 3. LAHSA helps coordinate efforts among agencies, businesses, community

leaders, government agencies and elected officials to determine priority needs and services from a local, regional and countywide basis.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths

In 2014, the City combined its Economic Development and Community Development Departments to bring all housing related projects and programs under the leadership of one department director. This restructuring allows for better communication among departmental activities and increased coordination effort to address the housing issues affecting the low- and moderate-income residents of the City. Furthermore, the City manages the acceptance and allocation of federal CDBG grant funds for Consolidated Plan programs. The City conducts public outreach with a variety of stakeholders in various communities and neighborhoods. The goals and objectives of the Strategic Plan could not have been formulated without residents' informed assistance. Public presentation and participation is a vital component in the formulation and development of the City's public policy documents, such as its General Plan Housing Element, and Specific and Precise Plans. These are just a few of the policy documents that the City has in place to influence and guide the economic, housing, and social service developments.

Gaps

Nonprofit affordable housing developers and service providers provide an important role in promoting community development within the City. However, depending on the size of the nonprofit housing developer, they are often at a disadvantage in the housing development arena, as they compete with private developers for the limited land available for the construction of housing. Many market rate developers have available funds to purchase properties rather than needing to seek financing, which saves time. The market realities of increased value due to scarcity of land and the ability to acquire sites quickly are key advantages to market rate developers, while posing challenging constraints to affordable housing developers. Furthermore, with the reduction of HOME funding over the past few years, Community Housing Development Organizations (CHDOs) are experiencing difficulty in using HOME funds due to reduced funding allocations, program restrictions, expensive land costs, and increasing construction costs (labor and material).

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City is striving to improve intergovernmental and non-governmental agencies to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing. The City of Monterey Park is dedicated to the development and implementation of quality, value-based programs and funding to address the needs of the community. Collaborative efforts include:

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- Researching funding sources to leverage CDBG/HOME funds
- Pursuing state and federal grants and foundation grants to leverage CDBG/HOME funds
- Attending informational meetings with collaborative stakeholders concerning programs and projects benefiting low- and moderate-income persons
- Building staff capacity for the City and sub-recipients to better serve the community
- Establishing closer working relationship with agencies dealing with homelessness and special needs housing

SP-45 GOALS SUMMARY

Table 48: Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	N/A	Affordable Housing	HOME: \$ _____	Homeowner housing rehabilitated; 32 housing units rehabilitated
2	Economic Development	2015	2019	Economic Development	N/A	Economic Development	CDBG: \$ _____	Other: Repay Section 108 Loan
3	Fair Housing	2015	2019	Non-Housing Community Development	N/A	Fair Housing	CDBG: \$10,000	Other: Public Service activities: 950 persons assisted
4	Administration	2015	2019	Administration	N/A	Administration	CDBG: \$ _____ HOME: \$ _____	Other: Timely administration of program

1	Goal Name	Affordable Housing
	Goal Description	Assist in the creation and preservation of affordable housing for low income and special needs households.
2	Goal Name	Economic Development
	Goal Description	Make timely payments to retire Section 108 Loan
3	Goal Name	Fair Housing
	Goal Description	Promote fair housing choice
4	Goal Name	Administration

Goal Description	Support activities that strengthen neighborhoods through the provision of community services to benefit low- and moderate-income and special needs households
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SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Housing Authority of County of Los Angeles (HACoLA) promotes residents involvement through the Resident Councils. The role of a Resident Council (RC) is to improve the quality of life and resident satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living public housing. Resident Councils serve as the voice of the housing communities that elect them. They have their individual priority programs and goals depending upon the demographics, needs, and aspirations of their communities. Role of Resident Councils include:

Advisory Role: Act as an advisory board on matters such as; neighbor conflict, community safety, sounding board for public housing policy issues, and to provide feedback on legislative issues.

Partnership Role: Act as partners with HACoLA both in intention and action to develop mutual trust and respect to address issues and work together collaboratively and effectively to: (1) resolve issues (2) problem solve (3) empower communities to take action for themselves.

Social Role: Encourage community solidarity through celebrations and parties, develop networking systems both in and outside the housing communities, and provide valuable service to the community through volunteerism.

Safe Environments Role: Play a significant role in creating safe environments in their communities; while encouraging resident participation in programs such as neighborhood watch and safety programs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

HACoLA is not identified as a troubled agency.

SF-55 BARRIERS TO AFFORDABLE HOUSING

Strategies to Remove or Ameliorate the Barriers to Affordable Housing

As stated in the City of Monterey Park's Housing Element, the City has identified several strategies to assist in the provision of housing that meets the needs of all economic segments of the community:

- Encourage greater development and utilization of federal, State, and local programs to ensure adequate funding of housing programs.
- Promote the development of new housing units designed for the elderly and disabled persons to be in close proximity to public transportation and community services.
- Encourage the design of residential developments that are secure, safe, and environmentally sensitive. Support the use of cost-saving and energy-conserving construction techniques.
- Support favorable home purchasing options for lower - and moderate-income households.
- Continue to support rental assistance for very low-income households who are overpaying for housing.

Additionally, the City is address the barriers to affordable housing through the following programs:

Affordable Housing Development Incentives

The City addresses the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing in the City. For-profit and non-profit housing developers play an important role in providing affordable housing. The City provides financial assistance through participation in the HOME and CDBG programs and offers a variety of development incentives to encourage affordable housing development, such as:

- Continue to implement land use policy that encourages new housing development and affordable housing through density bonuses.
- Assist in the development of new affordable housing units during the 2014-2021 Housing Element through the provision of technical assistance.
- Explore ways to expedite affordable housing developments through the Design Review Board process.
- Investigate and develop list of available incentives/concessions for affordable development within 3 years of adoption of the Housing Element.
- Explore funding available through County of Los Angeles CDC, HCD, and HUD at the request of interested developers. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Evaluate and assess residual property taxes distribution under the Redevelopment Dissolution Laws, and consider setting aside a portion into an Affordable Housing Fund to assist in development of new units affordable to lower-income households.
- Continue to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled).

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- Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the Industrial Zone.

The responsible agency is the City's Community and Economic Development Department, and the funding source will be the departmental budget.

Section 8 Rental Assistance

Renter overpayment is a significant issue in Monterey Park, as in all of Southern California. The City addresses this need through support for efforts to increase Section 8 Housing Choice Voucher funding. The Housing Choice Voucher Rental Assistance program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice voucher program. The HACoLA coordinates Housing Choice Voucher rental assistance on behalf of the City.

As of 2012, there are 432 households receiving Section 8 Housing Choice Voucher rental assistance in Monterey Park, with an additional 831 Monterey Park residents on the waiting list. The objectives of this program are:

- Support the County's efforts to maintain, and possibly to increase, the current level of Section 8 Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies.
- Direct eligible households to the program.

The responsible agency is the City's Community and Economic Development Department, and the funding sources will be the departmental budget and HUD.

SP-60 HOMELESSNESS STRATEGY

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Monterey Park is located in SPA 3 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

LAHSA conducts the Greater Los Angeles Homeless Count every two years, as part of its mission "to support, create and sustain solutions to homelessness in the City and County of Los Angeles by providing leadership, advocacy, planning and management of program funding." Volunteers throughout Los Angeles County mobilize to conduct a count of both sheltered and unsheltered homeless people. Due to Los Angeles County's size and population, the Greater Los Angeles Homeless Count is the largest

in the nation. Homeless counts are “Point-In-Time” counts over a designated period of time. Data from the count is critical to addressing the complexities of homelessness and planning how to best invest public resources, raise public awareness, identify the needs of homeless people and improve service delivery opportunities to prevent and eliminate homelessness in the region.

Addressing the emergency and transitional housing needs of homeless persons

Due to extremely limited CDBG funds, the City does not currently provide financial assistance to agencies assisting homeless individuals. However, the City will consider the accumulation of surplus or unexpended funds for future financial assistance to such agencies that provide emergency shelter and transitional housing programs for the homeless. In addition, the City has made it a priority to work closely with neighboring shelters throughout the year and in particular during the Winter Shelter Program from December to March of each year. The Winter Shelter program is operated by both of the two nearest shelters: Bell Shelter and East San Gabriel Valley Coalition for the Homeless. The Bell Shelter also operates year round, providing 210 shelter beds for the homeless and 64 beds for the homeless drug and alcohol program

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City has collaborated with LAHSA, shelter providers, and the group home operators, such as MERCI Housing, in the past to provide services for homeless persons in the jurisdiction. For example, the Salvation Army Bell Shelter is one of the region’s largest homeless shelters. The agency provides a homeless case management and life-skills program, which targets the chronically homeless population, serving as a point-of-entry into services for homeless persons. Program participants are identified and/or referred for services by the shelter, community partners, local churches, and schools. Participants complete an intake and assessment process that will be used to create individualized case plans and drive weekly case management. Participants will also receive life skills training offered on a variety of topics and assistance/tools needed to overcome barriers to employment. Housing and employment are generally the most critical but health and mental health issues are also addressed. Bell Shelter partners with other local programs as appropriate and works with emergency housing, transitional housing, and low-income permanent housing sources to help provide the most appropriate housing for individual clients.

Help low income individuals and families avoid becoming homeless, especially extremely low income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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In previous years the City appropriated \$3,128,414 in HOME funds for the acquisition and rehabilitation of affordable housing units for 16 low- and moderate-income households for residential properties on Pomona Avenue and the rehabilitation of nine affordable rental units on Chandler Avenue.

Recently, the City contributed \$42,150 to MERCI Housing, a non-profit agency providing transitional housing to persons with mental disabilities, for the construction of a six-bed facility and multi-purpose building.

SP-65 LEAD BASED PAINT HAZARDS

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will increase lead-based paint (LBP) awareness and abatement in its assisted housing programs. LBP awareness and abatement are key initiatives within the City's Housing Element and CDBG/HOME programs. The City's goal is to make certain that each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of LBP poisoning. The City will address the problem of LBP hazard by implementing the residential rehabilitation program for evaluating and reducing lead hazards during repair and renovation of older housing stock. All applicants eligible for services through the residential rehabilitation program receive the most updated version of the Environmental Protection Agency's (EPA) Protect Your Family From Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is required to use a contractor certified in lead-safe work practices by the state of California. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will further aid in mitigating LBP hazards in the City of Monterey Park. The City will adhere to Federal guidelines for reduction activities with LBP.

How are the actions listed above related to the extent of lead poisoning and hazards?

In Monterey Park an estimated 15,597 units (8,753 owner-occupied units and 6,844 renter-occupied units) were built before 1980 and may contain LBP. Of this number, approximately 301 owner-occupied households and 305 renter-occupied households are occupied by families with children present. Monterey Park's lead-based paint strategy targets owner-occupied housing units in the City that are most likely to contain lead-based paint. The City will seek additional funding when available for the remediation of LBP.

How are the actions listed above integrated into housing policies and procedures?

The City considers improving and maintaining its affordable housing stock a priority. Furthermore, the City's Code Enforcement Officers provide code enforcement activities throughout the City. The City's Code Enforcement Officers play a key role in the lead

based paint strategy described above. LBP awareness and abatement will be fully integrated by the City into its assisted housing programs. Each tenant, landlord and property owner will be informed of the dangers, symptoms, testing, treatment and prevention of LBP poisoning. LBP hazard stabilization or abatement will be provided in each and every rehabilitation project. Adherence to Federal guidelines for reduction activities with LBP is provided for in every federally funded rehabilitation loan.

SP-70 ANTI-POVERTY STRATEGY

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. As funds become available, the City will consider allocating CDBG funds to public service agencies that offer supportive services in the fight against poverty.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training, and increasing the number of higher paying local jobs. The City will coordinate with Mexican American Opportunity Foundation, Management Career Solutions, West San Gabriel WorkSource, and Asian Youth Center, and Chinatown Service Center in conjunction with the Employment Development Department, East Los Angeles Community College, and the County of Los Angeles Community Development Commission. These agencies provide job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Similarly, employers use some of these agencies to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

During the Consolidated Plan period, the City's Economic and Community Development Department will foster economic growth by encouraging economic development opportunities that result in:

1. A jobs/housing balance established through quality employment opportunities for residents;
2. An invigorated economic base through increased sales tax generation; and
3. Economic wealth by attracting external monies to the local economy.

As funding availability permits, the City will consider assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services

to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children, in addition to other services. The City will also continue coordinating with public agencies providing job training, life skills training, lead poisoning prevention and remediation, and other community education programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Due to limited CDBG and HOME funds, Monterey Park will seek additional grant funds to leverage the CDBG/HOME program and to coordinate with other public service agencies that offer supportive services in the fight against poverty. Many of these agencies also offer assistance with securing affordable housing.

SP-80 MONITORING

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Performance monitoring of federally funded activities for compliance to federal program requirements is undertaken for programs and projects that are either under an annual or longer-term performance period. In addition, the City undertakes an annual Single Audit according to the requirements of the federal Office of Management and Budget. As standard practice, notification is made to HUD on the availability of the City's annual audit.

Public Services

The City ensures monitoring compliance for public service grant contracts as follows:

1. A CDBG Application File Checklist along with sub recipient documentation from the checklist will be placed in each sub recipient file.
2. All sub recipients will be monitored by City staff quarterly through the collection of quarterly invoices, quarterly progress reports and other quarterly supporting documentation (timesheets, pay stubs, payroll records, invoices, profit/loss statements, bank statements, etc.). Any missing information will be requested from sub recipients at that time to bring their file into compliance.
3. HUD on-site monitoring. From time to time HUD staff will perform on-site monitoring of both City staff and sub recipients.

Capital Projects

The City ensures monitoring compliance for capital grant and/or loan contracts as follows:

1. Periodically properties and/or units that have received CDBG/HOME assistance for rehabilitation and/or acquisition of real property will be inspected by the City or its designee to ensure that all housing codes such as Health and Safety Code (H&S), Housing Quality Standards (HQS), building codes and code

enforcement standards are in compliance. A report of the findings will be placed in the CDBG/HOME grant and/or loan file to ensure long-term compliance with housing codes.

2. Recipients of CDBG/HOME capital project grants and/or loans for rehabilitation and acquisition of real property will submit annual performance reports to the City by July 31 of each year that summarizes CDBG/HOME assisted household information such as the number of clients served, including their monthly rent, annual income, income level, household size, race/ethnicity and whether they are senior, disabled or female head of households for the term of their grant and/or loan agreement.

Minority Outreach

City issues Request for Proposal/Request for Qualifications (RFP/RFQ) to qualified vendors, including those who are minority businesses and women-owned businesses. The RFP/RFQ may be posted in the local newspaper, on bidding websites, the City website and notifications are also sent out to local service providers and nonprofit affordable housing developers

ACTION PLAN

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Action Plan focuses on activities to be funded with the two federal entitlement grants—CDBG and HOME—administered by the Department of Housing and Urban Development (HUD). Housing and community development needs in the City are extensive and require the effective and efficient use of limited funds. HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate.

CDBG Program

CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income.

There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

1. Benefiting low—and moderate—income persons;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet an urgent need that the grantee is unable to finance on its own.

The City is anticipating receiving approximately \$625,234 in PY 2015-2016 CDBG funds. The City will be using approximately \$54,507 in carryover from prior years.

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HOME Program

HOME funds are awarded annually as formula grants to participating jurisdictions (PJ's). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits.

HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately \$241,612 in PY 2015-2016 HOME funds. The City will be using approximately \$388,586 in carryover funds from prior years.

The City proposes to use its HOME funds for the Residential Rehabilitation Program, develop affordable housing through partnerships with a certified Community Housing Development Organization (CHDO), and for the general administration of the HOME Program.

Table 49: Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin & Planning Fair Housing Section 108 Repayment	\$625,234	\$0	\$54,507	\$679,741	\$2,500,936	The Year 1 amount used is the 2015 amount. The expected amount for the remainder of the Con Plan is simply the Year 1 amount multiplied by 4. Also, the Program Income figure is zero, but changes in programming could potentially create Program Income. Prior Year resources listed are an estimate only based on existing resources and an approximation of expenditures to be made between the writing of the Con Plan and the end of the 2014 Program Year.
HOME	public - federal	Admin & Planning Home Imp. Program CHDO	\$241,612	\$0	\$388,586	\$630,198	\$966,448	The Year 1 amount used is the 2015 amount. The expected amount for the remainder of the Con Plan is simply the Year 1 amount multiplied by 4. Also, the Program Income figure is zero, but changes in programming could potentially create Program Income. Prior Year resources listed are an estimate only based on existing resources and an approximation of expenditures to be made between the writing of the Con Plan and the end of the 2014 Program Year.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

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The City of Monterey Park and HUD share a mutual interest in leveraging HUD resources to the maximum extent possible in order to deliver high-quality affordable housing, neighborhood improvement programs, supportive services, and economic development.

Entitlement Funds

Leverage, in the context of CDBG funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

The HOME Program is one of the largest sources of federal funds available to the City. However all PJ's must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. The matching contribution adds to the resources available for HOME – assisted or HOME – eligible projects.

HOME statute at Section 92.222 provides for a reduction of the matching contribution requirement under three conditions:

1. fiscal distress;
2. severe fiscal distress, and
3. Presidential declared major disasters covered under the Stafford Act.

A PJ may be entitled to a greater reduction if an increase in its poverty rate or a decrease in its per capita income causes it to be eligible for a 100% match reduction. If a PJ satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100% reduction of match.

The City of Monterey Park is not eligible for a match reduction; therefore, the City will use its excess match carried over from prior years. The total match available for PY 2015 is approximately \$2,977,079. HOME regulations allow the excess match to be carried over and applied to future HOME project match liability.

Other Federal Grant Programs

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal and state grant programs discussed above, the City would either have to competitively apply or affordable housing developers could apply for funding through these programs for particular developments in the City.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. The Mortgage Credit Certificates (MCC) Program provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City does not own land or property located within the jurisdiction that may be used to address the needs identified in the plan.

AP-20: Annual Goals and Objectives

Table 50: Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2016	Affordable Housing	City-wide	Affordable Housing	CDBG: \$0 HOME: \$569,796	Homeowner housing rehabilitated; 8 housing units rehabilitated

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2	Economic Development	2015	2016	Economic Development	N/A	Economic Development	CDBG: \$554,695	Other: Repay Section 108 Loan
3	Fair Housing	2015	2016	Non-Housing Community Development	City-wide	Fair Housing	CDBG: \$10,000	Other: 50 persons assisted
4	Administration	2015	2016	Administration	N/A	Administration	CDBG: \$115,046 HOME: \$24,161	Other: Timely administration of program

AP-35: Projects

Table 51: Projects

#	Project Name
1	Residential Rehabilitation Program
2	Fair Housing Foundation
3	CDBG Administration
4	HOME Administration
5	Repayment of Section 108 loan
6	CHDO

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Efforts to address obstacles to meeting underserved needs will include:

- The City will encourage and support the efforts of the Housing Authority of the County of Los Angeles to seek additional Section 8 Housing Choice Vouchers.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs housing.

AP-38 Project Summary

Project Summary Information

1	Project Name	Residential Rehabilitation Program
	Target Area	Community Wide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$569,796
	Description	Residential Rehabilitation Program
	Target Date	06/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	8
	Location Description	N/A
	Planned Activities	N/A

2	Project Name	Fair Housing Foundation
	Target Area	Citywide
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$10,000
	Description	HRC will assist the City in taking actions to affirmatively further fair housing. HRC will handle housing discrimination complaints or tenant/landlord counseling.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	N/A
	Planned Activities	N/A

3	Project Name	CDBG Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$115,046
	Description	The project is a priority because it is necessary for the proper administration of the CDBG program including oversight of the subrecipients and implementation of the citizen participation process.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	320 West Newmark Avenue Monterey Park, CA 91754
	Planned Activities	N/A

4	Project Name	HOME Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$24,161

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	Description	This project is a priority because it is necessary for the proper administration of the HOME program including oversight of the CHDO projects and implementation of the citizen participation process.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	320 West Newmark Avenue Monterey Park, CA 91754
	Planned Activities	N/A

5	Project Name	Repayment of Section 108 loan
	Target Area	Pomona Freeway and Greenwood Avenue Monterey Park, CA 91754
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$554,695
	Description	This project is a priority because there is a need to pay the debt obligation for the Section 108 loan in connection with the Monterey Park Market Place Shopping Center and Acquisition.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A

6	Project Name	HOME CHDO
	Target Area	Community Wide
	Goals Supported	N/A
	Needs Addressed	Housing
	Funding	CDBG: \$36,241
	Description	This project is a priority because it is necessary to allocate 15% of the HOME funds to projects owned, operated, or sponsored by CHDOs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	N/A

AP- 50 Geographic Distribution

Table 52: Geographic Distribution

Target Area	Percentage of Funds

Geographic Area

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

General Allocation Priorities

The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

AP-55 Affordable Housing

Table 53: One-Year Goals for Affordable Housing by Support Requirement

Homeless	0
Non-Homeless	0
Special Needs	0
Total	0

Table 54: One-Year Goals for Affordable Housing by Support Type

Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

AP-60 Public Housing

Introduction

There are no public housing complexes within the City of Monterey Park. However, the City has assisted in the development and/or substantial rehabilitation of residential units that are restricted to low- and moderate-income residents. The County of Los Angeles Housing Authority, as of May 12, provided 432 Section 8 Housing Choice Vouchers to Monterey Park residents.

The Section 8 Housing Choice Voucher program currently assists approximately 23,000 families Countywide through a partnership with over 13,000 property owners. The Public Housing program manages 3,229 units of public and other affordable housing throughout Los Angeles County. The Housing Authority programs are targeted toward LMI households. To be eligible for the Section 8 program, a family's gross annual income must be below 50% of the AMI in Los Angeles County. 75% of new admissions must have gross annual incomes at or below 30% of the AMI.

Actions planned during the next year to address the needs to public housing

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N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities

Introduction

The City is located within the Los Angeles Homeless Services Authority (LAHSA) Continuum. The continuum provides oversight of federal homeless assistance dollars and collaborates with local communities to provide the best service to our residents who are homeless. The Los Angeles Continuum conducts quarterly community meetings and the public is invited. However, for the 1015-16 program year, and for the foreseeable future, the City of Monterey Park will not receive enough funds from HUD to address the needs of the homeless.

AP-75 Barriers to Affordable Housing

Introduction

As stated in the City of Monterey Park's Housing Element, the City has identified several strategies to assist in the provision of housing that meets the needs of all economic segments of the community:

- Encourage greater development and utilization of federal, State, and local programs to ensure adequate funding of housing programs.
- Promote the development of new housing units designed for the elderly and disabled persons to be in close proximity to public transportation and community services.
- Encourage the design of residential developments that are secure, safe, and environmentally sensitive. Support the use of cost-saving and energy-conserving construction techniques.
- Support favorable home purchasing options for lower - and moderate-income households.
- Continue to support rental assistance for very low-income households who are overpaying for housing.

Additionally, the City will address the barriers to affordable housing through the following programs:

Affordable Housing Development Incentives

The City addresses the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing in the City. For-profit and non-profit housing developers play an important role in providing affordable housing. The City provides financial assistance through participation in the HOME and CDBG programs and offers a variety of development incentives to encourage affordable housing development, such as:

- Continue to implement land use policy that encourages new housing development and affordable housing through density bonuses.
- Assist in the development of new affordable housing units during the 2014-2021 Housing Element through the provision of technical assistance.
- Explore ways to expedite affordable housing developments through the Design Review Board process.
- Investigate and develop list of available incentives/concessions for affordable development within 3 years of adoption of the Housing Element.
- Explore funding available through County of Los Angeles CDC, HCD, and HUD at the request of interested developers. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Evaluate and assess residual property taxes distribution under the Redevelopment Dissolution Laws, and consider setting aside a portion into an Affordable Housing Fund to assist in development of new units affordable to lower-income households.
- Continue to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled).
- Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the Industrial Zone.

The responsible agency is the City's Community and Economic Development Department, and the funding source will be the departmental budget.

Section 8 Rental Assistance

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Renter overpayment is a significant issue in Monterey Park, as in all of Southern California. The City addresses this need through support for efforts to increase Section 8 Housing Choice Voucher funding. The Housing Choice Voucher Rental Assistance program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice voucher program. The HACoLA coordinates Housing Choice Voucher rental assistance on behalf of the City.

As of 2012, there are 432 households receiving Section 8 Housing Choice Voucher rental assistance in Monterey Park, with an additional 831 Monterey Park residents on the waiting list. The objectives of this program are:

- Support the County's efforts to maintain, and possibly to increase, the current level of Section 8 Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies.
- Direct eligible households to the program.

The responsible agency is the City's Community and Economic Development Department, and the funding sources will be the departmental budget and HUD.

AP-85 Other Actions

Introduction

Efforts to address obstacles to meeting underserved needs will include:

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

Actions planned to foster and maintain affordable housing

Due to limited CDBG and HOME funds, Monterey Park will seek additional grant funds to leverage the CDBG/HOME program and to coordinate with other public service agencies that offer supportive services in the fight against poverty. Many of these agencies also offer assistance with securing affordable housing.

Actions planned to reduce lead-based paint hazards

The City will increase lead-based paint (LBP) awareness and abatement in its assisted housing programs. LBP awareness and abatement are key initiatives within the City's Housing Element and CDBG/HOME programs. The City's goal is to make certain that each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of LBP poisoning. The City will address the problem of LBP hazard by implementing the residential rehabilitation program for evaluating and reducing lead hazards during repair and renovation of older housing stock. All applicants eligible for services through the residential rehabilitation program receive the most updated version of the Environmental Protection Agency's (EPA) Protect Your Family From Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is required to use a contractor certified in lead-safe work practices by the state of California. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will further aid in mitigating LBP hazards in the City of Monterey Park. The City will adhere to Federal guidelines for reduction activities with LBP.

Actions planned to reduce the number of poverty-level families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. As funds become available, the City will consider allocating CDBG funds to public service agencies that offer supportive services in the fight against poverty.

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Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training, and increasing the number of higher paying local jobs. The City will coordinate with Mexican American Opportunity Foundation, Management Career Solutions, West San Gabriel WorkSource, and Asian Youth Center, and Chinatown Service Center in conjunction with the Employment Development Department, East Los Angeles Community College, and the County of Los Angeles Community Development Commission. These agencies provide job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Similarly, employers use some of these agencies to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

During the Consolidated Plan period, the City's Economic and Community Development Department will foster economic growth by encouraging economic development opportunities that result in:

4. A jobs/housing balance established through quality employment opportunities for residents;
5. An invigorated economic base through increased sales tax generation; and
6. Economic wealth by attracting external monies to the local economy.

As funding availability permits, the City will consider assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children, in addition to other services. The City will also continue coordinating with public agencies providing job training, life skills training, lead poisoning prevention and remediation, and other community education programs.

Actions planned to develop institutional structure

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

Additionally, the City will focus on:

- Strengthening the working relationship with the Housing Authority of the County of Los Angeles by providing input to and coordinating with that organization. Efforts to strengthen the institutional structure will involve review of the five-year and annual plans of the Housing Authority of the

County of Los Angeles, encouraging the Authority to conduct outreach to local landlords, providing information to the Authority on the location of housing suitable for disabled persons, and other similar considerations.

- Developing a working alliance with private institutions such as local lenders and associations of Realtors. Local lenders may be a source of referrals for applicants to the Residential Rehabilitation Program. Local associations of Realtors may help the City to develop ways of increasing homeownership among all populations.

Actions planned to enhance coordination between public and private housing and social service agencies

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

AP-90 Program Specific Requirements

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	0
2	The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3	The amount of surplus funds from urban renewal settlements.	0
4	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5	The amount of income from float-funded activities.	0
	Total Program Income	0

3. The amount of surplus funds from urban renewal settlements.

Other CDBG Requirements

1	The amount of urgent need activities	0
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In PY 2015-2016, the City does not plan to use HOME funds for homebuyer down payment assistance. However, some homebuyers that were assisted in prior years may decide to sell their homes during the upcoming program year. In that event, the City will enforce the resale and recapture guidelines.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

DRAFT

APPENDIX A

Community Outreach List

Survey Form (English, Chinese, and Spanish Translations)

Community Survey Responses

Public Notice Flyer (English, Chinese, and Spanish Translations)

Proof of Publication

Community Outreach List			
Agency/Organization	Address	Representative Name	Notes
Los Angeles Homeless Services Authority (LAHSA)	811 Wilshire Blvd., 6th Floor I Los Angeles, CA 90017	Jorge Gonzales, Policy & Planning	
Alta-Med PACE	12130 Paramount Blvd., Downey, CA 90242	Robert Carrillo, Enrollment Development Specialist II	
The Office of Supervisor Hilda L. Solis (El Monte Office)	3400 Aerojet Avenue, Ste 240 El Monte, CA 91731	Lawrence Shih, District Engagement Team	
Southern California Association of Governments	818 W 7th St. Ste 1200 Los Angeles, CA 90017	Ping Chang, Program Manager	
Los Angeles County Department of Health Services	313 N. Figueroa Los Angeles, CA 90012	N/A	
East Los Angeles College	1301 Avenida Cesar Chavez Monterey Park, CA 91754	Alejandro Guzmán, Public Information Officer	
Mark Keppel High School	501 E Hellman Ave. Alhambra, CA 91801	N/A	
Macy Intermediate School	2101 Lupine Ave. Monterey Park, CA 91755	Francisco Arregui, Principal	
Monterey Park Christian School	1951 S. Garfield Ave. Monterey Park	Sandra Wong, Director	
Monterey Vista Elementary School	901 E. Graves Ave. Monterey Park, 91755	Hing Chow, Principal	
MERCI	525 N Chandler Ave. Monterey Park, CA91754	Marta Escanuelas, Executive Director	
Charles Company	9034 W. Sunset Blvd. West Hollywood, CA 90069	Arman Gabay, Co-Managing Partner	
TELACU	5400 E Olympic Blvd., Third Floor Los Angeles, CA 90022	Tom Provencio, Senior Vice President	
City of Alhambra	111 S. First Street Alhambra, CA 91801	Tara Schultz, Director of Development Services	
City of Montebello	1600 W. Beverly Blvd. Montebello, CA 90640	Alex Hamilton, Director of Planning and Community Development	
City of Rosemead	8838 E. Valley Blvd. Rosemead, CA 91770	Michelle Ramirez, Community Development Director	
Chinatown Service Center	112 N Chandler Ave. Ste 105 Monterey Park, CA	Sina Ma, Social Service Supervisor	
East San Gabriel Valley Coalition for the Homeless	St. Martin de Porres Center St. John Vianney Church, Hacienda Hts., CA 91745	Martha Garcia-Lue, Manager	

Community Outreach List			
Agency/Organization	Address	Representative Name	Notes
Asian Youth Center	100 Clary Avenue San Gabriel, CA 91776	Michelle Freridge, Executive Director	
Mexican American Opportunity Foundation (MAOF)	401 N. Garfield Ave., Montebello, CA 90640	Norma Vasquez	
San Gabriel Valley Council of Governments	1000 S. Fremont Ave Unit 42 Bldg A-10N, Suite 10-210 Alhambra, CA 91803	Marisa Creter, Assistant to the Executive Director	
Monterey Park Chamber of Commerce	700 El Mercado Avenue Monterey Park, CA 91754	Deana Marie Sewell Executive Director and resident of Monterey Park	
Los Angeles County Community Development Commission	700 W. Main Street Alhambra, CA 91801	Corde Carillo Director of Community Development	
Chinese Evangelical Free Church	1111 South Atlantic Boulevard Monterey Park, CA 91754	Office Manager	
St. Thomas Aquinas Catholic Church & St. Thomas Aquinas Catholic School	1501 South Atlantic Boulevard Monterey Park, CA 91754	Office Manager	
St. Steven Martyr Catholic Church & St. Steven Martyr Catholic School	320 W. Garvey Avenue Monterey Park, CA 91754	Office Manager	
LINC Housing Corporation	555 E. Ocean Blvd., Suite 900 Long Beach, CA 90802	Michael de la Torre	
Housing Rights Center	3255 Wilshire Boulevard, Suite 1150 Los Angeles, CA 90010	Chancela Al-Monsour, Executive Director	
Salvation Army Bell Shelter	5600 Rickenbacker Road Bell, CA 90201	Francis Delgado, Manager	



CITY OF MONTEREY PARK

COMMUNITY SURVEY

The City of Monterey Park is preparing a Consolidated Plan (ConPlan) for use of federal funds over the 2015-2020 period. The City receives approximately \$625,000 Community Development Block Grant (CDBG) funds and approximately \$240,000 HOME funds each year for housing and community development projects. The City wishes to prepare a strategic plan that identifies housing and community needs benefiting low- and moderate-income residents. Your responses to the following questions will assist the City in prioritizing needs that may be eligible for CDBG and HOME funding.

Instructions: Please respond to each of the following by selecting the number that best represents your opinion. "1" represents lowest need. "5" represents highest need.

COMMUNITY FACILITIES	Senior Centers	1	2	3	4	5
	Youth Centers	1	2	3	4	5
	Parks & Recreation Facilities	1	2	3	4	5
COMMUNITY SERVICES	Senior Services	1	2	3	4	5
	Youth/Teen Services	1	2	3	4	5
	Childcare Services	1	2	3	4	5
	Health Services	1	2	3	4	5
SPECIAL NEEDS SERVICES	Services for the Disabled	1	2	3	4	5
	Homeless Services	1	2	3	4	5
	Abused Children Services	1	2	3	4	5
	Domestic Violence Services	1	2	3	4	5
PUBLIC INFRASTRUCTURE	Sidewalks/Streets/Alleys	1	2	3	4	5
	Accessible Curb Ramps	1	2	3	4	5
	Street Lights	1	2	3	4	5
	Water System	1	2	3	4	5
	Sewer System	1	2	3	4	5
	Flood Prevention/Drainage	1	2	3	4	5
NEIGHBORHOOD SERVICES	Graffiti Removal	1	2	3	4	5
	Code Enforcement	1	2	3	4	5
	Trash & Debris Removal	1	2	3	4	5
	Tree Trimming & Planting	1	2	3	4	5
BUSINESS & JOBS	Commercial Rehabilitation Assistance	1	2	3	4	5
	Business Attraction/Retention	1	2	3	4	5
	Job Creation/Training	1	2	3	4	5
	Small Business Loans	1	2	3	4	5
	Business Assistance Counseling	1	2	3	4	5
HOUSING	Residential Rehab Assistance	1	2	3	4	5
	Affordable Housing	1	2	3	4	5
	1st Time Homebuyer Assistance	1	2	3	4	5
	Senior Housing	1	2	3	4	5
	Homeless Shelters	1	2	3	4	5
	Domestic Violence Shelters	1	2	3	4	5

WHICH OF THE FOLLOWING BEST DESCRIBES YOU? Please circle.

Resident

Business Owner

Other (please specify) _____

IN THE SPACE BELOW, LIST ANY ADDITIONAL HOUSING AND/OR COMMUNITY NEEDS THAT HAVE NOT BEEN LISTED IN THE SURVEY THAT ARE HIGH PRIORITY NEEDS IN MONTEREY PARK.

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Thank you for completing the survey!
Please submit your survey by one of the following methods:

IN-PERSON	BY EMAIL	BY MAIL
Please place completed survey in the designated drop box.	stewasart@montereypark.ca.gov	Attn: Samantha Tewasart City Hall Community Development Department 320 West Newmark Ave Monterey Park, CA 91754



蒙特利公園市

社區問卷調查

蒙特利公園市正在準備為 **2015-2020** 年度的鞏固計劃(ConPlan)籌備聯邦基金。每年，市政府為住房和社區發展項目，收到一筆約**\$625,000** 美元的社區發展補助金(CDBG)，以及一筆約為**\$240,000** 美元的住宅投資合作(HOME)資金。市政府希望準備一個有利於低收入和適量收入的居民，可識別住房和社區需求的策略性計劃。您對下列問題的回答，將可以協助市政府考量優先處理可能符合 CDBG 和 HOME 資金要求的需求項目。

說明：請在最能代表您意見的號碼上打圈，回答以下每一項問題。“1”代表最低需求，“5”代表最高需求。

社區設施	老人中心	1	2	3	4	5
	青少年中心	1	2	3	4	5
	公園和休閒娛樂設施	1	2	3	4	5
社區服務	老人服務	1	2	3	4	5
	青少年/青年服務	1	2	3	4	5
	兒童看護服務	1	2	3	4	5
	保健服務	1	2	3	4	5
特別需求服務	傷殘人士服務	1	2	3	4	5
	流浪者服務	1	2	3	4	5
	虐待兒童服務	1	2	3	4	5
	家庭暴力服務	1	2	3	4	5
公共基礎設施	人行道/街道/小巷	1	2	3	4	5
	路邊斜坡通道	1	2	3	4	5
	街燈	1	2	3	4	5
	用水系統	1	2	3	4	5
	下水管道系統	1	2	3	4	5
	防洪/排水設備	1	2	3	4	5
鄰里服務	清除塗鴉	1	2	3	4	5
	法規執行	1	2	3	4	5
	垃圾和雜物清理	1	2	3	4	5
	樹木修剪和種植	1	2	3	4	5
商業服務	商業修復援助	1	2	3	4	5
	商業吸引力/保留	1	2	3	4	5
	創造職業/培訓服務	1	2	3	4	5
	小型商業貸款	1	2	3	4	5
	商業援助諮詢	1	2	3	4	5
住房	住宅修復援助服務	1	2	3	4	5
	可負擔的住宅	1	2	3	4	5
	第一次購房援助	1	2	3	4	5
	耆英老人住宅	1	2	3	4	5
	流浪者收容所	1	2	3	4	5
	家庭暴力收容所	1	2	3	4	5

以下哪一項最能形容您？請圈起來

居民 商業業主 其他(請註明)_____

在下面空白處，請列出任何沒有在調查表裡列出的應有優先權的蒙市住宅和/或社區需求

謝謝您完成調查！		
請選擇以下方法遞交您的調查表：		
親臨	電郵	郵寄
請把填寫完的表格投放在指定箱子裡	stewasart@montereypark.ca.gov	收件人：Samantha Tewasart 社區發展部 蒙特利公園市市政廳 320 West Newmark Ave Monterey Park, CA 91754



CIUDAD DE MONTEREY PARK

ENCUESTA DE LA COMUNIDAD

La ciudad de Monterey Park está preparando un Plan Consolidado (ConPlan) para usar los fondos federales durante el período 2015 – 2020. La Ciudad recibe aproximadamente \$625,000 en fondos del Community Development Block Grant (CDBG) y aproximadamente \$240,000 en fondos de HOME cada año, para viviendas y proyectos para el desarrollo de la comunidad. La Ciudad desea preparar un plan estratégico que identifique las necesidades de viviendas y de la comunidad para el beneficio de los residentes de bajos o moderados ingresos económicos. Sus respuestas a las siguientes preguntas ayudarán a la Ciudad a dar prioridad a las necesidades que reúnan los requisitos para recibir fondos del CDBG y HOME.

Instrucciones: Responda a cada uno de lo siguiente poniendo un círculo alrededor del número que mejor represente su opinión. "1" representa la mínima necesidad. "5" representa la máxima necesidad.

FACILIDADES COMUNITARIAS	Centros para Adultos Mayores	1	2	3	4	5
	Centros para Jóvenes	1	2	3	4	5
	Locales de Parques y Recreación	1	2	3	4	5
SERVICIOS COMUNITARIOS	Servicios para Adultos Mayores	1	2	3	4	5
	Servicios para Jóvenes	1	2	3	4	5
	Servicios para el Cuidado de Niños	1	2	3	4	5
	Servicios de Salubridad	1	2	3	4	5
SERVICIOS PARA NECESIDADES ESPECIALES	Servicios para Minusválidos	1	2	3	4	5
	Servicios para Los Sin Casa	1	2	3	4	5
	Servicios para Niños Maltratados	1	2	3	4	5
	Servicios para Violencia Doméstica	1	2	3	4	5
INFRAESTRUCTURA PÚBLICA	Aceras/Calles/Callejones	1	2	3	4	5
	Rampas de Acceso al Borde de Aceras	1	2	3	4	5
	Luces de las Calles	1	2	3	4	5
	Sistema del Agua	1	2	3	4	5
	Sistema de Alcantarillas	1	2	3	4	5
	Prevención de Inundación/Desagües	1	2	3	4	5
SERVICIOS PARA EL VECINDARIO	Eliminación de Graffiti	1	2	3	4	5
	Ejecución del Código	1	2	3	4	5
	Eliminación de Basura y Desechos	1	2	3	4	5
	Plantar y Mantener los árboles	1	2	3	4	5
NEGOCIOS Y EMPLEOS	Ayuda para Rehabilitación Comercial	1	2	3	4	5
	Atracción de Negocios/Retención	1	2	3	4	5
	Creación de Empleos/Entrenamiento	1	2	3	4	5
	Préstamos a Negocios Chicos	1	2	3	4	5
	Consejos sobre Ayuda para Negocios	1	2	3	4	5
VIVIENDA	Asistencia para Rehabilitación Residencial	1	2	3	4	5
	Viviendas Asequibles	1	2	3	4	5
	Ayuda para Comprador de Casa - 1ra Vez	1	2	3	4	5
	Viviendas para Adultos Mayores	1	2	3	4	5
	Refugios para Los Sin Casa	1	2	3	4	5
	Refugios para Violencia Doméstica	1	2	3	4	5

¿CUÁL DE LOS SIGUIENTES LO DESCRIBE MEJOR A USTED? Hágale un círculo.

Residente

Propietario de Negocio

Otro (especificar) _____

EN EL ESPACIO DE ABAJO, HACER UNA LISTA DE CUALQUIER OTRA NECESIDAD ADICIONAL DE VIVIENDA Y/O PARA LA COMUNIDAD QUE NO SE HA MENCIONADO EN LA ENCUESTA Y QUE ES UNA NECESIDAD DE ALTA PRIORIDAD EN MONTEREY PARK.

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¡Gracias por completar la encuesta!

Por favor escoja uno de los siguientes métodos para enviar la encuesta:

EN PERSONA	POR E-MAIL	POR CORREO
Por favor ponga la completada encuesta en la designada caja.	stewasart@montereypark.ca.gov	Atcn: Samantha Tewasart Municipalidad Departamento del Desarrollo Comunitario 320 West Newmark Ave. Monterey Park, CA 91754

COMMUNITY SURVEY RESPONSES

	1	2	3	4	5
Community Facilities					
Senior	20	6	26	30	62
Youth	10	10	34	31	32
P/R	8	8	24	34	53
Community Services					
Senior	12	8	22	24	56
Youth/Teen	9	7	38	32	25
Childcare	13	11	29	22	35
Health	9	14	26	17	52
Special Needs Services					
Disabled	9	9	29	28	59
Homeless	13	19	32	24	24
Abused Children	10	17	27	23	33
Domestic Violence	7	18	32	20	29
Public Infrastructure					
Sidewalks	11	4	24	34	59
Curb Ramps	8	6	35	31	58
Street Lights	8	6	30	29	50
Water	9	3	25	32	51
Sewer	7	4	28	22	47
Flood Prevention	5	13	32	22	51
Neighborhood Services					
Graffiti	10	7	34	24	45
Code	6	5	28	44	39
Trash	7	4	36	36	43
Tree Trimming	8	7	39	23	45
Business & Jobs					
Commercial Rehab	14	9	28	28	44
Business Attraction/Retention	10	4	27	26	42
Job Creation/Training	11	8	26	26	43
Small Business Loans	12	16	36	23	26

	1	2	3	4	5
Business Assistance Counseling	14	11	40	18	34
Housing					
Residential Rehab	9	10	33	29	49
Affordable Housing	5	11	32	20	36
1st Time	11	12	32	33	28
Senior	12	9	33	31	37
Homeless	18	18	36	18	20
Domestic Violence Shelters	21	18	28	18	32
WRITE-IN RESPONSES					
	Resident	To attract large business corporations/organizations to the City. This will satisfy citizen's needs and add sales tax to the City. Transportation and traffic improvements - pedestrians are walking all over the street and are not obeying traffic rules. Need to add penalties for pedestrians and biker's who are not obeying the traffic rules.			
	Unknown	To create school for low-income children between 2 years above.			
	Resident	College workshops, job training/conferences			
	Resident	Improved City Bus System			
	Business Owner	Mixed-use complex buildings are welcome to business owners; lower business, flat residential use			
	Resident	Parking - residential and public parking structure			
	Resident	Upgraded aquatic facilities			
	Resident	Underground electrical power lines in MPK. Too many senior projects and low income people in our City. Both require more services than they provide back in resources.			
	Resident	Foster homes, teenage runaway homes			
	Resident	English names for restaurants. Walking on cross walks on red.			
NUMBER OF SUBMITTED SURVEYS					
	Online Survey	0			
	Paper Survey	147			
TYPE OF RESPONDENTS					
	Residents	94			
	Business Owners	4			
	Other	2			
	Did Not Specify	47			



CITY OF MONTEREY PARK

COMMUNITY FORUMS

Let's strategize together! The City of Monterey Park is preparing its Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice.

Engage with other community members to identify community needs.

What are the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (ConPlan & AI)?

The ConPlan & AI are created every five years and assist the City in identifying community needs. The planning process to create the ConPlan & AI serves as the framework for community-wide dialogue to address housing, economic and community development priorities.



You're Invited! The City of Monterey Park invites you to attend our public meetings to discuss the development of the City's Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice. For further information, please contact Samantha Tewart, Senior Planner, at the Community Development Department, City Hall, by phone (626) 307-1458 or by email, stewart@montereypark.ca.gov.

City Hall Community Room

320 West Newmark Ave.
Monterey Park, CA 91754
Friday, February 20, 2015
4:00-5:30 p.m.

Langley Senior Center

400 West Emerson Ave.
Monterey Park, CA 91754
Wednesday, February 25, 2015
6:30-8:00 p.m.

Requests for disability-related accommodations require three business days of advance notice.



蒙特利公園市

社區座談會

讓我們一起來策劃！ 蒙特利公園市正在準備它的五年鞏固計劃和公平住房選擇的障礙分析。

與其他社區成員一起合作，來考量確定社區需求。

所謂的鞏固計劃和公平住房選擇(簡稱 ConPlan & AI)障礙分析是什麼？

鞏固計劃和公平住房選擇障礙分析(ConPlan & AI)每五年就創設一次，協助市政府識別社區需求。創造 ConPlan & AI 的計劃過程，對於整個社區提出的住房，經濟，以及社區發展優先權等對話，起到框架作用。



您已受邀請！蒙特利公園市邀請

您前來參加我們的公共會議，商討市政府的五年鞏固計劃發展和公平住房選擇障礙分析。若需更多信息，請與市政廳的社區發展部資深策劃負責人，**Samantha Tewasart** 聯繫，電話：**(626)307-1458**，電子郵箱：**stewasart@montereypark.ca.gov**。

蒙特利公園市政府 社區室(Community Room)

320 W. Newmark Ave
Monterey Park, CA 91754
2015 年 2 月 20 日，星期五
下午 4 點至 5 點 30 分

蘭利耆英老人中心 Langley Senior Center

400 West Emerson Ave
Monterey Park, CA 91754
2015 年 2 月 25 日，星期三
晚上 6 點 30 分至 8 點

有關任何傷殘人士特殊協助需求，需要提前三個工作天的預先通知準備。



CIUDAD DE MONTEREY PARK **FOROS COMUNITARIOS**

¡Vamos a planear la estrategia juntos! La ciudad de Monterey Park está preparando su Plan Consolidado de cinco años y su Análisis de Impedimentos a la Opción de Equidad de Vivienda.

Póngase de acuerdo con otros miembros de la comunidad para identificar las necesidades de la comunidad.

¿Qué son el Plan Consolidado y el Análisis de Impedimentos a la Opción de Equidad de Vivienda (ConPlan y AI)?

El ConPlan y el AI son creados cada cinco años y ayudan a la Ciudad a identificar las necesidades de la comunidad. El proceso de planificación para crear el ConPlan y el AI sirve como la estructura de un diálogo entre toda la comunidad para hablar sobre vivienda, economía, y las prioridades del desarrollo de la comunidad.



¡Usted está invitado! La ciudad de Monterey Park lo invita a asistir a nuestras audiencias públicas para hablar sobre el desarrollo del Plan Consolidado de cinco años y el Análisis de Impedimentos a la Opción de Equidad de Vivienda de la ciudad. Para más información, póngase en contacto con Samantha Tewasart, Principal Planificadora, por teléfono llamando al Departamento del Desarrollo de la Comunidad, en la Municipalidad, al (626) 307-1324 o por e-mail al stewasart@montereypark.ca.gov.

**Municipalidad
Salón Comunitario**
320 W. Newmark Avenue
Monterey Park, CA 91754
Viernes, 20 de Febrero del 2015
4:00 – 5:30 p.m.

**Centro Langley
para Adultos Mayores**
400 West Emerson Ave.
Monterey Park, CA 91754
Miércoles, 25 de Febrero del 2015
6:30-8:00 p.m.

MONTEREY PARK PROGRESS

8731 WILSHIRE BLVD STE 840, LOS ANGELES, CA 90010
Telephone (323) 556-5720 / Fax (213) 835-0584
Visit us @ WWW.LEGALADSTORE.COM

MAR 2 2 2015

MAR 2 6 2015

RECEIVED

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPT.

Stephanie Montoya
CITY OF MONTEREY PARK, CITY CLERK
320 W NEWMARK AVE
MONTEREY PARK, CA - 91754-2818

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:

16-53 Public Hearing 2015-2019 Consolidated Plan/2015 Action Plan
& Analysis of Fair Housing Choice

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the MONTEREY PARK PROGRESS, a newspaper published in the English language in the city of MONTEREY PARK, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 09/10/1924, Case No. C149820. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/12/2015

Executed on: 03/12/2015
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

16-53 #420

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CITY OF MONTEREY PARK

EWA#: 2726597

NOTICE OF PUBLIC HEARINGS
AND AVAILABILITY TO REVIEW THE DRAFT
2015-2019 CONSOLIDATED PLAN AND 2015 ACTION PLAN AND ANALYSIS OF
IMPEDIMENTS TO FAIR HOUSING CHOICE

NOTICE IS HEREBY GIVEN that the City of Monterey Park, California is conducting two public hearings in preparation for developing its U.S. Department of Housing and Urban Development (HUD) 2015-2019 Consolidated Plan, 2015 Action Plan and 2015-2019 Analysis of Impediments to Fair Housing Choice. The purpose of the hearings are to obtain citizen's views about the needs and interests of the public in the areas of housing, public services, community development and economic development, development of proposed grant activities, fair housing, and to review past performance related to the HUD Community Planning and Development formula grant programs.

The Five Year Consolidated Plan (2015-2019) serves the following functions: (1) a planning document that identifies local goals and objectives to address decent housing, a suitable living environment, and expanded economic opportunities for low/moderate income residents; (2) an application for federal funds under HUD Community Planning and Development formula grant programs; (3) a strategy to be followed in carrying out HUD programs; and, (4) a basis for assessing performance of activities and projects that are federally funded under the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME).

The Action Plan (2015-2016) functions as an annual application for federal funds under the HUD formula grant programs, specifically, the CDBG and HOME. The City will receive approximately \$625,234 dollars in CDBG and \$241,612 dollars in HOME funds from HUD to fund eligible projects during Program Year 2015-2016.

The 2015-2019 Analysis of Impediments to Fair Housing Choice is a comprehensive planning document that is required to be updated every five (5) years to further fair housing. Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The Analysis of Impediments provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or household's access to housing.

The first public hearing is to receive comments on the proposed priorities, goals and objectives identified in the 2015-2019 Consolidated Plan, discuss the proposed programs and budgets for the 2015 Action Plan, and to discuss fair housing. The second public hearing is to receive public comments on the draft 2015-2019 Consolidated Plan, 2015 Action Plan, and 2015-2019 Analysis of Impediments to Fair Housing Choice. The first public hearing will be held on Wednesday, April 1, 2015 and the second public hearing will be Wednesday, May 6, 2015. Both public hearings will be at 7:00 pm in the City Hall Council Chambers, 320 West Newmark Avenue, Monterey Park, California.

The City of Monterey Park announces that the draft 2015-2019 Consolidated Plan, 2015-2016 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice, as required by HUD, will be available for public review for a 30-day period on or about April 3, 2015 through May 5, 2015. Copies of the draft documents will be available for public review at Community and Economic Development Department, Langley Senior Citizen Center and Monterey Park Bruggemeyer Library. The draft Consolidated Plan details the City's proposed 5 year priorities, goals and objectives, the Annual Action Plan details the City's proposed uses of the CDBG and HOME funds for PY 2015-2016, and the Analysis of Impediments to Fair Housing Choice discusses the barriers to fair housing choice.

All interested persons are invited to attend the public hearings to comment on the City's proposed use of CDBG and HOME funded projects and fair housing matters. In addition, written comments may be submitted prior to the public hearing to the Community and Economic Development Department, 320 West Newmark Avenue, Monterey Park, California, telephone number (626) 307-1385.

ESPAÑOL

Información en Español acerca de este aviso de audiencias públicas y disponibilidad para revisar el proyecto de CDBG y HOME 2015-2019 Plan consolidado y Plan de acción para 2015 puede ser obtenida llamando al (626) 307-1385.

CHINESE

我們歡迎所有有興趣的個人前來參加公共聽證會，對市政府提出的2015-2016財政年度的CDBG和HOME計劃資金項目，提供意見和建議。此外，市民可致電(626)307-1385，與社區發展部聯繫，獲取報告複印本，或在公共聽證會召開之前，以書面形式向社區發展部門遞交意見和建議。地址：320 West Newmark Avenue, Monterey Park, California。

CNS#2726597



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ATTACHMENT 2

Draft 2015 Analysis of Impediments to Fair Housing Choice



CITY OF MONTEREY PARK
**ANALYSIS OF IMPEDIMENTS TO
FAIR HOUSING CHOICE**

DRAFT - 2015

PREPARED FOR:
**CITY OF MONTEREY PARK
320 WEST NEWMARK AVE.
MONTEREY PARK, CA 91754**

PREPARED BY:
**JWA URBAN CONSULTANTS, INC.
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I. EXECUTIVE SUMMARY

A. Purpose of Analysis

The Department of Housing and Urban Development (HUD) requires that all jurisdictions that receive funds through the Consolidated Submission affirmatively further fair housing. In order to receive federal grant funds for housing and community development, the City of Monterey Park is preparing a Consolidated Plan pursuant to 24 CFR 570.904 (c). The Consolidated Plan describes the needs, resources, strategies, priorities, and proposed actions over the next five-year period. It also includes an annual certification by the City that it is currently carrying out actions towards affirmatively furthering fair housing. The purpose of these actions is to eliminate discrimination and segregation in housing on the basis of race, color, religion, sex, age, disability, familial status, or national origin, and to expand housing choices for all Monterey Park residents. HUD requires each city to certify that it will engage in fair housing planning by:

- Completing an Analysis of Impediments to Fair Housing Choice (AI) at the beginning of each five-year cycle;
- Carrying out actions to overcome the effects of identified impediments;
- Maintaining records and making available information and reports, including the analysis of impediments, and to document actions undertaken to eliminate identified impediments

The purpose of this report is to identify impediments to fair housing and equal housing opportunities. HUD defines an impediment as "...any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin that restricts housing choices or the availability of housing choices of these classes."

HUD defines fair housing as, "a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor." HUD draws an important distinction between household income, housing affordability, and fair housing. Economic factors that impact housing choice are not necessarily fair housing issues. Only when the relationship between household incomes combined with other factors — such as household type or race/ethnicity — create misconceptions and biases do they become a fair housing issue. Tenant/landlord disputes are also not typically fair housing issues, generally resulting from inadequate understanding by the parties of their rights and responsibilities. Such disputes only become fair housing issues when they are based on factors protected by fair housing laws and result in differential treatment.

B. Data Sources and Methodology

The report that follows is the result of a comprehensive review of policies, procedures, and practices within the City of Monterey Park that affect or may affect the location, availability, and accessibility of housing and current residential conditions related to fair housing choice. HUD encourages the use of (i) relevant demographic information and data; (ii) authoritative studies of housing discrimination, lending, and other fair housing

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issues; (iii) methods for obtaining diverse citizen participation in the development, implementation, and evaluation of fair housing planning; and (iv) corrective actions and solutions. Accordingly, the report is primarily based on the following sources of information:

- Monterey Park Census Data
- Monterey Park Zoning Code
- Monterey Park Consolidated Plan 2010-2014
- Monterey Park General Plan and Housing Element 2014-2021
- Home Mortgage Disclosure Act (HMDA)
- Housing Discrimination Study (HDS)
- Rental Housing Complaint Data
- Rental Discrimination Audits

1. Public Participation

Public input relied upon three main avenues of data collection: (1) Personal Interviews (2) Public Meetings and (3) Survey Forms. Public meetings and surveys were available in English, Chinese, and Spanish translation. They were publicized on the city's website and made available at public counters, libraries, churches, schools, and community events, such as the two-day Lunar New Year Festival, and four Farmers' Markets.

- Personal Interviews. Personal interviews were conducted with three members of city staff.
- Community Forums and Public Meetings. A total of five individuals participated in the public meetings. At the workshops, staff outlined the purpose of the Consolidated Plan and AI documents. The PowerPoint presented at the workshops was posted on the City's website.
- Surveys. A total of 147 surveys were completed and submitted. The survey was available at public counters in City Hall, Bruggemeyer Library, Langley Senior Center, on the city's website and distributed to churches and local businesses as well as the Lunar New Year Festival and Farmers' Markets.

Table 1: Listing of Community Forums and Public Meetings

WHAT	WHEN	WHERE
Community Forum #1	February 20, 2015; 4 p.m.	Community Room, City Hall
Community Forum #2	February 25, 2015; 6:30 p.m.	Langley Senior Center
Focus Group Meeting	March 6, 2015; 4 p.m.	Community Room, City Hall

C. Key Findings and Recommendations

It is important to note that carrying out this analysis alone is not considered to constitute fair housing action in and of itself. Actions should be undertaken to address the impediments identified in the report herein. The following key findings and

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recommendations will facilitate the City of Monterey Park to continue its efforts to reduce and eliminate barriers to fair housing choice.

The AI study analyzed census data, fair housing complaints, audit tests and surveys to identify barriers to fair housing choice in the City of Monterey Park. This section provides a list of key potential impediments that may exist in the City and recommendations to address them. For each recommendation, please refer to the respective chapter addressing the corresponding recommendation.

1. Current Fair Housing Profile

Housing Complaints from the Asian Population in Monterey Park

The Asian population, according to the 2010 Census, made up 66 percent of the Monterey Park population and was also the majority of all service complaints received by the Housing Rights Center (HRC)-the City of Monterey Park's fair housing agency. However the percentage of complaints from Asian residents has declined from 32.4 percent in the prior 2010 AI report to 24.7 percent in 2014. The Monterey Park Asian population is reporting housing issues less frequently which may indicate a need for more fair housing outreach and education to the Asian population in Monterey Park due to a lack of awareness of where to seek assistance.

From discussions with Code Enforcement Officers, it was noted that in certain circumstances, residential units have been illegally converted to what may be referred to as a "residential motel" or "boarding house" in which a significant number of individuals, at any given night, are living in overcrowded conditions. Such practices appear to be of mutual benefit for the operator as well as the overnight guests, who are searching for temporary housing at an affordable cost. However, such practices are illegal and present health and safety concerns due to non-permitted construction and overcrowding.

From the three community meetings and numerous personal and telephone interviews held in March 2015, residents stated that inadequate funding and the loss of redevelopment funds have impaired the City's ability to support housing and social service needs. This has been further impacted by the annual reductions in federal CDBG and HOME funds that are allocated to the City of Monterey Park.

Recommendations:

- Advertise quarterly Housing Rights Workshops in both English and Chinese
- Distribute a one-page informational (Q&A) newsletter that provides fair housing information. This newsletter shall be translated in both English and Chinese.
- Provide a print and digital flyer to operators of illegal boarding houses and surrounding residents concerning the code violations, and health and safety issues related to such operations.
- Public outreach should be translated in Spanish and English.
- Provide fair housing workshops to rental property managers and property owners
- Create a Fair Housing Handbook with translations in Spanish and Chinese.

Housing Discrimination Complaints Based on Physical Disability

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In most years, disability-related housing complaints represent the bulk of complaints received by Housing Rights Center (HRC), as was the case during the 2009-2014 period when the discrimination issues raised by Monterey Park residents were dominated by mental disability (40.0 percent) and physical disability (26.7 percent). This may indicate the need for education of landlords of people with disabilities and fair housing, in addition to the measures already outlined in the City's Housing Element.

Recommendations:

- Submit an article to *Monterey Park Progress* about fair housing policy and people with disabilities.
- Highlight disability discrimination at a Fair Housing workshop in Monterey Park.
- Distribute print and digital informational materials that focus on fair housing and people with disabilities.
- Provide fair housing workshops to rental property managers and property owners.
- Create a Fair Housing Handbook with translations in Spanish, and Chinese.

2. Audit Testing

To measure the extent of discrimination in the rental market, the Housing Rights Center (HRC) conducted 20 phone tests within the City of Monterey Park from February 6, 2015 to February 27, 2015. Ten of these tests were Disability tests to measure the level of discrimination against people with disabilities. The remaining 10 were Familial Status tests to measure the level of discrimination against households with children under the age of 18 years old. The results of the audit tests suggest that housing discrimination exists in the City of Monterey Park. In many tests, the discrimination was very direct.

Of the 10 Disability tests conducted in Monterey Park, 6 tests (60 percent) showed evidence of discrimination based on disability. Of the 10 Familial Status tests conducted in Monterey Park, 2 tests (20 percent) showed evidence of discrimination based on familial status.

Recommendations:

- Coordinate literature to property owners and/or managers using an available database (e.g. the City's business license database, property search database, emails, etc.).
- Create an annual newsletter that will highlight a current fair housing topic or recent changes in housing law and mail to property owners. A digital version of this newsletter may be made available online on the City's website.

3. Community Survey

The Housing Rights Center conducted a survey of twenty-five Monterey Park residents.¹ The survey showed that 52 percent of respondents had no knowledge of the

¹ Housing Rights Center, 2010

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fair housing laws and 24 percent had very little knowledge of fair housing laws. The low level of awareness of the fair housing law indicates the need for increased education and outreach activities in Monterey Park.

Recommendations:

- Prepare informational videos on fair housing laws that can be shown on the public lobby monitor and posted on the City's website.
- Submit public service announcements to local cable regarding fair housing laws.
- Submit articles to the Monterey Park Progress on current fair housing topics.

4. Monterey Park Zoning Code

The Monterey Park Municipal Code (MPMC), specifically Title 16 (Buildings and Construction) and Title 21 (Zoning) were reviewed for compliance with state and federal fair housing laws. Progress has been made since the prior AI. City staff have revised and resolved the two issues that were identified in the prior AI: the overly restrictive definition of "family" which should emphasize the functioning of members as a cohesive household and not to be distinguished between related and unrelated persons; and the definition of "treatment facilities" which should not distinguish the personal characteristics of individuals served by those facilities. The City also has included an entire chapter on the subject of "reasonable accommodation" to address persons with disabilities.

Recommendations:

- Continue efforts to streamline administrative procedures through the building entitlement process.
- Encourage use of density bonuses and regulatory concessions to facilitate affordable housing construction.
- Prioritize or fast track affordable and special needs housing through the entitlement process.
- Encourage mixed-use development projects to include affordable housing units.

5. Monterey Park Home Mortgage Disclosure Act Data

HMDA data indicates that the Asian population had the highest number of approved applicants with 870, which represents 57.7 percent approval rate as a percentage of applications by race. The highest approval rate among applicants by race was Native Americans at 60 percent; however, this group had ten total applications of which six were approved.

Recommendations:

- Distribute information to Monterey Park residents regarding lending discrimination.
- Conduct a Fair Lending Workshop for Monterey Park residents.
- Meet with local lending institutions to discuss Community Reinvestment Act responsibilities.

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- Distribute financial lending information to low loan approval census tracts and neighborhoods.
- Encourage local banks to market their financial services in Spanish and Chinese.

II. DEMOGRAPHIC PROFILE OF MONTEREY PARK

The following analysis was constructed from Monterey Park Census 2010 data and highlights selected demographic information in order to evaluate key demographic characteristics and implications on housing accessibility and affordability.

A. Population Growth

The 2010 Census reported a total population of 60,269 persons for the City of Monterey Park with slightly more women (52 percent) than men (48 percent). This represents an increase of less than one percent since the 2000 Census was conducted. The Census reported an estimated 2013 population of 61,085, a slight increase which can be largely attributed to new residential developments such as the mixed-use development on Atlantic Boulevard (210 condominiums) and other small to mid-size residential projects. Table 2 compares population figures for Monterey Park and surrounding cities from the 2000 and 2010 Census. The population growth for Monterey Park between 2000 and 2010 is less than the County as a whole; however, it is similar to that experienced by the surrounding communities of Rosemead and Montebello. Other San Gabriel Valley cities, such as Alhambra, El Monte, and South El Monte, experienced a population decline over the past decade despite the general population increase in the County at large. These trends reflect the generally built-out nature of the southwest San Gabriel Valley, the recession that began in 2008, demographic trends toward smaller families, and the propensity towards building new residential projects as urban infill projects in various communities.

Table 2: Population Growth in Monterey Park and Surrounding Communities

Jurisdiction	2000	2010	Percentage Change (2000-2010)
Alhambra	85,804	83,089	-3.2%
El Monte	115,965	113,475	-2.1%
Montebello	62,150	62,500	0.6%
Monterey Park	60,051	60,269	0.4%
Rosemead	53,505	53,764	0.5%
San Gabriel	39,804	39,718	-0.2%
South El Monte	21,144	20,116	-4.9%
Los Angeles County	9,519,338	9,818,605	3.1%

Source: 2000 and 2010 Census

B. Age Characteristics

The age characteristics of a community are important indicators of the type of housing needed. For example, a younger population may indicate a high proportion of families with young children and therefore the need for larger size homes; conversely, a large elderly population may signal the need for an increased number of senior housing units.

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The age distribution of the population in Monterey Park and the proportionate age distribution of all Los Angeles County residents are shown in Table 3. In 2010, the median age in Monterey Park was 43.1 years, notably older than the County median (34.8 years). The “older” population characteristic is reflected in Monterey Park’s higher percentage of 35-64 and 65+ age cohorts than the southwest San Gabriel region and Los Angeles County. Conversely, Monterey Park has a smaller percentage of “younger” age cohorts than the surrounding region and county in the 0-4, 5-19 and 20-34 age categories. The elderly (ages 65 and over) and adult (35-64) comprised 19 percent and 42 percent, respectively, of the population, indicating a potential demand for senior housing.

Table 3: Comparison of Age Distribution: 2010

	Monterey Park		Los Angeles County		Southwest San Gabriel Valley	
	Number	Percent	Number	Percent	Number	Percent
0-4 years	2,736	5%	645,793	7%	17,380	5%
5-19 years	9,636	16%	2,066,165	21%	57,978	18%
20-34 years	11,049	18%	2,228,519	23%	65,399	21%
35-64 years	25,192	42%	3,812,429	39%	130,732	41%
65+ years	11,656	19%	1,065,699	11%	47,493	15%
Total	60,296	100%	9,818,605	100%	318,982	100%
Median Age	43.1		34.8		39.1	

Source: 2010 Census

School enrollment data provide insight into the age distribution of the population in Monterey Park. Eight public elementary schools are located in Monterey Park: Brightwood, Monterey Highlands, Repetto, and Ynez within the Alhambra Unified School District; Hillcrest and Monterey Vista in Garvey Elementary School District; Robert Hill Lane in Los Angeles Unified School District; and Bella Vista in Montebello Unified School District. Enrollment data for the eight public elementary schools are provided in Table 4. The table shows a decrease in enrollment of elementary school-age children between the years 2000 and 2011 of approximately 7.1 percent. Given that Monterey Park experienced a modest overall estimated population growth of 0.4 percent over nearly the same time period (2000-2010), these data support the conclusion that while the City’s overall population is generally increasing, its youth population has decreased.

The conclusions reached through analysis of 2000 and current population estimates substantiate the need to develop additional low- to moderate-income housing for singles and elderly persons in Monterey Park. Although the enrollment of K-6 grade students in Monterey Park has declined, provision of affordable single-family and multi-family housing options for families with children remain an equally important consideration for Monterey Park’s future development as was concluded from the survey forms and interviews with focus group members. Individuals commented on the need to have a balanced housing supply not only in terms of affordability, but also in terms of product types. Individuals also commented on the City’s location within Los Angeles County and its convenient access to major regional freeways. These individuals remarked that Monterey Park is located in close proximity to professional employment centers and would be ideal for the young professional wishing to live close to his/her job.

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Table 4: School Enrollment for Elementary Schools Located in Monterey Park (2000 and 2011)

Race/Ethnicity	2000-2001 School Year		2011-2012 School Year		Change between Years 2000 and 2011	
	Count	Percent	Count	Percent	Different	% Change
White	329	5.4%	144	2.5%	-185	-56.2%
Asian	2,928	48.0%	2,773	49.0%	-155	-5.3%
Hispanic	2,774	45.5%	2,533	44.7%	-241	-8.7%
African American	33	0.5%	28	0.5%	-5	-15.2%
Other	33	0.5%	184	3.2%	+151	+457.6%
Total	6,097	100%	5,662	100%	-435	-7.1%

Source: California Department of Education, 2012

Notes: The category of Other includes American Indian or Alaska Native, Pacific Islander, Filipino, and "Multiple of No Responses." Elementary schools located in Monterey Park include Brightwood Elementary, Monterey Highlands Elementary, Repetto Elementary, Ynez Elementary, Hillcrest Elementary, Monterey Vista Elementary, Robert Hill Lane Elementary, and Bella Vista Elementary

C. Racial and Ethnic Composition

Compared to Los Angeles County as a whole, Monterey Park's population is more racially and ethnically homogeneous. Asians comprised 66 percent of the population in 2010, compared to 14 percent for the County, as shown in Table 5. The Hispanic population was the second largest group at 27 percent, significantly less than the Hispanic population for the County (48 percent). The remainder of the population was composed primarily of Non-Hispanic Whites, although this group has declined from representing over seven percent of the population in the City in 2000 to five percent in 2010.

Table 5: Race and Ethnicity, 2010

Race/Ethnicity	Monterey Park		Los Angeles County	
	Number	% of Total	Number	% of Total
White	2,998	5%	2,728,321	28%
Asian	39,974	66%	1,325,671	14%
Hispanic	16,218	27%	4,687,889	48%
African American	194	0%	815,086	8%
Other	885	1%	261,638	3%
Total	60,269	100%	9,818,605	100%

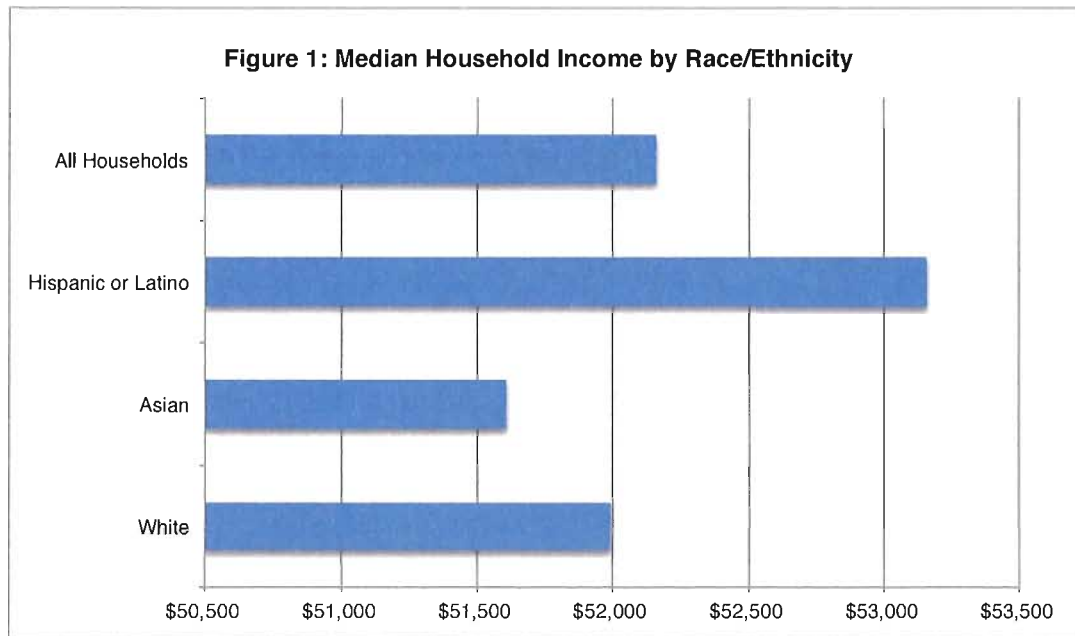
Source: 2010 Census

D. Income

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford. According to the 2010 Census American Community Survey (ACS) Five-Year Estimates, Monterey Park's median household income was \$52,159, which is slightly less than the County's median income of \$55,476. HCD and HUD determined the Area Median Income (AMI) for Los Angeles County to be \$64,800 in 2012, which is significantly higher than the median income in Monterey Park. Figure 1 shows that Asian and White households in Monterey Park had a lower median household income

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than Hispanic or Latino populations. Although there is a difference between the median household incomes between each race/ethnicity, it is very minor, with only a difference of \$1,549 between Asian alone (lowest median income) and Hispanic alone (highest median income). The ACS estimates a very high median income for Black/African Americans (\$90,583); however, the relative margin of error is also very high, and so was excluded from Figure 1. The City's overall median household income is approximately the same as for White households, and is between the median incomes of Asian and Hispanic/Latino in the City, which represent the two largest populations.



Source: 2010 Census ACS Five-Year Estimates

The Comprehensive Housing Affordability Strategy (CHAS) provides a specific breakdown of household income adjusted for family size. According to the 2005-2009 CHAS, nearly 17 percent of the City's total households were classified as extremely low income (0-30 percent of AMI), 17 percent as very low income (31-50 percent of AMI), and 18 percent were classified as low income (51-80 percent of AMI). Almost half (49 percent) of the City's households had incomes above 80 percent of the median household income. The proportion of households with lower incomes is significantly higher among renter-households (70 percent). Table 6 presents a summary of Monterey Park households by tenure and income category. There is a significant difference between renter-occupied and owner-occupied households. As would be expected, there is a direct correlation between income and likelihood to own a home. Table 6 illustrates this, with the percentage of owner-occupied homes increasing with the higher income categories.

Table 6: Households by Type and Income Category

Household Type	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80%)	Moderate/Above Moderate (81%+)
Owners	9.9%	10.8%	15.6%	63.6%
Renters	25.1%	24.5%	19.9%	30.4%
Total	16.6%	16.9%	17.5%	48.9%

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Source: HUD CHAS DataBook, 2012 (Based on 2000-2009 Census ACS)

E. Poverty Rates

The 2009-2013 American Community Survey reports that the percentage of families whose income in 2013 was below the poverty level was 10.4 percent. This is a decrease from the reported 12.4 percent in 2000. The poverty rate for individuals decreased slightly from 15.6 percent in 2000 to 15.2 percent in 2013. Similarly there was a decrease in poverty rates for female-heads of household from 22.1 percent in 2000 to 17.8 percent in 2013.

Table 7: Changes in Poverty Rates for Families, Individuals, and Female-Headed Households: 2000 and 2013

Poverty Rates	2000	2013	Difference
Families	12.4	10.4	-2.0
Individuals	15.6	15.2	-0.4
Female-Headed Households	22.1	17.8	-4.8

Changes in household income distribution (adjusted for 2013 inflation dollars) are represented below.

Table 8: Changes in Household Income Distribution:

Income Distribution	2000	2013	Difference
Less than \$10,000	10.3	5.6	-4.7
\$10,000-\$14,999	6.3	6.9	+0.6
\$15,000-\$24,999	13.9	11.3	-2.6
\$25,000-\$34,999	12.9	8.2	-4.7
\$35,000-\$49,999	16.2	13.1	-3.1

F. Employment

Among the working age population in Monterey Park, 53.5 percent was in the labor force, according to the 2006-2010 Census ACS Five-Year Estimate. Management, business, science, and arts occupations employed the largest proportion of working residents (35.3 percent). This is an important figure, as managerial jobs have higher earnings than other occupations. For 2011, unemployment data from the California Employment Development Department indicated that Monterey Park had a lower unemployment rate (9.3 percent) than Los Angeles County as a whole (12.3 percent). Table 9 provides a summary of employment by occupation for Monterey Park residents. Table 10 lists the major employers located in the City, as reported in the City's 2010-2011 Comprehensive Annual Financial Report.

Table 9: Occupation of Residents

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Job Category/Occupation	Number Employed	Percent of Total
Management, business science, and arts occupations	9,475	35%
Service Occupations	4,655	17%
Sales and office operations	8,716	32%
Natural resources, construction, and maintenance occupations	1,319	5%
Production, transportation, and material moving occupations	2,675	10%
TOTAL	26,840	100%

Source: 2006-2010 Census ACS 5-Year Estimate

Table 10 : Major Employers

Company	Product/Services	Employees
Garfield Medical Center	Hospital & Medical Services	972
City of Monterey Park	Government	407
Monterey Park Hospital	Hospital & Medical Services	362
Care 1st Health Plan (2 locations)	Hospital & Medical Services	353
Southern California Gas	Utility	298
SynerMed Inc.	Hospital & Medical Services	227
Ralph's grocery Store (2 locations)	Retail/Grocery	165
Remitco LLC	Personal Financial Services	136
Chinese Daily News	Newspaper	128
Southern California Edison	Utility	126

Source: City of Monterey Park, Comprehensive Annual Financial Report 2010-2011

G. Housing Characteristics

This section addresses characteristics of the housing supply in Monterey Park, including type, age, condition, costs, and availability.

1. Housing Unit Growth

Monterey Park is a built-out city and as expected, has seen only a very modest growth in its housing stock in the past two decades. In fact, the 2000 Census reported 20,209 housing units in Monterey Park, representing a decrease of approximately 0.4 percent since 1990 (20,298 housing units). The decrease in housing units in Monterey Park between 1990 and 2000 does not correlate with Los Angeles County's change in total housing units, which increased approximately 4.8 percent between 1990 and 2000. However, year 2010 Census figures show a total of 20,850 housing units in Monterey Park, which indicates a 3.2 percent increase since 2000. Los Angeles County housing stock increased by 5.3 percent over the same time period.

Table 11: Population and Housing Growth

	1990-2000	2000-2010
Population Growth	-1.13%	+0.4%
Housing unit Growth	-0.44%	+3.2%

Source: Census 1990, 2000, and 2010

According to the Census, both population and housing actually declined between 1990 and 2000. In the following decade of 2000-2010, both population and housing units increased, with housing unit growth increasing more than population growth. This may contribute to a lower average household size, as well as a loosening market for rental and ownership homes.

2. Housing Type

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The majority of housing units in Monterey Park, as of 2010, were single-family homes. According to the 2006-2010 Census ACS Five-Year Estimates, approximately 67 percent of the City's housing stock in 2010 is in the form of either detached or attached single-family homes (11,912 units and 1,967 units, respectively). Table H-12 provides detailed information on the number of units and percentage of each housing type for 2000 and 2010. Multi-family units comprised less than one-third of all homes. Between 2000 and 2010, single-family housing units experienced 1.6 percent growth, and multi-family housing units experienced 4.0 percent growth. There was also a slight decrease in the number of mobile homes in the City, from 73 to 54 (26 percent). Despite the growth in number of units for each housing type, the proportion of housing unit types has not changed significantly.

Table 12: Housing Type, 2000 and 2010

Housing Type	2000		2010	
	# of Units	% of Total	# of Units	% of Total
Single Family Detached	11,461	56.8%	11,912	57.7%
Single Family Attached	2,203	10.9%	1,967	9.5%
Total	13,664	67.7%	13,879	67.3%
Multi-Family 2-4 units	2,041	10.1%	2,104	10.2%
Multi-Family 5+ units	4,392	21.8%	4,585	22.2%
Total	6,433	31.9%	6,689	32.4%
Mobile Homes	73	0.4%	54	0.3%
Boat, RV, van, etc	7	0.0%	9	0.0%
Total	80	0.4%	63	0.3%
Total Housing Units	20,177	100%	20,631*	100%

Source: 2000 Census, 2006-2010 Census ACS 5-Year Estimates

*Note: Due to sampling error, this total is 219 units less than the total units identified by the 2010 Census.

3. Tenure

Housing tenure refers to whether a unit is owned or rented. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing being associated with a lower turnover rate than rental housing. Housing overpayment, while faced by many households, regardless of tenure, is generally far more prevalent among renters, as indicated by Tables 13 and 14. Tenure preferences are primarily related to household income, composition, and age of the householder.

Monterey Park is a predominantly owner-occupied community, with 55 percent of the occupied housing units in the City being owner-occupied (11,058). Large-sized units (with four or more bedrooms) are more prevalent among ownership housing than among rental housing. Large-sized units constituted approximately 28 percent of the ownership units, compared to only 3.7 percent of all rental units. Figure 2 illustrates the City's 2010 housing inventory by size and tenure.

Table 13: Housing Assistance Needs of Lower-Income Renter Households

Household by Type, Income, and Housing Problem	Elderly	Small Families	Large Families	Total Renters
Extremely Low Income (0-30% MFI)	1,055	670	170	2,210
% with any housing problems	73%	84%	100%	79%
% cost burden > 30%	73%	81%	91%	77%
% cost burden > 50%	53%	75%	91%	64%
Very Low Income (31-50% MFI)	615	1,000	205	2,160

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% with any housing problems	67%	91%	95%	85%
% cost burden > 30%	62%	88%	83%	81%
%cost burden >50%	39%	43%	29%	45%
Low-Income (51-80%)	150	945	325	1,755
% with any housing problems	57%	62%	82%	64%
% cost burden > 30%	57%	62%	82%	64%
%cost burden >50%	57%	8%	0%	7%
Total Extremely Low, Very Low, and Low Income Households	1,820	2,615	700	6,125
% with any housing problems	69.8%	79%	90%	76.8%
Total Households	2,140	4,135	1,000	8,810
% with any housing problems	59%	57%	78%	60%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009

Note: HUD CHAS is based on tabulation from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers. The number of households in each category usually deviates slightly from the 100 percent count due to the need to extrapolate sample data out of total households.

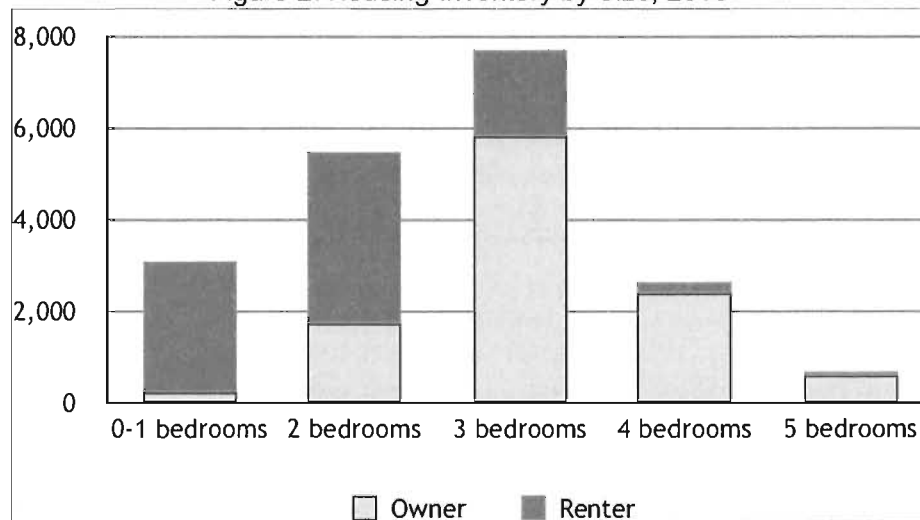
Table 14: Housing Assistance Needs of Lower-Income Owner Households

Household by Type, Income, and Housing Problem	Elderly	Small Families	Large Families	Total Owners	Total Households
Extremely Low Income (0-30% MFI)	690	250	45	1090	3,300
% with any housing problems	72%	92%	100%	75%	77%
% cost burden > 30%	72%	92%	100%	74%	76%
%cost burden >50%	44%	82%	78%	74%	76%
Very Low Income (31-50% MFI)	610	350	165	1,195	3,355
% with any housing problems	39%	77%	61%	51%	73%
% cost burden > 30%	39%	77%	61%	51%	70%
%cost burden >50%	29%	73%	61%	45%	45%
Low-Income (51-80%)	635	655	305	1,720	3,475
% with any housing problems	26%	50%	51%	43%	54%
% cost burden > 30%	23%	47%	38%	38%	45%
%cost burden >50%	8%	37%	31%	27%	17%
Total Extremely Low, Very Low, and Low Income Households	1,935	1,255	515	4,005	10,130
% with any housing problems	46.8%	66.1%	58.3%	54.2%	67.9%
Total Households	3,405	4,880	1,820	11,015	19,825
% with any housing problems	32%	36%	46%	37%	47%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009

Note: HUD CHAS is based on tabulation from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers. The number of households in each category usually deviates slightly from the 100 percent count due to the need to extrapolate sample data out of total households.

Figure 2: Housing Inventory by Size, 2010



Source: 2006-2010 Census ACS 5-Year Estimates

4. Vacancy

Vacancy rates often influence the cost of housing. In general, vacancy rates of five to six percent for rental housing and two to three percent for ownership housing are considered healthy and suggest a balance between housing supply and demand. With a housing stock of 55 percent owner-occupied and 45 percent renter-occupied, the weighted optimum vacancy rate should be between three and four percent. In 2000, the vacancy rate in Monterey Park was 3.2 percent (Census 2000); the California Department of Finance estimates that in 2012 the vacancy rate is 4.3 percent. The City has experienced what would be considered a “healthy” vacancy rate that indicates a balanced supply and demand for housing.

5. Age of Housing Stock

The age and condition of Monterey Park’s housing stock can be an indicator of potential rehabilitation needs. Normally, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc.

The housing stock in Monterey Park is aging. The age of the housing stock as defined by the year the units were built is shown in Table 15. As of 2010, approximately 81 percent of all housing units in the City were built prior to 1979, making the vast majority of housing over 30 years old. Only about five percent of the units in Monterey Park were built between 2000 and 2010. Due to the nearly built-out nature of the City, the number of newly built homes has not increased significantly (an increase of 3.2 percent between 2000 and 2010).

Table 15: Age of Housing Stock- 2010

Age	Year Built	% of All Housing Units
5 years or less	2005 or later	1%
8-12 years	2000 to 2004	4%

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13-22 years	1990-1999	4%
23-32 years	1980-1989	11%
35-52 years	1960-1979	34%
53-72 years	1940-1959	43%
73 years or more	1939 or earlier	4%

Source: 2006-2010 Census ACS 5-Year Estimates

Note: Due to rounding, totals may not equal 100 percent

However, most of the housing stock in Monterey Park remains in good condition. Very few housing units in the City are considered substandard, and the City actively addresses those through code enforcement, housing rehabilitation loans and grants, and acquisition/rehabilitation efforts. In the past, there were a number of sub-standard units in the City. However, due to the high value of land and related housing market boom of the early 2000s, most of these units have been torn down and replaced with new housing.

The City's Code Enforcement Division is very familiar with the condition of housing and neighborhoods, in general. Because each of the four offices within Code Enforcement is assigned to specific districts, the staff gains an in-depth insight into the condition of specific properties. Although the City does not maintain a listing of substandard residential properties, City staff estimates that less than five homes have been yellow-tagged in the last five years. Yellow-tagged means a property has been deemed unsafe to live in by a building and safety inspector. Reasons for a housing unit to be yellow-tagged include the age of the structure and related decay, or damage caused by natural occurrences such as fires and heavy rainfall. Also, a search of the Building and Safety records indicate that there are approximately two homes currently deemed "abandoned and unsafe for occupancy."

The City offers a residential rehabilitation program funded with HOME funds that are available to low- and moderate-income households. Eligible repairs include critical repair needs, such as new roofs, replacing water heaters, and repairs to achieve energy conservation.

6. Overcrowding

HCD defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding can occur when there is a mismatch between household income and housing costs in a community or when there is a lack of available housing units of adequate size to accommodate a growing number of large families. Residents may accept smaller-sized housing or double up with other families. Cultural differences may also account for some overcrowding based on household size variations among racial/ethnic groups.

According to the 2006-2010 Census American Community Survey Five-Year Estimates, 1,756 units, or approximately nine percent of all households in Monterey Park, were overcrowded. The incidence of overcrowding was lower than the County average of 12 percent. Overcrowding among renter households was more prevalent than among owner households. Of the total 1,756 overcrowded households, approximately 74 percent were renter households. Also, of the total overcrowded

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households, about 40 percent were severely overcrowded. Severe overcrowding was also more prevalent among renter households.

7. Housing Costs

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

8. Ownership Housing

The median home price for Monterey Park in 2007 was \$505,500 (DataQuick, 2007), which was comparable to the County's average of \$515,000 for single-family homes and condominiums. The recent recession has significantly diminished home values throughout Southern California, with a 39 percent reduction for Los Angeles County at large. However, while surrounding jurisdictions experienced a significant drop in median sales prices, Monterey Park experienced a decrease of only 19 percent between 2007 and 2011, reflecting the stability of the City's housing market.

Table 16: Los Angeles County Home Prices - 2011 (Median Price)

Jurisdiction	2006	2011	% Change
Alhambra	\$500,000	\$388,000	-22%
El Monte	\$455,000	\$280,500	-38%
Montebello	\$500,000	\$302,000	-40%
Monterey Park	\$505,500	\$410,000	-19%
Rosemead	\$480,000	\$355,000	-26%
San Gabriel	\$578,000	\$499,500	-14%
South El Monte	\$450,000	\$280,000	-38%
Los Angeles County	\$515,000	\$315,000	-39%

Source: California Home Sale Activity by City Chart, DataQuick, 2006 and 2011

While the region experienced a significant decline in home sale prices due to the recession, overall home sale prices throughout Southern California escalated dramatically between 2000 and 2006. Census 2000 data indicate that the median value for owner-occupied housing units was \$216,500, which is less than half the median price in 2006. However, based on the median home price in 2011, a household would need a yearly income of at least \$81,000 to purchase a median-priced home in Monterey Park and spend only 30 percent of household income on housing costs. The median household income for Monterey Park in 2000 was \$40,724; in 2010 it was estimated by the Census at \$52,159.

9. Rental Housing

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According to the Census, 45 percent of Monterey Park households in 2010 lived in rental housing. In May 2012, rents in Monterey Park ranged from \$600 to \$1,200 for a one- bedroom unit, \$1,100 to \$2,400 for a two-bedroom unit, and \$1,450 to \$2,400 for a three-bedroom unit. Four- and five- bedroom houses were also listed for rent, generally ranging from \$2,400 to \$2,900.

Rent for four- and five-bedroom units are higher than the fair market rent. However, the median rent for one-, two- and three-bedroom units are less than HUD's fair market rent rates. It is possible to find units in Monterey Park, including small and large units, that are comparable to HUD's fair market rents for the area.

Table 17: 2012 HUD Fair Market Rent for the Los Angeles-Long Beach Metro Area

Unit Size	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed
Median Rent	\$950	\$1,300	\$1,895	\$2,498	\$2,590
Fair Market Rent	\$1,159	\$1,447	\$1,943	\$2,338	N/A

Source: 1. Median rent search conducted on May 7, 2012 on la.craigslist.org. The majority of three-bedroom units available are single-family homes for rent. 2. 2012 Fair Market Rents. HUD User 2012.

Rents increased throughout the nation during the recession in response to continued high foreclosure rates, few new units and tight standards for home loans, and demand from young workers. The average monthly U.S. rent was at an all-time high as of May 2012. The University of Southern California's Lusk Center for Real Estate forecasts an additional 10 percent increase in Los Angeles County rents between 2012 and 2014.

10. Overpayment

State and federal standards specify that households spending more than 30 percent of their gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, childcare, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the home and become renters; however if the owner owes more money than the house is worth, selling the house can be difficult or result in a foreclosure. Renters continue to be vulnerable and subject to constant changes in the housing market.

The proportion of households experiencing cost burden declines significantly as incomes increase. Overall, cost burden was generally more prevalent among renter households in all income categories. In particular, extremely low-income large families in rentals (91 percent) as well as extremely low-income large families in ownership housing (100 percent) had the highest proportions of cost burden compared with the proportion experiencing cost burden citywide (47 percent).

11. Affordability

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Affordability is determined by comparing the cost of housing to the income of local households. If costs are high relative to income, housing problems such as overcrowding and cost burden are more likely to occur. Los Angeles County's high costs of housing impact communities far beyond the affordability problem. The lack of affordable housing contributes to cost burden, overcrowding, and even homelessness. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the AMI adjusted by family size and income level:

Table 18: Affordable Housing Cost for Owners and Renters

Income Category	Affordable Housing Cost for Owners	Affordable Housing Cost for Renters
Extremely Low (0-30% AMI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% AMI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% AMI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% AMI)	35% of 110% AMI	30% of 110% AMI

Source: City of Monterey Park Housing Element

As defined by the Health and Safety Code, "adjusted by family size appropriate to the unit" means a household of one person in the case of a studio unit, two persons in the case of a one- bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit. Using these affordability thresholds, current housing affordability can be estimated for the various income groups (Table 19).

Table 19: Housing Affordability for Lower-Income Residents, Los Angeles

Income Group	AMI Adjusted by Size and Income	Affordable Payment		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities	Taxes & Ins.	Home	Rental
Extremely Low-Income (0-30% AMI)							
	30% AMI						
One-Person	\$13,605	\$340	\$340	\$50	\$80	\$46,078	\$290
Small Family	\$17,490	\$437	\$437	\$100	\$90	\$54,219	\$337
Large Family	\$21,00	\$525	\$525	\$175	\$100	\$60,305	\$375
Very Low-Income (30-50% AMI)							
	50% AMI						
One-Person	\$22,675	\$567	\$567	\$85	\$115	\$80,452	\$482
Small Family	\$29,150	\$729	\$729	\$125	\$130	\$103,889	\$604
Large Family	\$35,000	\$875	\$875	\$200	\$145	\$116,224	\$675
Low-Income (50-80% AMI)							
	60% AMI						
One-Person	\$27,210	\$680	\$794	\$100	\$165	\$115,922	\$580
Small Family	\$34,980	\$875	\$1,020	\$150	\$190	\$149,172	\$725
Large Family	\$42,000	\$1,050	\$1,225	\$250	\$220	\$165,564	\$800
	70% AMI						
One-Person	\$31,745	\$680	\$794	\$100	\$165	\$115,922	\$580
Small Family	\$40,810	\$875	\$1,020	\$150	\$190	\$149,172	\$725

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Large Family	\$49,000	\$1,050	\$1,225	\$250	\$220	\$165,564	\$800
Moderate Income (81-200% AMI)							
	110% AMI						
One-Person	\$49,885	\$1,247	\$1,455	\$100	\$215	\$249,986	\$1,147
Small Family	\$64,130	\$1,603	\$1,870	\$150	\$260	\$320,264	\$1,453
Large Family	\$77,000	\$1,925	\$2,246	\$250	\$300	\$371,800	\$1,675

Source: CA Housing and Community Development Department, 2012; MIG I Hogle-Ireland, Inc. 2012

Notes: (1) Small Family = 3 persons; Large Families = 5 persons (2) property taxes and insurance based on averages of the region (3) calculation of affordable homes sales prices based on a down payment of 10 percent annual interest rate of 4.5 percent, 30-year mortgage, and monthly payment 30 percent of gross household income; (4) based on Los Angeles County AMI of 64,800 and 2012 HCD State Income Limits (5) monthly affordable rent based on payments of no more than 30 percent of household income.

Comparing housing costs in Monterey Park and maximum affordable prices for low-income households in Los Angeles County shows that households with an income that is less than moderate are being priced out of the Los Angeles County rental and ownership market. Owning a home would even be difficult for moderate-income households, and renting large homes would be out of reach for most moderate-income families.

H. Assisted Affordable Housing

The availability and location of assisted affordable housing is a fair housing concern if such housing is concentrated in one area of a city because access to housing in that area may be limited and the residents become isolated and separated from the wider community.

Affordable Housing Projects

Housing projects can receive housing assistance from a variety of sources in order to ensure that the housing unit is affordable to low- and moderate-income households. In exchange for public assistance, many property owners are required to reserve a portion or all of the units for low- and moderate-income households with specific affordability time periods depending upon the funding programs.

Monterey Park uses various funding sources, including CDBG and HOME funds and Section 8 rental assistance to preserve and increase the supply of affordable housing. These projects were developed through the assistance of the City's former Community Development Commission presently, the Community & Economic Development Department.

The City has recently transferred five affordable housing properties comprising a total of 25 affordable rental units to LINC. The properties include four four-plexes located at 321, 325, 341 and 371 E. Pomona Boulevard and 534 N. Chandler Avenue. The City committed \$834,833 HOME funds in this transaction, which will preserve and extend the affordability covenants on all 25 units for an additional 55-year period. Some of the affordability covenants were scheduled to expire within fifteen years. In addition, LINC will be constructing six affordable housing units and community room that are within walking distance to public transit, retail, professional offices, library, city hall and Farmers' Market. Other assisted residential projects are listed below:

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Table 20: Assisted Housing

Project	Assisted Units	Program	Length of Affordability Controls	Earliest Termination Date	# of Units at Risk
Golden Age Village 330 N. Rural Dr.	120	Section 202 Section 8	40-Year Affordability Covenant 1 Year Contract	3/1/2021 11/30/2012	120
Lions Manor 215 N. Chandler Ave.	125	HFDA/Section 8 Section 8	Long Term Contract 1 Year Contract	06/15/2018 09/30/2012	125
TELACU Monterey Park 200 W. Newmark Ave.	66	Section 8 RDA	1 Year Contract Affordability Covenant	09/30/2012 10/23/2037	--
Abajo Del Sol 1000 Abajo Drive	61	HFDA/LIHTC Section 202	Affordability Covenant 20 Year Contract	2055 01/31/2018	--
Pacific Bridge Adult Residential Facilities 500 S. McPherrin Ave.	6	Section 202 RDA	20 Year Contract Affordability Covenant	01/31/2018 03/2025	--
Pacific Housing Development 322 E. Newmark Ave.	7	Section 202 RDA	1 Year Contract Affordability Covenant	06/30/2012 03/2060	--
Monterey Park Senior Village 1935 Potrero Grande Dr.	57	HFDA/LIHTC	Affordability Covenant	2055	--
Total	442				245

The Los Angeles County Community Development Commission, Housing Authority serves Monterey Park and provides Section 8 housing opportunities for lower-income households. The Section 8 Rental Assistance Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. As of May 2012, the Housing Authority provides Section 8 Housing Choice Voucher rental assistance to 432 households in Monterey Park, and there are 831 applicants on the waiting list who reside in Monterey Park. The Housing Authority waiting list is currently closed, as of 2012. Of the 432 Monterey Park recipients, 225 are elderly families. Of the 225 elderly family recipients, 100 are disabled. Table 21 provides a breakdown of Section 8 recipients by bedrooms and unit type.

Table 21: Section 8 Recipients by Unit Type

Unit Type				
Low-rise Apartment	Row House	Semi-detached	House	Total
262	31	48	91	432

Source: Los Angeles Housing Authority of County of Los Angeles, Assisted Housing Division, May 17, 2012

I. Public Transit

Public transit plays an important role in analyzing impediments to fair housing. Public transit should link lower income households, which are often transit dependent, to major employers where job opportunities may exist and where many lower income

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persons may work. Lacking an integral relationship among public transit, jobs centers, community facilities, and affordable housing may impede fair housing choice because persons who depend on public transit will be limited in the choice of where they can live. Many elderly and disabled persons are transit dependent to visit doctors, go shopping or attend activities at community facilities. Housing for the elderly and persons with disabilities should be located near transit routes or alternative modes of travel should be made available for persons with special needs. This section discusses the accessibility of public transit to major employers, medical facilities and other community facilities.

1. Accessibility of Public Transit

The Los Angeles County Metropolitan Transportation Authority (MTA) and City-sponsored fixed-route shuttle service- the Spirit - provide public transportation in the City of Monterey Park. The combination of these agencies provides access within Monterey Park and to other communities within Los Angeles, Orange, and Riverside Counties as well as access to Metro rail stations, such as the METRO Gold Line station at Atlantic and Pomona Boulevards, near East Los Angeles Community College. Monterey Park also provides a fixed-route shuttle bus – the Spirit - running along five routes throughout the City. The shuttle rides are inexpensive, charging between twenty five and fifty cents, and provide service connections to California State University Los Angeles, ELAC, and major destination points within Monterey Park. MTA supports the needs of the disabled passenger by ensuring that all bus lines are accessible through wheelchair lifts. Additionally, all Metro buses have automated annunciation systems that announce all upcoming bus stops and can be heard both inside and outside the bus. Many lower-income, elderly, and persons with disabilities depend on public transit to reach community facilities, such as hospitals/clinics, civic center, public libraries, and schools. Most of the community facilities and affordable housing projects are located in close proximity to public transit routes or are within a comfortable walking distance of a major activity area.

Monterey Park has a number of large businesses and employers that provide both local and regional employment opportunities. Major job centers include the businesses located at Atlantic Times Square, East Los Angeles College, and retail businesses, restaurants, food stores along Garvey Boulevard, medical and professional offices along the northern section of Garfield Avenue. These business locations are well served by the existing public transit lines and fixed-route Spirit shuttle, which also provides access to regional employment centers in the adjacent cities of Montebello and Alhambra and beyond to cities within Los Angeles County.

III. EVALUATION OF CURRENT FAIR HOUSING PROFILE FOR MONTEREY PARK

All entitlement cities are required by HUD to have a fair housing program with specific actions and procedures that will have an impact on preventing, reducing, and eliminating housing discrimination and barriers to equal housing choice. The City of Monterey Park works in conjunction with the Housing Rights Center (HRC) to affirmatively further fair housing opportunities for over a decade. HRC was originally founded in 1968 and its mission is to actively support and promote fair housing through education and advocacy, to enable all persons to have the opportunity to secure the

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housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.

The City of Monterey Park contracts with the HRC to provide its residents with fair housing services that include discrimination complaint intake and investigation, education and outreach, information and counseling and legal services. The following tables depict HRC caseload and services.

A. Client Demographic Profile

1. Income

Overall 91.6 percent of Monterey Park residents assisted by HRC between July 1, 2009 and June 30, 2014 were extremely low- to low-income.

Table 22a: Income Level of Monterey Park Clients (2006-2009)

Income Level	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Extremely Low	118	69	121	191	499
Low	84	105	68	37	294
Moderate	45	44	46	26	161
Above Moderate	17	6	5	0	28
Total	264	224	240	254	982

Table 22b: Income Level of Monterey Park Clients (2010-2014)

Income Level	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	Total
Extremely Low	124	107	108	96	62	497	63.3%
Very Low	33	30	19	25	25	132	16.8%
Low	29	16	9	16	20	90	11.5%
Moderate	18	11	8	14	15	66	8.4%
Above Moderate	0	0	0	0	0	0	0.0%
Total	204	164	144	151	122	785	100%

The 91.6 percent of Monterey Park residents represents a significant increase from the 80.8 percent figure registered during the preceding five-year period, and is highly

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correlated to similar figures for all clients assisted by HRC between 2009 and 2014, as reflected by the following table.

Table 23: Number and Percentage of Clients of Extremely Low- to Low-Income (All Jurisdictions)

	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014
Number of Clients of Extremely Low to Low income (All Jurisdictions)	16,062	14,781	14,653	15,568	18,502
Percentage	90.7%	94.0%	94.5%	94.1%	91.7%

In 2002, the U.S. Department of Housing and Urban Development required recipients of Community Development Block Grant (CDBG) funds to use new race and ethnicity categories when collecting demographic information from clients. This changed the HRC's process of collecting client information in that clients are first asked to identify their race and then to identify whether they are Hispanic.

2. Race

Of the 785 Monterey Park residents assisted by HRC between July 1, 2009 and June 30, 2014, nearly one-quarter of all residents served reported their race as Asian. This constituted a decrease of 7.7 percent relative to the preceding five-year period (See Table 24b). Aside from variations in the number of residents reporting their race as American Indian/Alaskan Native, American Indian/Alaskan Native & White, and "Other" (the significance of which is potentially inconclusive, as this change is largely attributable to HUD reporting requirements placed upon fair housing organizations), the drop in Asian residents seeking assistance from HRC is the largest such change witnessed during the period. This data is inconsistent with 2010 Census data, which shows 66.9 percent of Monterey Park residents as Asian. While various conclusions may be drawn from this data, two questions of relevance to HRC are whether discriminatory housing practices may be disproportionately impacting non-Asian populations within the city, and/or whether Asian residents may be turning to resources *other* than fair housing organizations for assistance with housing issues, if they do at all. The decline in Asian clients seeking assistance from HRC becomes even more noteworthy in light of the large and growing number of Hispanic/Latino residents who comprised HRC's Monterey Park clientele during the 10-year period in question. One possible conclusion is that Hispanic residents of Monterey Park are outpacing Asian residents in terms of their need for fair housing services. Another conclusion is that if the Asian population is significantly foreign-born, they may not be using the city's public service programs such as the Housing Rights Center's fair housing services program. It is recommended that the City of Monterey Park and the Housing Rights Center work together in doing more outreach to Asian immigrant and non-immigrant populations in addition to landlords to ensure that they are aware of their rights and responsibilities under fair housing law.

Table 24a: Race of Monterey Park Clients (2006-2009)

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Race	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
American Indian or Alaskan Native	28	6	4	0	38
American Indian/Alaskan & Black	8	1	11	0	20
American Indian/Alaskan & White	89	61	62	0	212
Asian	85	67	89	77	318
Asian & White	1	0	0	0	1
Black/African American	2	4	2	2	10
Black/African American & White	0	1	0	0	1
Other	20	32	36	148	236
Pacific Islander	0	3	0	0	3
White	31	49	36	27	143
Total	264	224	240	254	982

Table 24b: Race of Monterey Park Clients (2010-2014)

Race	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06- 08/09	% of Total 09/10- 13/14	Change
American Indian or Alaskan Native	3	0	69	69	29	170	3.9%	21.7%	+17.8%
American Indian/Alaskan & Black	0	1	2	1	1	5	2.0%	0.6%	-1.4%
American Indian/Alaskan & White	0	0	4	1	14	19	21.6%	2.4%	-19.2%
Asian	46	41	31	44	32	194	32.4%	24.7%	-7.7%
Asian & White	0	0	0	0	0	0	0.1%	0.0%	-0.1%
Black/African American	1	3	5	3	0	12	1.0%	1.5%	+0.5%
Black/African American & White	0	0	0	0	0	0	0.1%	0.0	-0.1%
Native Hawaiian/Pacific Islander	1	1	2	2	2	8	0.3%	1.0%	+0.7%

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White	19	22	23	27	31	122	14.6%	15.5%	+0.9%
Other	134	96	8	4	13	255	24.0%	32.5%	+8.5%
Total	204	164	144	151	122	785	100%	100%	

3. Ethnicity

The percentage of Hispanic/Latino Monterey Park residents who contacted HRC between July 1, 2009 and June 30, 2014—49.9 percent of all Monterey Park residents served—was disproportionately high relative to 2010 U.S. Census data, which shows only 26.9 percent of Monterey Park residents being of Hispanic/Latino ethnicity (this number itself well below the statewide average of 37.6 percent). Despite a decades-long demographic shift which now finds Asian residents in Monterey Park significantly outnumbering non-Asians, the number of Hispanic/Latino residents contacting HRC actually *increased* by 3.2 percent relative to the period spanning July 1, 2005 and June 30, 2009, with the greatest increase (4.4 percent) seen amongst residents reporting their ethnicity as "Other Hispanic/Latino" (See Table 25a and 25b). Two conclusions can be reached from this inconsistency. First, Hispanic/Latino Monterey Park residents are more aware of their fair housing rights and/or are more likely to report problems to a fair housing agency than Asian residents. Second, Hispanic/Latino Monterey Park residents could be disproportionately discriminated against as compared to Asian residents of Monterey Park. The Housing Rights Center recommends that all communities receive increased educational opportunities to inform them of their rights and responsibilities under fair housing law.

Table 25a: Ethnicity of Monterey Park Clients (2006-2009)

Ethnicity	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Cuban	0	0	0	0	0
Mexican/Chicano	126	71	86	68	351
Other Hispanic/Latino	13	27	13	54	107
Puerto Rican	0	0	1	0	1
Not Hispanic/Latino	125	126	140	132	523
Total	264	224	240	254	982

Table 25b: Ethnicity of Monterey Park Clients (2006-2009)

Ethnicity	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06-08/09	% of Total 09/10-13/14	Change
Cuban	0	0	0	0	0	0	0.0%	0.0%	NA

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Mexican/Chicano	52	55	66	53	46	272	35.7%	34.6%	-1.1%
Other Hispanic/Latino	47	25	14	19	15	120	10.9%	15.3%	+4.4%
Puerto Rican	0	0	0	0	0	0	0.1%	0.0%	-0.1%
Not Hispanic/Latino	105	84	64	79	61	393	53.3%	50.1%	-3.2%
Total	204	164	144	151	122	785	100%	100%	

4. Special Populations

Consistent with federal requirements, HRC tracks its service to at least three special sub-populations of Monterey Park residents—female heads of households, senior citizens, and individuals with disabilities. It is noteworthy that the overall percentage of individuals reporting themselves as belonging to one of these categories between July 1, 2009 and June 30, 2014—21.8 percent of HRC's Monterey Park clients—declined by 8.1 percent relative to the preceding five years. While this statistic is worthy of analysis, and may suggest a need for certain modifications in the city's approach to delivery of fair housing services, HRC is aware of no specific trends that would explain this substantial decline.

It is noteworthy that the smallest decline occurred amongst HRC's disabled Monterey Park clientele. In most years, disability-related housing complaints represent the bulk of complaints received by HRC, as was the case during the 2009-2014 period when the discrimination issues raised by Monterey Park residents were dominated by mental disability (40.0 percent) and physical disability (26.7 percent).

Table 26a: Number of Female Headed Households, Senior, and Disabled Clients (2006-2009)

Household Info	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Female Head of Household	23	13	24	38	98
Senior	17	23	30	43	113
Disabled	13	15	22	32	82

Table 26b: Number of Female Headed Households, Senior, and Disabled Clients (2010-2014)

Household Info	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06-08/09	% of Total 09/10-13/14	Change
Female Head of Household	12	8	7	2	4	33	10.0%	4.2%	-5.8%
Senior	13	13	20	23	11	80	11.5%	10.2%	-1.3%

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Disabled	9	9	19	10	11	58	8.4%	7.4%	-1.0%
Total	34	30	46	35	26	171	29.9%	21.8%	-8.1%

B. Summary of Housing Discrimination Complaints

This section provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this section discusses the fair housing services available to residents, as well as the nature and extent of fair housing complaints received by the fair housing provider. Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing services.

In general, fair housing services include investigating and resolving housing discrimination complaints; discrimination auditing and testing; and education and outreach, such as disseminating fair housing information through written materials, workshops and seminars. Landlord/tenant counseling services involve informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislation and mediating disputes between landlords and tenants.

In the City of Monterey Park, the Fair Housing Program operates within the City's Community and Economic Development Department. The Program was established to assist people who believe that they have experienced discrimination in the rental of housing.

The following tables reflect the percentages (rounded) of disability-based discrimination complaints from *all* residents served by HRC from *all* funding jurisdictions between July 1, 2009 and June 30, 2014.

Table 27a: Housing Discrimination Complaints Reported by Monterey Park Residents (2006-2009)

Basis of Complaint	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Age				2	2
Arbitrary					
Familial Status	6	1			7
Gender					
Marital Status	1				1
Mental Disability	2		2	3	7
National Origin	4		1	3	8

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Physical Disability	13	6	5	4	28
Race		2	1	2	5
Source of Income	1				1
General Info		1		1	2
Total	27	10	9	15	61

Table 27b: Housing Discrimination Complaints Reported by Monterey Park Residents (2010-2014)

Basis of Complaint	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06-08/09	% of Total 09/10-13/14	Change
Age	1					1	3.3%	1.7%	-1.6%
Arbitrary						0	0.0%	0.0%	NA
Familial Status	1		1		1	3	11.5%	5.0%	-6.5%
Marital Status						0	1.6%	0.0%	-1.6%
Mental Disability	15	1	2	2	4	24	11.5%	40.0%	+28.5%
National Origin		1				1	13.1%	1.7%	-11.4%
Physical Disability		4	3	6	3	16	45.9%	26.7%	-19.2%
Race	1	1		3	1	6	8.2%	10.0%	+1.8%
Sexual Orientation						0	0.0%	0.0%	NA
Source of Income						0	1.6%	0.0%	-1.6%
General Info	2	3	1	1		7	3.3%	11.7%	-8.4%
Total	20	10	8	13	9	60	100%	100%	

HRC received almost equal numbers of housing discrimination complaints and questions from Monterey Park residents during each of the five-year periods at issue: 61 between July 1, 2005 and June 30, 2009 and 60 between July 1, 2009 and June 30, 2014. Substantial declines in complaints based on familial status (down 6.5 percent) and national origin (down 11.4 percent) are noteworthy, though the data samples may be too small for meaningful analysis. In either case, these observations are overshadowed by data relative to complaints based on physical and mental disabilities,

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which typically comprise approximately 60 percent of all discrimination complaints received by HRC. The following table reflects the percentages (rounded) of disability-based discrimination complaints from *all* residents served by HRC from *all* funding jurisdictions between July 1, 2009 and June 30, 2014.

Table 28: Percentages (rounded) of Disability-Based Discrimination Complaints from All Residents

Basis of Complaint	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014
Mental Disability	14%	13%	13%	16%	20%
Physical Disability	41%	43%	47%	49%	47%

The persistency and stability of this data is striking and at odds with similar data obtained from HRC's efforts in Monterey Park, which reveals a sharp increase in recent years of mental disability-based claims. This could be reflective of increasing bias against person with mental disabilities.

C. Requests for Assistance with General Housing Concerns

Between July 1, 2009 and June 30, 2014, 92.4 percent of HRC's contacts from Monterey Park residents were resolved as general landlord/tenant inquiries, compared with 93.8 percent during the period spanning July 1, 2005 and June 30, 2009. Basis for landlord/tenant inquiries remain relatively steady in terms of frequency over time, and this fact is generally reflected by the charted data above. No "basis of complaint"/question showed more than a 7.4 percent variation during the two periods in question as indicated in Table 30b. When these basis do vary, it is typically in response to local issues, as well as economic phenomena which impacts housing availability.

The largest increase in percentage of claims processed by HRC was in the "Notices," "Harassment," and "Security Deposit" categories. These shifts are attributable to local issues as well as economic phenomena, which impacts housing availability and related issues.

Table 29a: Number of Monterey Park Residents with General Housing Issues (2006-2009)

Year	Number of Complaints
July 1, 2005 to June 30, 2006	237
July 1, 2006 to June 30, 2007	214
July 1, 2007 to June 30, 2008	231
July 1, 2008 to June 30, 2009	239
Total	921

Table 29b: Number of Monterey Park Residents with General Housing Issues (2010-2014)

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Year	Number of Complaints
July 1, 2009 to June 30, 2010	184
July 1, 2010 to June 30, 2011	154
July 1, 2011 to June 30, 2012	136
July 1, 2012 to June 30, 2013	138
July 1, 2013 to June 30, 2014	113
Total	725

Table 30a: Types of General Housing Issues (2006-2009)

Landlord/Tenant Complaints	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Eviction	17	21	28	17	83
Harassment	1	1	1	2	5
Lease Terms	11	11	17	22	61
Notices	52	33	35	44	164
Rent Increase	42	44	37	22	145
Repairs	13	23	17	18	71
Security Deposit	23	13	23	24	83
Seeking Housing	11	9	14	8	42
Substandard Conditions	19	21	19	17	76
General Info/Other	48	38	40	65	191
Total	237	214	231	239	921

Table 30b: Types of General Housing Issues (2010-2014)

Landlord/Tenant Complaints	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06-08/09	% of Total 09/10-13/14	Change
Eviction	14	25	16	3	7	65	9.0%	9.0%	NA
Harassment	5	4	1	2	0	12	0.5%	1.7%	+1.2%
Lease Terms	20	20	20	25	6	91	6.6%	12.6%	+0.6%
Notices	39	33	30	38	34	174	17.8%	24.0%	+6.2%
Rent Increase	16	7	14	7	16	60	15.7%	8.3%	-7.4%

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Repairs	16	7	14	7	16	60	15.7%	8.3%	-7.4%
Security Deposit	18	19	18	17	3	75	9.0%	10.3%	+1.3%
Seeking Housing	7	5	7	8	7	34	4.6%	4.7%	+0.1%
Substandard Conditions	22	9	13	4	10	58	8.3%	8.0%	-0.3%
General Info/Other	27	16	4	16	17	80	20.7%	11.0%	-9.7%
Total	184	154	136	138	113	725	100%	100%	

IV. RENTAL AUDIT TESTING IN MONTEREY PARK

A. Purpose of the Audit

1. Introduction

To measure the extent of discrimination in the rental market, the Housing Rights Center (HRC) conducted 20 phone tests within the City of Monterey Park from February 6, 2015 to February 27, 2015. Ten of these tests were Disability tests to measure the level of discrimination against people with disabilities. The remaining 10 were Familial Status tests to measure the level of discrimination against households with children under the age of 18 years old. The results of the audit tests suggest that housing discrimination exists in the City of Monterey Park.

2. Goal

The goal of the audit was to determine if there was a pattern or practice of steering or providing unfavorable treatment to prospective renters in the City of Monterey Park based on disability or familial status. The audit examined housing agent behavior in the inquiry stage of the rental process. It is important to note that not all forms of differential treatment in the housing transaction are of equal seriousness. Nevertheless, all forms of unfavorable treatment that are documented in this audit have the potential to impede an individual's efforts to obtain housing of his or her choice.

By controlling legitimate business concerns such as income, length of employment, and length of tenancy (see methodology below), we hope to determine whether people with disabilities and families with children under the age of 18 years old are given the same housing opportunity as their counterparts without disabilities and children respectively in their efforts to find rental housing.

B. Audit Methodology

1. Overview of Testing

Testing is an enforcement tool used by the HRC to determine whether housing professionals engage in discrimination in violation of federal and state fair housing laws. HRC generally conducts these tests at the inquiry level when the applicant first

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inquires about housing. A test involves a minority group tester referred to as a “protected tester” and a majority group tester referred to as a “control tester” who both visit the same housing unit for rent or for sale. The protected tester always visits the unit first and is carefully chosen to ensure she or he is a superior applicant to the matching “control” tester with regard to income, number of years at current employer, etc. The matching of testers is extremely important because it removes any business justifications for rejecting the applicant.

Once both testers view the unit, the testers are required to complete a standardized report documenting their experience. We are careful to ensure the two testers have no contact with one another. The test coordinator then analyzes the reports to determine if the testers have experienced discrimination based on the established criteria noted below.

2. Phone Testing

For protected classes such as race and national origin, it is necessary to conduct on-site tests in order to adequately measure differential treatment in the rental process. Through our experience with testing, we have found that in most cases, phone testing is adequate to measure discrimination based on disability and familial status. In a fair housing phone test, a minority group tester and a majority group tester are matched on all relevant characteristics. These characteristics include age, income, employment and time at job. Characteristics are assigned to the applicant by the test coordinator. The characteristics include employment in a certain profession, earning a certain amount of money, and/or assuming whatever characteristics assigned to the tester.

Each tester separately calls the housing provider. The protected tester always makes the first call. For disability tests, the protected tester is required to tell the housing provider that he or she will need a reasonable accommodation due to a disability. For familial status tests, the protected tester is required to tell the housing provider that he or she has a child. If the tester does not reveal this information, the test is incomplete.

The testers are trained to carefully listen and later objectively record the details of their experiences on the standardized reporting forms. These forms include specific questions as well as a narrative. HRC designed its tester forms to ensure that each tester reports his or her experience in sufficient detail so as to determine whether the testers remained “similarly situated” during the test. A test coordinator examines the report forms to determine whether the testers were given the same information and treatment.

3. Number and Type of Tests

The Housing Rights Center conducted a total of 20 Disability and Familial Status phone tests. Each paired test was measured for differential treatment in the housing transaction, including differences in the quantity, content and accuracy of information, and quality of service given to each home-seeker by a property owner or manager. Ten of these tests were Disability tests and 10 were Familial Status tests.

4. Target Area Selection

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HRC used Internet services such as westsiderentals.com, craigslist.org, apartmentlist.com, apartmentguide.com, calrentals.net, and we conducted site visits to identify rental vacancy listings.

C. Audit Results

1. Disability Phone Tests

The Housing Rights Center conducted 10 phone tests to measure discrimination against people with disabilities.

Audits Finding Evidence of Discrimination

Of the 10 Disability tests conducted in Monterey Park, 6 tests (60 percent) showed evidence of discrimination based on disability. Tests DI-2, DI-3, DI-4, DI-5, DI-6 and DI-10 produced evidence of differential treatment based on disability.

In test DI-2, the housing provider denied housing to the Protected Disabled Tester because the tester had a companion dog. In response to this the Protected Disabled Tester told the housing provider that she has the dog for medical reasons. The housing provider told the tester that she would have to ask the owner. On the following day, the housing provider told the Protected Disabled Tester that it was okay for her to have the animal if she has a note from her doctor and signs an agreement that the dog will not make noise. The tester asked the agent if she could see the agreement. The agent told the tester that she did not have it and she should see the apartment first. The Protected Disabled Tester told the agent that she would like to see the agreement first. The agent told the tester that she was too busy and hung up on the tester.

Audit #	Protected: with companion animal Control: without companion animal	Finding
2		
Location	Monterey Park, CA 91754-3327	
	- Both testers spoke with the same agent. - Both testers were told that the rent was \$1,500, the deposit \$1,500 and the credit check \$15. - PT told the agent that she was looking for a two-bedroom unit for herself and her companion dog. The agent stated, "No animals". - PT told the agent she has the dog for medical reasons. The agent told PT that she would have to ask the owner. - PT telephoned the agent again and asked if she had spoken to the owner about her companion dog. The agent told PT she would call PT back after she speaks with the owner. - The agent called PT back and told her that it was okay for her to have the animal if PT has a note from her doctor and signs an agreement that the dog will not make noise. PT asked the agent if she could see the agreement. The agent told PT that she did not have it and PT should see the apartment first. PT told the agent that she would like to see the agreement first. The agent told PT that she was too busy and hung up on PT.	Evidence of Discrimination

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In test DI-3, the housing provider denied housing to the Protected Disabled Tester. The housing provider provided the Protected Disabled Tester and the Control Tester with the same rental information. The housing provider told the Protected Disabled Tester that she had an open house yesterday and she could take the tester's telephone number and call her when they have another open house. The housing provider also told the Protected Disabled Tester that they have had a lot of calls about the house, so they may not have another open house. When the Control Tester asked the housing provider when she could view the unit, the housing provider told the Control Tester to call back in four days.

Audit # 3	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-7208	
	- Both testers spoke with the same agent. - Both testers were told that the rent was \$950, the security deposit \$950 and there was no credit check fee. - PT told the agent that she was calling regarding the one bedroom unit for herself and her companion dog. The agent told PT that the unit was available. - PT asked the agent when she could view the unit. The agent told PT that she had an open house yesterday. The agent told PT that she could take PT's telephone number and call her when they have another open house. The agent told PT that they have had a lot of calls about it, so they may not have another open house. - CT told the agent that she was calling about the one bedroom unit for herself. The agent provided CT with the rental information. - CT asked the agent when she could view the unit. The agent told CT to call back in four days.	Evidence of Discrimination

In test DI-4, the housing provider clearly denied housing to the Protected Disabled Tester because she had a companion dog. The housing provider told the Protected Disabled Tester, "I don't think you are going to find anyone willing to rent to anyone with a dog. This apartment has a beautiful carpet and it is partially owned by the person renting it and I know he won't allow a dog". The Protected Disabled Tester told the housing provider that she has a prescription from her doctor. The housing provider told the tester it "was not possible."

Audit # 4	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-7344	
	- Both testers received the same rental information for the available unit. - PT spoke with the property manager and CT spoke with the receptionist. - PT told the property manager that she was calling about the two-bedroom unit for herself and her companion animal. - The property manager told PT, "I don't think you are going to find anyone willing to rent to anyone with a dog. This apartment has a	Evidence of Discrimination Based on Disability

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	beautiful carpet and it is partially owned by the person renting it and I know he won't allow a dog." PT told the property manager that she has a prescription from her doctor. The property manager stated it "was not possible."	
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In test DI-5, the housing provider told the Protected Disabled tester that there was a one-time \$250 non-refundable fee for the animal and the tester would have to fill out a form stating that she is responsible for the dog's damages to furniture, etcetera.

Audit # 5	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-3124	
	- Both testers spoke with the same agent. - Both testers received the same rental information for the available unit and were told they could stop by that same day to view it. - PT told the agent that she was calling about the two-bedroom unit for herself and her companion animal. - The agent told PT that there was a one-time \$250 non-refundable fee for the animal. - The manager told PT that she would have to fill out a form stating that she is responsible for the dog's damages to furniture, etcetera.	Evidence of Discrimination Based on Disability

In test DI-6, the housing provider told the Protected Disabled Tester that she could view the unit the following day. The housing provider told the Control Tester that she could view the unit on that same day.

Audit # 6	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-2963	
	- Both testers spoke with the same agent and received the same rental information of the unit. - PT told the manager that she was calling about the studio unit for herself and her companion dog that is prescribed by her psychiatrist for her depression. - PT asked the agent when she could view the unit and the agent said the following day. - CT told the agent that she was calling about the single unit for herself and asked when she could view it. The agent told CT that she could view it that same day.	Evidence of Discrimination Based on Disability

In test DI-10, the housing provider clearly denied housing to the Protected Disabled Tester because she had a companion dog. The housing provider told the Protected Disabled Tester that "the owner does not allow pets". The tester told the housing provider that the dog is not a pet, it is a companion dog and she can get a doctor's letter for the animal. The housing provider told the Protected Disabled Tester that her notes about this unit state the owner says no pets, it is not negotiable, no exceptions.

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Audit # 10	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-3517	
	- Both testers spoke to the same agent and received the same rental information for the unit. - PT called and told the agent that she was interested in the four bedroom unit for herself, her husband, his parents, and PT's therapy dog. The agent immediately told PT that "the owner does not allow pets". - PT told the agent that the dog is not a pet, it is a companion dog and PT can get a doctor's letter for it. The agent told PT that her notes about this unit state the owner says no pets, it is not negotiable, no exceptions.	Evidence of Discrimination Based on Disability

Audits with No Evidence of Discrimination

Of the 10 Disability tests conducted in Monterey Park, 4 tests (40 percent) showed no evidence of discrimination based on disability. Tests DI-1, DI-7, DI-8, and DI-9 did not produce evidence of discrimination based on disability.

In tests DI-1, DI-7, DI-8 and DI-9 the housing provider gave both testers similar information about which unit was available. In these tests the housing provider also gave both testers the same rent and security deposit amounts.

Audit # 1	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-5712	
	- PT and CT spoke with different agents. - Both testers were told that the rent was \$2,300, the deposit \$2,300 and the credit check \$25. - PT told the agent that she was calling about the three-bedroom unit for herself, her husband, her mother and her companion dog.	No Evidence of Discrimination

Audit # 7	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-3543	
	- Both testers spoke with the property owner. - Both testers received the same rental information for the unit.	No Evidence of Discrimination

Audit # 8	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-5200	
	- PT spoke to the community manager and CT spoke to the assistant manager. - Both testers received the same rental information for the unit.	No Evidence of Discrimination

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Audit # 9	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-1029	
	- Both testers spoke with the same agent. - Both testers received the same rental information for two two-bedroom available units and were told that the unit on the second floor has a washer and dryer.	No Evidence of Discrimination

2. Familial Status Phone Tests

The Housing Rights Center conducted 10 phone tests to measure discrimination against families with children under the age of 18.

Audits Finding Evidence of Discrimination

Of the 10 Familial Status tests conducted in Monterey Park, 2 tests (20 percent) showed evidence of discrimination based on familial status. Tests FS-5 & FS-9 produced evidence of differential treatment based on familial status.

In test FS-5, the housing provider offered one unit to the Protected Tester and told the tester that the rent and the deposit was \$1,275. The housing provider offered three units to the Control Tester. The housing provider offered a duplex for \$1,275, an apartment in a twenty unit building for \$1,250 and a unit in West Covina to the Control Tester.

Audit # 5	Protected: with child Control: only adults	
Location	Monterey Park, CA 91755-1923	
	- Both testers spoke with the same agent. - PT informed the agent that the unit was for herself, her husband, and three-year-old son. - PT asked for the rental information. The agent stated the rent and security deposit are \$1275. - PT asked if the unit is on the 1st or 2nd floor. The agent stated the 1st floor and it has a garage. - CT called and informed the agent that she is looking for a two-bedroom apartment for herself, her husband and 23-year-old daughter. - The agent asked what CT's price range is. CT stated not more than \$2,000 a month. The agent stated he had two possible locations. - The agent stated one unit is \$1275 for rent and security deposit. The agent stated this was a duplex. - The agent stated the other unit was \$1250 for rent and security deposit. The agent stated this was in a 20-unit complex on the 1st level. - The agent offered CT a 3rd location in West Covina. CT stated that is too far.	Evidence of Discrimination based on Familial Status

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In test FS-9, the housing provider offered told the Protected Tester that they would be showing the unit on the following day at 3 p.m. and the tester should call then. The housing provider offered to show the unit to the Control Tester on the same day of the test.

Audit # 9	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-1923	
	- Both testers spoke to the same agent. - Both testers were provided with the same rental information for rental price, security deposit and credit check. - PT called and stated she was interested in the three-bedroom unit for herself, her husband and three-year-old son. - PT was told that the agent would be showing the house on the following day at 3pm and PT should call then. - CT informed the agent that the unit is for herself, husband, and 23-year-old daughter. - The agent asked CT if CT would like to come and see it. CT stated she would rather see it the following day. The agent told CT to go to the property at 3:30pm the following day, but to call before 2pm to confirm.	Evidence of Discrimination based on Familial Status

Audit with No Evidence of Discrimination

Of the 10 Familial Status tests conducted in Monterey Park, 8 tests (80 percent) showed no evidence of discrimination against the Protected Tester. In all 8 tests, the housing providers gave both testers similar information regarding which unit was available and information about rental and security deposit amounts.

Audit # 1	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-7203	
	- Both testers spoke with the same agent. - Both testers received the same rental information. - Both testers were informed to call back on the week of February 23rd about the unit.	No Evidence of Discrimination

Audit # 2	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-1029	
	- PT spoke with the assistant and CT with the leasing agent. - Both testers were offered two units and received the same rental information.	No Evidence of Discrimination

Audit # 3	Protected: with child Control: only adults	Finding
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Location	Monterey Park, CA 91755-5200	
	- Both testers spoke with the same agent. - Both testers received the same rental information. - Both testers were offered two units.	No Evidence of Discrimination

Audit # 4	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-3329	
	- PT spoke with the property manager and CT with the on-site manager. - PT and CT were told that the unit was available and were provided with the same rental information.	No Evidence of Discrimination

Audit # 6	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-1508	
	- Both testers spoke to the same agent who identified herself as the on-site manager. - Both testers were given the same rental information. - PT was informed that the agent can show the unit every day before 6pm. - CT was informed that the agent can show the unit Monday-Friday before 6pm.	No Evidence of Discrimination

Audit # 7	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-3543	
	- Both testers spoke with the same agent. - Both testers were provided with the same rental information for furnished and unfurnished unit.	No Evidence of Discrimination

Audit # 8	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91754-6620	
	- Both testers spoke with the owner of the property. - Both testers were given the same rental information. - PT was informed there would be an open house on March 6th between 1-4pm. - CT was informed there would be an open house on March 7th between 1-4pm.	No Evidence of Discrimination

Audit # 10	Protected: with child Control: only adults	Finding
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Location	Monterey Park, CA	
	• Both testers spoke to the same agent. • Both testers received the same rental information	No Evidence of Discrimination

D. Rental Audit: Conclusion

Of the 20 phone tests conducted, (8) produced evidence of differential treatment. Overall 40 percent showed evidence of discrimination. These results show that discrimination is occurring at the pre-application stage of the rental process in Monterey Park.

V. MORTGAGE LENDING PRACTICES

A. Access to Housing Credit in Monterey Park: General Background

1. The Legal Context of Barriers to Credit Markets

In the United States, economic security and advancement are frequently based on owning a home. Acquiring a home, however, depends to a large degree on having access to credit. Credit provides a market conduit for channeling spending power to households. For those households without this option, homeownership and the economic security this can bring become impossible.

Thus, it becomes evident that equality of opportunity and fair access to markets (including credit markets) are linked. Laws passed in the 1960s and 1970s make this link clear and legally enforceable. The Civil Rights Act of 1964 mandates that institutions that control economic resources cannot legally discriminate on the basis of race, gender, age, or disability. The 1968 Fair Housing Act went further:

“It shall be unlawful for any person or other entity whose business includes engaging in residential real estate-related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of race,” (42 U.S.C., sec. 3601-3631 (1988)).

The Equal Credit Opportunity Act (ECOA) of 1974, in turn, makes racial discrimination illegal in credit market decisions.

Federal responsibility for ensuring that financial and housing markets operate equitably was strengthened in the 1970s. The 1975 Home Mortgage Disclosure Act (HMDA) requires banks and other depository institutions to provide annual data on their mortgage lending by census tract. The 1977 Community Reinvestment Act expands upon the responsibility of banks and other depository institutions to meet credit needs throughout their entire market area, no matter how income and race vary within this area, and it also requires that banks cannot define their market areas in a manner that discriminates against minority areas. In 1989, the HMDA was amended: as of 1990, lenders were directed to submit more detailed evidence (on applications, not just loans), and more types of lenders (including mortgage companies) were required to report under HMDA.

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In sum, federal law makes it illegal for lenders to practice either discrimination or redlining in credit and housing markets. Discrimination occurs whenever minorities (or any group protected by law) are more likely to be turned down in a given market transaction than are Whites or minorities can make a given transaction only at a higher cost or worse terms than Whites. Redlining occurs when a given market transaction costs more or occurs less often in a geographic area with a high minority population (or in an inner city location) than in a low minority (or suburban) area, even when differences in these areas' economic characteristics are considered. So, discrimination disadvantages a borrower or applicant independent of their location, and redlining disadvantages borrowers or applicants in a location independent of their individual characteristics.

2. Detecting Evidence of Credit-Market Barriers

Numerous court cases and congressional fine-tuning have clarified the legal meaning of discrimination. In March 1994, the federal agencies responsible for enforcing credit market discrimination issued a unified policy statement incorporating these clarifications. Three types of discrimination are identified:

- Overt discrimination - refusing to initiate a transaction with a person of color
- Disparate Treatment - screening minorities more harshly than whites in application processes, or subjecting minority applications to different application processes;
- Disparate Impact - conducting commercial practices that disproportionately harm a racial minority without being justified by a legitimate business need.

Economists and legal experts agree that the first two types of discrimination can best be detected through well designed, direct "test" of whether the procedures of lenders, real estate agents, and others are racially neutral. But detecting the third type of discrimination requires the use of indirect evidence. Experts disagree about what standard of proof for indirect evidence is required to demonstrate an "unfair" pattern of credit flow. The problem is that differences between groups (such as White and African-American loan applicants) or areas (such as minority and white neighborhoods) may arise either because of market-based reasons, such as differences of wealth, or irrational reasons such as racism. In general, the federal government is willing to go after race-based disparities, but not market-based disparities. In practice, the line between the two is blurry, at least in part because differences may arise from both.

Redlining has not been given a precise legal meaning, since the legislation creating it is less clear in defining what behaviors constitute a failure to provide credit equitably over bank market areas. The CRA itself provides that "credit needs" should be met uniformly, but, economists have not established a method of determining such needs. In practice, redlining has been measured by testing for credit market "fair share." Simply put, every neighborhood should receive its fair share of credit flows, adjusted for the prices of its homes.

3. Evidence of Potential Discrimination and Redlining

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What kind of evidence do studies and regulators find concerning discrimination and redlining in housing markets? Definitive proof of discrimination is hard to come by, because this proof would have to account for all factors that lenders may legitimately use before demonstrating conclusively that lenders are biased. The only city for which definitive proof of discrimination in credit markets has been established is Boston, and even then, various studies of Boston still have their critics who refuse to concede that discrimination has been proven.

Boston's studies were special because researchers received complete access to lenders' data files on loan applicants. In many studies elsewhere in the United States, only suggestive evidence, of the credit market discrimination has been produced using HMDA data. While experts agree that HMDA data cannot be used to "prove" discrimination by banks, experts also agree that this data can be used to determine whether discrimination may be occurring. In sum, HMDA data can be used to conduct a diagnostic analysis of whether discrimination may be a problem in any area.

The detection of redlining presents fewer measurement problems than that of discrimination. Redlining may occur whenever there are significant social differences between any two sub areas within a larger community; suburb versus inner city, professional versus working class areas, and largely white versus largely minority areas. Most redlining analyses test for lending gaps between areas with differing racial compositions.

Studies of racial redlining follow a three-step procedure. First, the community being analyzed is subdivided according to the percentage of minority residents and its various subareas (census tracts). Second, sub area loan flows and approval/denial rates are compared. If differences are found (for example, minority areas received lower credit flows than non-minority areas), then an effort is made to determine whether these differences are attributable to economic elements. Third, further tests on loan flows and denial rates are run, taking economic factors into account. If significant racial gaps exist after accounting for economic factors, then redlining is found. Evidence of redlining is always suggestive and not definitive because so many different economic and social variables interact in communities.

This study relies exclusively on suggestive evidence of discrimination and redlining in the credit market. Achieving definitive evidence of discrimination would require more detailed information than HMDA and Census data can provide.

B. Access to Housing Credit in Monterey Park: Local Practices

1. The Evidence for Monterey Park's Credit Markets

It is important to look into the problem of discrimination because of the tremendous racial/ethnic diversity of the Los Angeles region and, indeed, of Monterey Park itself. Lenders might exercise different lending practices with different racial/ethnic groups, for example. The sections that follow will examine whether loan flows differ among different categories of Monterey Park loan applicants and in different geographic areas within Monterey Park. Redlining analyses tend to compare loan flow difference between broad geographic areas (inner city versus suburban areas) within large

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metropolitan areas. It might seem inappropriate to examine redlining just within the city of Monterey Park. However, Monterey Park is large and diverse enough that geographic variations in loan flows may be significant.

This evaluation of Monterey Park's credit markets is based on the 2013 HMDA data for the City of Monterey Park, which are the most recent years of data available. HMDA data are collected at the census-tract level. Our analysis proceeds in several steps. We first review the participants in the Monterey Park residential credit markets -- the most active banks on the supply side of these markets, as well as the racial and income characteristics of the households on the demand side. We then evaluate data concerning the potential for discrimination and redlining in Monterey Park residential-credit markets in two stages; first, a broad overview, and next, an in-depth analysis.

2. Participants in the Monterey Park Residential Credit Market

Table 31 provides summary of approved loans by residential-credit lenders in 2013. In 2013, commercial banks provided 50.0 percent and mortgage companies provided 39.0 percent of all residential loans in the City of Monterey Park. Thrifts and credit unions each accounted for 5.5 percent of all residential loans in the City.

In Monterey Park, five lending institutions have a dominant presence: Flagstar Bank, Bank of America, NA, Well Fargo Bank, NA, Citibank, NA, and JP Morgan Chase Bank, NA. Flagstar Bank made 140 loans in 2013 or 11.0 percent of the market share. Bank of America, NA, made 105 loans, which accounted for 8.2 percent of the total market share. Of the mortgage lenders, TJ Financial made 49 loans in 2013, accounting for 3.8 percent of the total market share. These lenders may have established themselves in the community and have name recognition through better marketing.

During the 2006-2008 period that was analyzed in the previous AI, mortgage companies accounted for 49.2 percent of the market share in Monterey Park, with the highest number of loans by Citimortgage, Inc. at 9.0 percent. For commercial banks, Bank of America, NA, led the way with 8.1 percent of the market share during the 2006-2008 period. It important to note that in 2008 the subprime mortgage crisis occurred, and some of the lending institutions no longer exists. In addition, lending practices have become more stringent and regulated.

Table 31: Approved Loans by Residential-Credit Lenders, 2013

Financial Institution	Lender ID #	Approved Loans	Percent of Market
Commercial Banks			
Flagstar Bank	146672	140	11.0%
Bank of America, NA	480228	105	8.2%
Well Fargo Bank, NA	451965	91	7.1%
Citibank, NA	476810	88	6.9%
JP Morgan Chase Bank, NA	852218	74	5.8%
Total, all Commercial Banks		637	50.0%
Thrifts (Savings and Loans)			

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Provident Savings Bank, FSB	706051	9	0.7%
First General Bank	58260	8	0.6%
Fremont Bank	19222	8	0.6%
PrimeLending	2888798	7	0.5%
First Choice Bank	57966	5	0.4%
Total, all Thrifts		70	5.5%
Credit Unions			
Kinecta Federal Credit Union	4142	14	1.1%
California Credit	60784	8	0.6%
F&A Federal Credit Union	1493	8	0.6%
Los Angeles Federal Credit Union	1207	6	0.5%
Pentagon Federal Credit Union	546571	5	0.4%
Total, all Credit Unions		70	5.5%
Mortgage Companies			
TJ Financial, Inc.	95-4248183	49	3.8%
Cashcall	33-0890858	29	2.3%
Nationstar Mortgage, Inc.	75-2921540	27	2.1%
Chicago Mortgage Solutions	36-4485107	24	1.9%
PMAC Lending Service, Inc.	95-4539084	23	1.8%
Total, all Mortgage Companies		496	39.0%
Total Approved Loans		1,273	100.0%

3. Redlining and Discrimination in Monterey Park: Basic Statistics

According to 2013 HMDA data, 2,563 conventional home loan applications were processed for applicants in Monterey Park. A conventional loan is any loan that is not underwritten or insured by the government. Total home loans include all home purchases, improvements, and refinance loans. As shown in Table 32, out of the total number of 2,563 applications, one-half (49.7 percent) were approved and 13.7 percent were denied. The remaining 36.7 percent were withdrawn, closed or approved, but not accepted.

4. Loans by Race and Ethnicity

Table 32 also presents the HMDA data by race and ethnicity. The majority of total loan applications were filed by Asian residents (58.9 percent), followed by Whites (17.6 percent). However, for almost one-quarter (22.6 percent) of the total applications, information on the race of the applicant was not provided or available. Hispanics, which is an ethnicity, and may be identified in any of the racial groups, represented 12.4 percent of the total applications, while two-thirds (66.2 percent) of the applications were identified as Non-Hispanic.

The proportion of loan applicants by race and ethnicity follows the City's overall race and ethnicity composition. The population of Monterey Park is predominantly Asian. According to the 2010 Census, 66.9 percent of the total population in Monterey Park

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was Asian and 19.4 percent was White. This profile is strikingly different from the countywide figures of 13.7 percent Asian and 50.3 percent White. The Black, Pacific Islander and Native American residents in Monterey Park are relatively small, with each representing less than 0.5 percent of the total population. The Hispanic ethnic group represented about one-quarter (26.9 percent) of the City's total population in 2010; however, as mentioned, they accounted for only 12.4 percent of the total number of loan applicants.

The highest approval rate among applicants by race was Native Americans at 60.0 percent; however, this group only had 10 total applications with six approvals. The Asian population had the highest number of approved applications with 870, which represents 57.7 percent approval rate as a percentage of applications by race. This was followed by Whites with a 55.9 percent approval rate. Hispanics and Non-Hispanic applicants had similar approval rates with 57.1 percent and 57.2 percent, respectively. This is an improvement from the 2006-2008 period examined in the previous AI, when the approval rate for Hispanics was 44.2 percent. However, when examined for all approved loans to City residents, Hispanics accounted for only 14.3 percent, while Asians and Whites reflected their proportion of the City. This suggests that either there are cultural differences impacting the number of loan applications received or there may be disparity in access to financing and/or lack of information available to Hispanic residents in the City.

While the analysis indicates that differences exist, the reasons for these differences cannot be explained through statistics alone. Several factors, including income, employment history, income-to debt ratio, and knowledge of the homebuyer process, can affect approval and denial rates. However, the differences in approval rates raise potential concerns regarding differential access to credit.

Table 32: Loan Applications by Race and Ethnicity – 2013

Race	Total		Approved		Denied		Withdrawn	
	#	% of Action	#	% of Action	#	% of Action	#	% of Action
Race:								
Native American	10	0.4%	6	0.5%	2	0.6%	2	0.2%
<i>% of Applicant Race</i>	100%		60%		20%		20%	
Asian	1,509	58.9%	870	68.3%	208	59.4%	431	45.9%
<i>% of Applicant Race</i>	100%		57.7%		13.8%		28.6%	
Black	4	0.2%	2	0.2%	1	0.3%	1	0.1%
<i>% of Applicant Race</i>	100%		50%		25%		25%	
Pacific Islander	9	0.4%	4	0.3%	2	0.6%	3	0.3%
<i>% of Applicant Race</i>	100%		44.4%		22.2%		33.3%	
White	451	17.6%	252	19.8%	81	23.1%	118	12.6%
<i>% of Applicant Race</i>	100%		55.9%		18%		26.2%	
NP/NA	580	22.6%	139	10.9%	56	16%	385	41%
<i>% of Applicant Race</i>	100%		24%		9.7%		66.4%	
Total Race	2,563	100%	1,273	100%	350	100%	940	100%
<i>% of Applicant Race</i>	100%		49.7%		13.7%		36.7%	
Ethnicity:								
Hispanic	319	12.4%	182	14.3%	50	14.3%	87	9.3%
<i>% of Applicant Race</i>	100%		57.1%		15.7%		27.3%	
Non-Hispanic	1,696	66.2%	970	76.2%	248	70.9%	478	50.9%
<i>% of Applicant Race</i>	100%		57.2%		14.6%		28.2%	
NP/NA	548	21.4%	121	9.5%	52	14.9%	375	39.9%
<i>% of Applicant Race</i>	100%		22.1%		9.5%		68.4%	
Total Ethnicity	2,563	100%	1,273	100%	350	100%	940	100%
<i>% of Applicant Race</i>	100%		49.7%		13.7%		36.7%	

Source: 2013 HMDA

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4. Loans by Race/Ethnicity and Census Tracts

Table 33 presents the HMDA data of approved loans by race/ethnicity by 2010 Census Tracts. It highlights the census tracts where the differences between the race/ethnicity loan approval rates are relative to the 2010 race/ethnic composition of census tracts within the City. As shown in Table 33, the highest positive differences among Asians occurred in CTs 4828.00 and 4827.01, where their approval rates were significantly higher (19.9 percent and 16.7 percent, respectively) than their proportion within the census tract. For Whites, CTs 4827.02 and 4821.02 had the highest positive differences (6.2 percent and 3.3 percent). However, for Hispanics, only CT 4820.01 had a positive (0.4 percent) difference between approved loans versus the percent Hispanics for the census tract. Maps 2 and 3 illustrate the largest disparities, both positive and negative, among the White, Asian and Hispanic groups by census tracts.

Table 33: Loan Applications by Race and Ethnicity – 2013

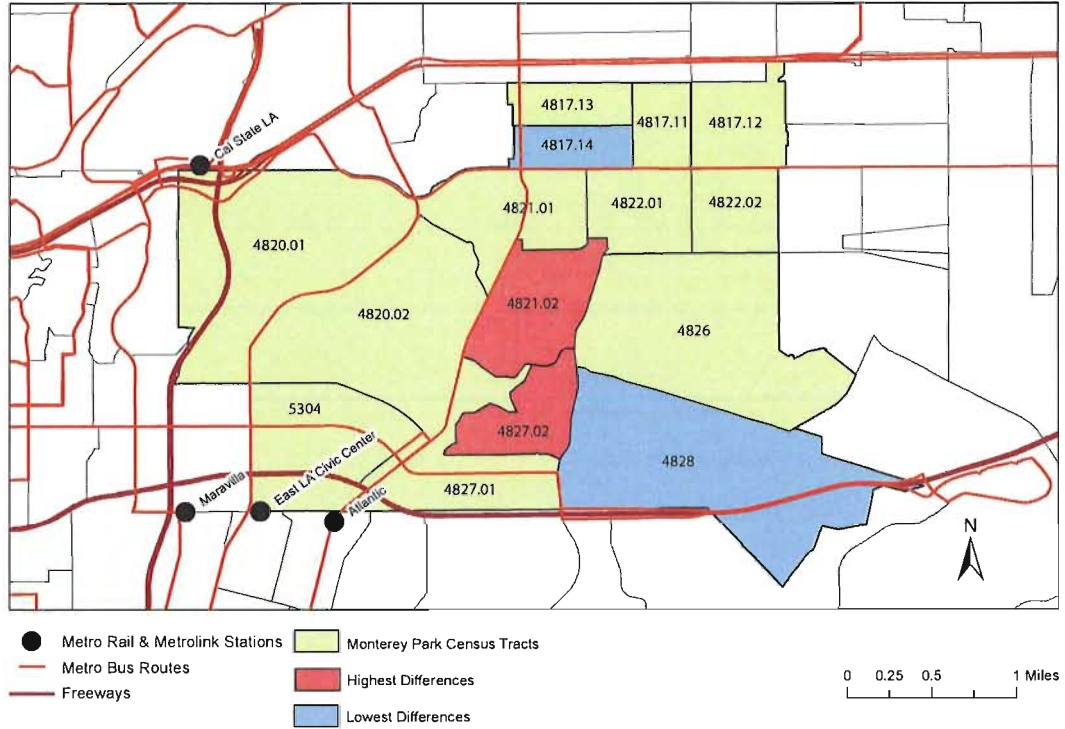
Census Tract	Percent 2013 Approved Loans by Race/Ethnicity				2010 Census Race/Ethnicity				Difference Loans Made & Race/Ethnicity of Census Tract			
	White	Black	Asian	Hispanic*	White	Black	Asian	Hispanic*	White	Black	Asian	Hispanic*
4817.11	2.1	0.0	83.0	4.3	7.8	0.4	87.0	8.3	-5.7	-0.4	-4.0	-4.0
4817.12	3.2	0.0	90.3	0.0	9.7	0.2	80.9	16.9	-6.5	-0.2	9.4	-16.9
4817.13	11.3	0.0	79.2	3.8	9.7	0.4	82.3	14.6	1.6	-0.4	-3.1	-10.8
4817.14	0.0	0.0	95.7	0.0	8.4	0.3	86.3	11.2	-8.4	-0.3	9.4	-11.2
4820.01	17.3	0.0	70.4	12.2	14.5	0.4	78.4	11.8	2.8	-0.4	-8.0	0.4
4820.02	11.3	0.0	74.6	5.6	17.1	0.7	67.4	25.6	-5.8	-0.7	7.2	-20.0
4821.01	12.5	1.4	66.7	11.1	17.7	0.4	69.4	25.0	-5.2	1.0	-2.7	-13.9
4821.02	30.4	0.0	60.7	20.3	27.1	0.8	58.3	29.8	3.3	-0.8	2.5	-9.5
4822.01	8.2	0.0	85.7	4.1	12.1	0.2	79.0	16.8	-3.9	-0.2	6.7	-12.7
4822.02	5.1	0.0	89.9	2.0	11.6	0.4	78.6	17.7	-6.5	-0.4	11.3	-15.7
4826.00	22.8	0.0	67.9	13.8	22.0	0.4	65.2	25.3	0.8	-0.4	2.7	-11.5
4827.01	39.6	1.0	46.9	31.3	39.9	0.6	30.2	63.7	-0.3	0.4	16.7	-32.4
4827.02	39.7	0.0	42.5	28.8	33.5	0.3	47.4	44.2	6.2	-0.3	-4.9	-15.4
4828.00	26.9	0.0	61.1	23.1	34.5	0.2	41.2	48.8	-7.9	-0.2	19.9	-25.7
5304.00	43.8	0.0	31.3	47.9	48.7	1.5	18.7	76.6	-4.9	-1.5	12.6	-28.7
Citywide Difference	19.8	0.2	68.3	14.3	19.4	0.4	66.9	26.9	0.4	-0.2	1.4	-12.6

*Hispanic considered Ethnicity and can be of any race by Census Bureau

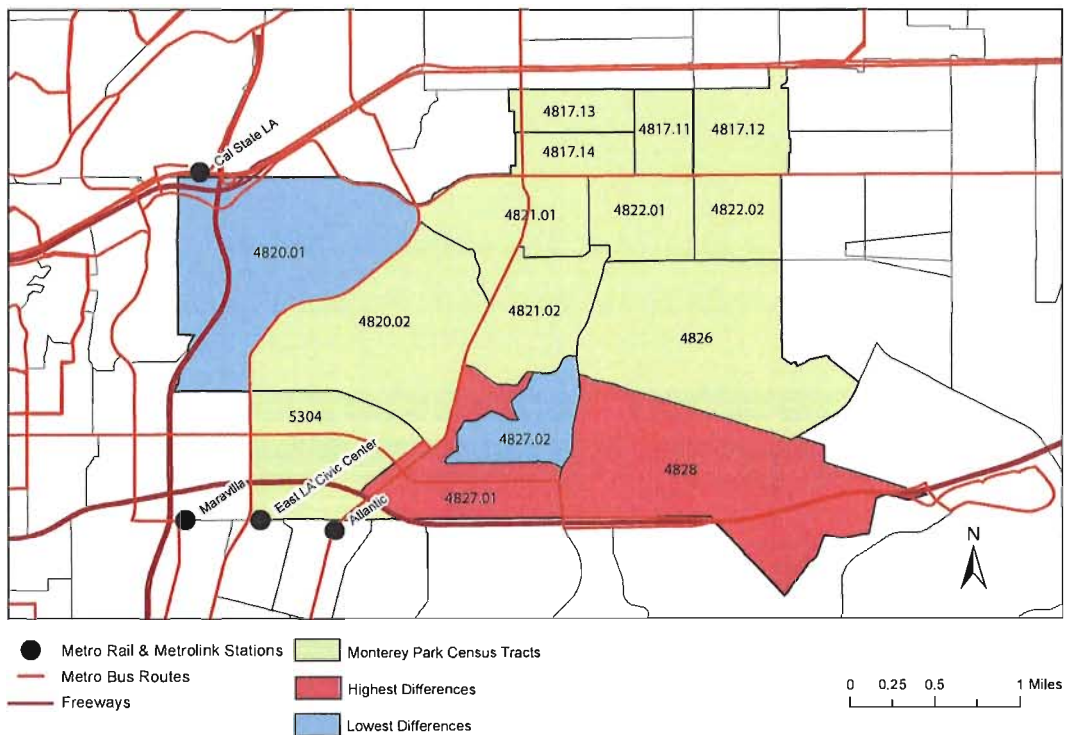
Sources: HMDA, & U.S. Census Bureau, February 2015

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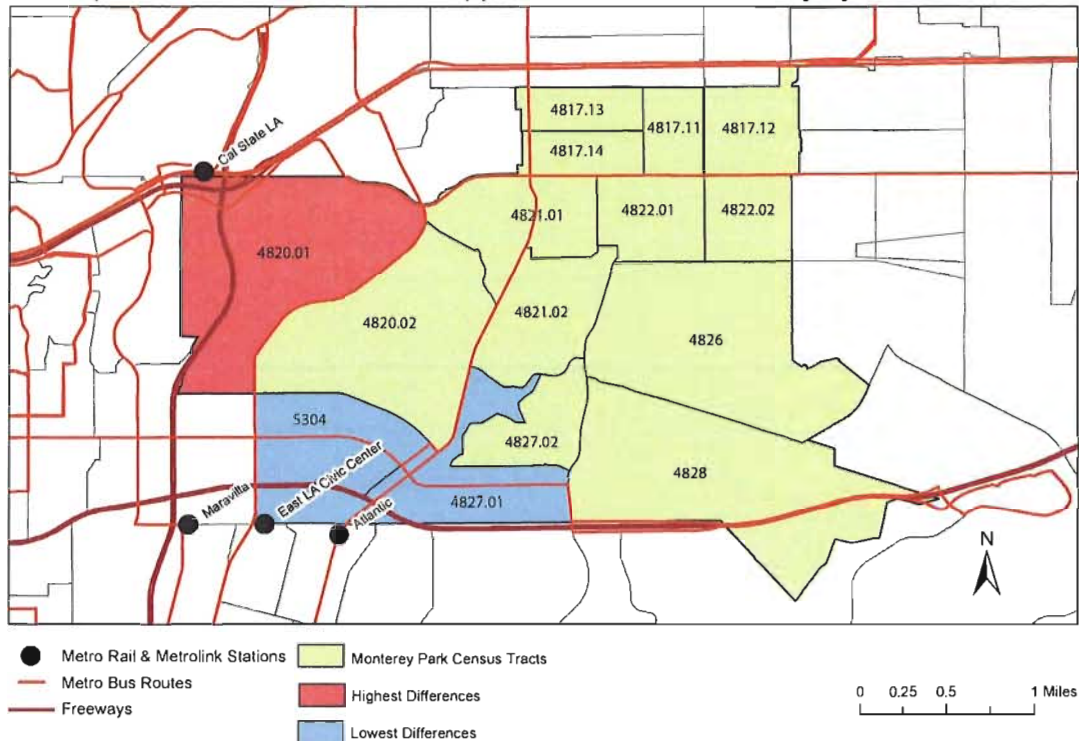
Map 1: White – Difference in Loans Approved vs. Race/Ethnicity by Census Tract



Map 2: Asian – Difference in Loans Approved vs. Race/Ethnicity by Census Tract



Map 3: Hispanic – Difference in Loans Approved vs. Race/Ethnicity by Census Tract



5. Denial Rate by Type of Home Loan and Census Tract

Table 34 presents loan denial rates by 2010 Census Tracts, for both home purchase loans and refinance loans. It identifies potential geographic differences in mortgage lending activities.

As presented in Table 34, the overall citywide average denial rate for home purchase loans was 2.1 percent, and 10.8 percent for home refinance loans. For home purchase loans, the denial rates were the highest in CT 4817.13 at 5.6 percent, and CT 4817.11 at 4.0 percent. Both of these census tracts have median incomes well below the MSA median. At the same time, the denial rate for home refinancing loans was significantly higher than rates for home purchase loans. The two census tracts with the highest denial rates were in CT 4822.01 at 16.9 percent and CT 4817.12 at 14.5 percent. Again, the median incomes of both census tracts were lower than the MSA median income. Map 4 shows the two highest denial rates for home purchase loans and home refinance loans by census tracts.

Table 34: Loan Denial Rates for Home Purchase Loans and Home Refinancing Loans - 2013

No.	Census Tract	Median Income as Pct. Of MSA/MD Median	Home Purchase Loan Denial rate	Home Refinance Loan Denial Rate
1	4817.11	57%	4.0%	2.0%
2	4817.12	59%	1.5%	14.5%

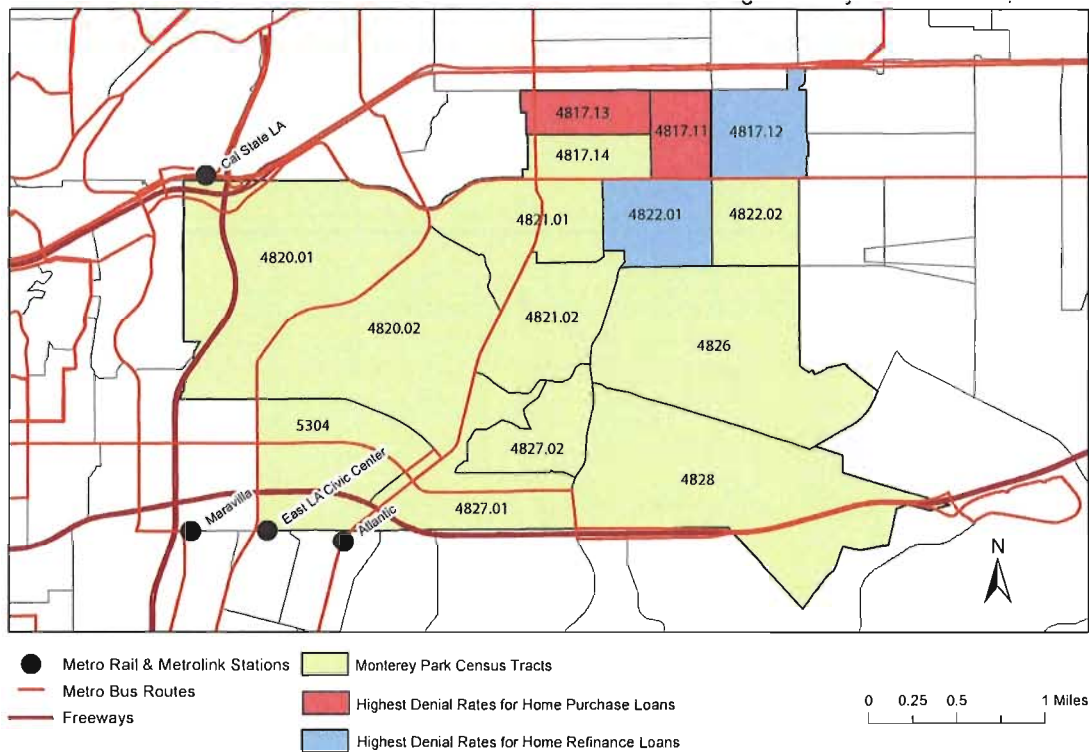
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3	4817.13	75%	5.6%	12.0%
4	4817.14	60%	3.7%	11.1%
5	4820.01	153%	1.7%	8.3%
6	4820.01	128%	2.1%	11.7%
7	4821.01	98%	3.4%	13.2%
8	4821.02	131%	0.0%	13.5%
9	4822.01	91%	2.4%	16.9%
10	4822.02	103%	3.1%	10.4%
11	4826.00	134%	1.4%	8.2%
12	4827.01	87%	2.2%	10.4%
13	4827.02	140%	0.8%	9.3%
14	4828.00	116%	2.7%	12.4%
*15	5304.00	70%	0.0%	10.0%
Total City			2.1%	10.8%

*Only Census Tract No. 5304.00 is partially in Monterey Park

Source: 2013 HMDA

Map 4: Loan Denial Rates for Home Purchase Loans & Home Refinancing Loans by Census Tract, 2013



6. Approval and Denial Rates by Income and Census Tract

Table 35 compares approval and denial rates by applicant income levels. Citywide, approximately one-half (49.7 percent) of all home loans were approved in 2013. Applications denied represented 13.7 percent and applications withdrawn, closed or approved but not accepted accounted for the remaining 36.7 percent. Table 35 also shows that those earning 50-80 percent of the MFI had the lowest approval rate at 41.9 percent, with the exception of the NP/NA category. However, those earning less than 50 percent of the MFI had the highest denial rate at 21.7 percent.

DRAFT

The majority (58.7 percent) of the home loan applicants were the highest income earners (greater than 120 percent of MFI). This income group had the highest approval rate (52.6 percent) and the lowest denial rate (11.7 percent). This was a pattern indicated in the previous Monterey Park AI, that loan approval rates had a positive linear association with income -- the higher the income, the higher the approval rates. Similarly, denial rates decreased across income groups with the lower income groups having higher denial rates than the higher income groups.

Table 35: Loan Application by Income Group -- 2013

Median Income of MFI	Total		Approved		Denied		Withdrawn	
	#	%	#	%	#	%	#	%
< 50%	129	5.0%	60	46.5%	28	21.7%	41	31.8%
50% - 80%	260	10.1%	109	41.9%	46	17.7%	105	40.4%
80%-120%	448	17.5%	220	49.1%	69	15.4%	159	35.5%
>120%	1,505	58.7%	792	52.6%	176	11.7%	537	35.7%
NP/NA	221	8.6%	92	41.6%	31	14.0%	98	44.3%
Total	2,563	100.0%	1,273	49.7%	350	13.7%	940	36.7%

Source: 2013 HMDA

Approval rates by census tracts are presented in Table 36. For all census tracts within the City, the highest income group (greater than 120 percent of MFI) had the highest approval rate (62.2 percent). Among the census tracts, the highest overall average approval rates were in CT 4827.02 at 56.6 percent and CT 4820.01 at 54.1 percent. The two census tracts with the lowest approval rates were CT 4822.01 at 39.5 percent and CT 4821.01 at 41.4 percent. Map 5 illustrates the two highest and lowest approval rates by census tracts.

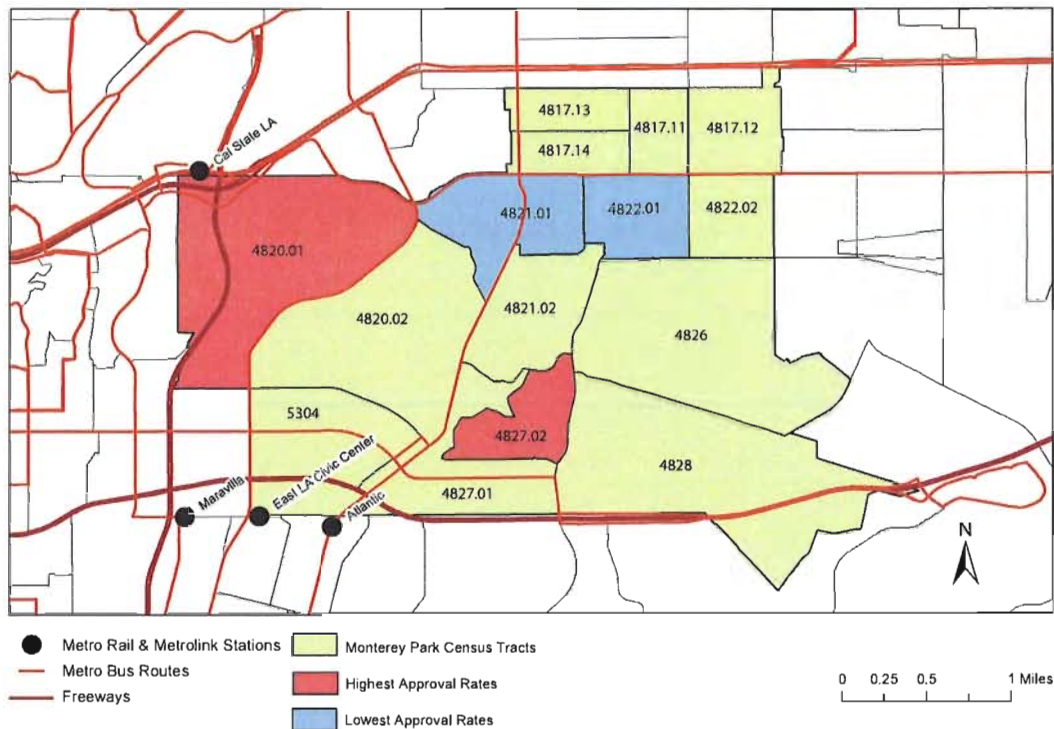
Table 36: Approved Loan Applications by Income Group and Census Tracts -- 2013

No.	Census Tract	Overall Average	APPROVED APPLICATIONS				
			Income				
			<50%	50-80%	80-120%	>120%	NP/NA
1	4817.11	47.5%	10.6%	12.8%	21.3%	34.0%	21.3%
2	4817.12	47.3%	6.5%	9.7%	14.5%	53.2%	16.1%
3	4817.13	49.1%	7.5%	5.7%	17.0%	56.6%	13.2%
4	4817.14	42.6%	17.4%	0.0%	30.4%	39.1%	13.0%
5	4820.01	54.1%	3.1%	10.2%	9.2%	74.5%	3.1%
6	4820.02	48.8%	1.4%	6.3%	9.9%	76.1%	6.3%
7	4821.01	41.4%	6.9%	9.7%	15.3%	62.5%	5.6%
8	4821.02	50.6%	1.3%	3.8%	15.2%	78.5%	1.3%
9	4822.01	39.5%	6.1%	18.4%	20.4%	46.9%	8.2%
10	4822.02	51.6%	10.1%	8.1%	14.1%	52.5%	15.2%
11	4826.00	53.8%	3.1%	4.9%	23.7%	64.7%	3.6%
12	4827.01	52.7%	7.3%	10.4%	21.9%	57.3%	3.1%
13	4827.02	56.6%	1.4%	11.0%	17.8%	60.3%	9.6%
14	4828.00	47.8%	1.9%	11.1%	17.6%	67.6%	1.9%
*15	5304.00	48.0%	4.2%	14.6%	18.8%	50.0%	12.5%
Total City		49.7%	4.7%	8.6%	17.3%	62.2%	7.2%

*Only Census Tract No. 5304.00 is partially in Monterey Park.

Source: 2013 HMDA

Map 5: Approved Loans by Census Tract



C. Access to Housing Credit in Monterey Park: Conclusion

From the perspective of barriers to fair housing, this analysis of Monterey Park HMDA lending patterns comes to two central conclusions. First, there appears to be some differences in the loan approval rates among the 15 census tracts. The range of approval rates varies from a high of 56.6 percent (CT 4827.02) to a low of 39.5 percent (CT 4822.01). While the differences existing among census tracts, this may be related to the median income of the census tract rather than race and ethnicity. In general, the higher the income, the more likely loans are approved.

Second, there is consistent evidence of racial approval gaps between Asian and Hispanic applicants. As shown in Table 33, approximately two-thirds (66.9 percent) of the total population of the City in 2010 was Asian, and accounting for 68.3 percent of the total loan approvals -- a difference of only 1.4 percent between loans approved and their racial proportion of city total. Contrast this with the Hispanic ethnic group, which represented 26.9 percent in 2010, but only accounted for 14.3 percent of the approved loans -- a difference of a negative 12.6 percent. However, when examined by race and ethnicity, both the Asian and Hispanic applications had similar approval rates (57.7 percent vs. 57.1 percent). This may indicate that the Hispanic community may not be accessing the financial resources available through the lending institutions, and that more information and marketing is needed to attract Hispanic applicants.

VI. REVIEW OF GOVERNMENT POLICIES AND PROGRAMS

Market and governmental factors pose constraints to the provision of adequate and affordable housing. Factors that pose constraints on the provision of housing include the costs of developing both ownership and rental housing, which are ultimately passed to the consumers; the availability and cost of mortgage and rehabilitation financing; and restrictive zoning or other development regulations. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. To assist in affordable housing development, the City of Monterey Park has taken proactive steps over the past few years and has corrected prior problems identified in the 2010 Analysis of Impediments to Fair Housing Choice. The City has adopted its new Housing Element, certified by the State of California and has updated its zoning ordinance to facilitate the development of emergency housing, and allow the development of emergency and transitional housing within the Industrial Zone. The City has also addressed prior problems of its definition and use of “family” and “hospital.” This current AI recognizes the advancements the City has made and recommends the consistent implementation of such ongoing practices. Overall, the City is fulfilling its obligations and responsibilities toward furthering fair housing and access to a diversity of affordable housing options.

A. Housing Element

The City of Monterey Park’s long-term housing objective is to facilitate the production and maintenance of housing that fulfills the diverse needs of the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs.

The following goal, policies, and programs facilitate housing opportunities and mitigate government constraints on residential development:

- Conserve and improve existing housing stock
- Remove barriers to housing development
- Provide adequate housing sites
- Assist in the development of affordable housing
- Promote fair housing practices

B. Zoning

The City of Monterey Park zoning code provides ample opportunity to ensure fair and adequate housing within City borders.

- Expanding Affordable Housing Opportunities: The City will continue to explore the development and rehabilitation of affordable housing opportunities with local non-profit and for profit developers.
- Housing Choice for Special Populations: The City will continue to work with local non-profits to provide federal, state and local funding to assist in the development of new housing opportunities. The City will continue to seek funding for affordable housing.

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- Senior Housing: The City will continue to facilitate the construction of affordable rental housing for low- and moderate-income seniors.
- Low Income Large Families: The City shall promote the construction of affordable for-sale and/or rental housing units with three or more bedroom units affordable to low- and moderate-income families.

In summary, Monterey Park has addressed, and where legally possible, removed governmental constraints affecting the maintenance, improvement, and development of housing.

DRAFT

VII. SIGNATURE PAGE

I, _____, hereby certify that this Analysis of Impediments to Fair Housing Choice for the City of Monterey Park represents the City's conclusions about impediments to fair housing choice, as well as actions necessary to address any identified impediments.

Paul Talbot, City Manager

Date



City Council Staff Report

DATE: May 6, 2015

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

TO: The Honorable Mayor and City Council
FROM: Chu Thai, Management Services Director
SUBJECT: Consideration of fees and charges for miscellaneous public services

RECOMMENDATION:

It is recommended that the City Council consider:

1. Opening the public hearing to take public testimony;
2. Reviewing and approving a fee schedule for various administrative services, the fire department, and the police department;
3. Continuing the public hearing until June 17, 2015 and July 1, 2015; and
4. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Cities traditionally provide a range of municipal services for members of the community including constructing public facilities, providing recreational activities, and providing public safety services. The cost for such services are generally paid for through various sources of tax revenue including property tax and sales tax.

The cost of specialized services, however, is generally paid for by persons who use such services. Without charging user fees for these services, local government would be required to decrease funding of other, more traditional, public services that are utilized by a broader range of the public as police protection, animal control, street maintenance, park facilities and open space.

The amount of user fees must be carefully balanced: if charges are too high, e.g., if the fee amount exceeds the cost of providing the service, the fee may constitute a special tax that (absent voter approval) cannot be collected (see, Cal. Const., art XIII C, §1(e)). Charge too little for such services, and the city will be unable to fully recover its costs. The law does not require mathematical certainty in calculating fees; it only requires a reasonable relationship between the cost of service and the fee amount.

There may be instances where a city finds that subsidizing the cost of certain services makes sense. For example, user fees for recreational activities may be less than full cost recovery since those services generally serve the public good. In contrast, it may be in the public interest to charge fees that ensure full cost recover for private

development projects. The assumption in the fee amounts recommended by staff is that the cost of service benefiting individuals, and not the public in general, should be borne by the individual receiving the benefit. Setting user fees, therefore, is substantially similar to establishing prices for services.

In 2013, the City retained Willdan Financial Services to perform a comprehensive update of the City's fee schedule. At the May 1 and June 5, 2013 regular council meetings, the City Council was presented the Willdan study, provided staff with feedback and continued the item to a later date. Since that time, a number of changes occurred in the City's management staff and the fee schedule recommended by the Willdan study was thoroughly vetted.

BACKGROUND:

The recommended fee schedules will be presented to the City Council over the next several meetings. This will give the Council an opportunity to fully consider the fees and determine whether the amount of such fees properly compensate the City for the services provided. At the final meeting, staff will recommend that the City Council adopt a resolution that approves a master fee schedule. Fees can only be adopted following a public hearing. Consequently, it is recommended that the City Council open the public hearing tonight and continue it to June 17, 2015, and July 1, 2015.

Comprehensive User Fee Study

A user fee study is an accounting analysis to identify the full costs of providing public services and providing options for cost recovery. An analysis of full cost recovery considers the direct salaries and benefits of personnel; supplies; administration; and time needed to provide such services. The Willdan study utilizes various methods for identifying costs including:

Times & Materials - The total for each fee included in the Willdan study is based on the full cost of providing the services, including staff salaries, benefits, departmental costs, and associated indirect costs. Times & material calculations may include actual cost for service provided by 3rd party (e.g., consultants and outsourced printing). Times and material analysis need to be updated frequently when there are changes in staffing level, technology, demand for service, etc.

Program Cost Center - Similar to times and materials, all the expenses can be tracked to a specific program or cost center. Therefore, associated revenues can be calculated to achieve full cost recovery. For example, the City can identify all expenses related to the Aquatics Program which includes lifeguards and recreation leaders, pool facility maintenance, pool equipment, chemicals and utilities. Total annual expenses is approximately \$540,000 while aquatics revenues are only \$147,000. The City may increase various aquatics fees to match total expenses, however such fees would be cost prohibitive for patrons.

Project Valuation - To provide transparency and consistency in development related user fees, project valuation is used to determine some construction related permits and inspections. Developers need to estimate agency fees and construction costs, and valuation based permits allow them that option. Staff achieves the valuation based on reasonably calculating the time it takes to review plans, inspect properties, and maintain records.

Regional Costing - Some user fees are developed in conjunction with, or independently by, the County of Los Angeles. Regionally based fees help establish standard rates and level of services which makes billing easier for agencies. Two examples are ambulance transportation fees and building valuation for building permits. Such fees are passed through to the user of these services.

Market Demand - This fee permits the use of public space such as the Community Room, Langley Center and athletic fields are determined by the demand to use those space. In determining these rent, facility uses and even franchise fees, the City should also consider the cost to maintain the facility/property as well as the public good of allowing community use.

Legal Requirements – Statutory fees are not included with the City's fee schedule. These include, for example, returned check charges and reimbursement for prisoner housing.

Notification

To increase or adopt a new fee, a municipality must hold at least one public hearing, and publish notice of the hearing twice at least 10 day before the public hearing. The cost of services study was presented to the City Council at the May 1, 2013, Council meeting. The Willdan report details the methodology and recommendations of the consultant. The Cost of Services Study and other reports recommending the amount of estimated cost recovery were made available to the public. Pursuant to Government Code § 66017, all fees related to the Planning and Building Safety Department set forth by resolution will become effective sixty (60) days after adoption. All other fees will become effective upon adopting a resolution.

ANALYSIS

In 1989, the City Council adopted Resolution No. 9322 establishing a master schedule of fees, fines and charges. Since then, the City Council adopted various resolutions which updated the master schedule of user fees and charges. The last comprehensive user fee update was July 2003.

It has been twelve years since the last comprehensive rate study and much has changed within the 12 years. Factors such as staffing size and compensation, technology, user demand, and new laws lead to the need for updated user fees. In

establishing the appropriate user fees, the City Council should consider among the following:

- Fairness and equity;
- Consistency with City public policy;
- Cost Recovery;
- Subsidization;
- Revenue Impacts;
- Impact on demand; and
- Legal compliance.

Overall, the Willdan study demonstrates that the proposed fees were reasonable calculated and none exceed what is legally allowed. Attachment 2 and comments below summarizes proposed changes to various user fees by department.

Library - Default cost for staff time to replace materials recommends Willdan's calculated rates, plus cost of actual materials. Damaged/lost library materials are Willdan's recommended rates rounded down. A new blu-ray rental rate is proposed. Annual revenues from library fees are approximately \$28,500, and there is minimal fiscal impact from these proposed changes.

Fire - Staff recommend recovering all third party costs now frequently associated with fire department plan reviews. The Fire Department propose changing inspections of fire alarm systems, fire extinguisher systems and fire sprinkler systems to a fee based on a flat rate, plus a fee per device, plus actual costs for a contract fire engineer conducting the plan checks.

The City determines Industrial Waste Program fees annually. The majority of other cities that contract with LACO adopt the County fees with CPI. Staff recommend adoption of LACO fee schedule with CPI plus 15% administrative review.

For ambulance transport fees, staff continue to recommend using the Los Angeles County established rates. Ambulance transport fees recover approximately \$1 million annually for the General Fund. Of the total \$1.4 million in fire fees collected annually, the increase in cost recovery will be dependent on the amount of development occurring within the City.

Police - DUI Response and Processing is recommended to be at Willdan's full cost recovery, as well as Special Handling Administration charges and alarm permits. Staff propose subsidized fees, less than Willdan's full cost recovery, for fingerprinting, deceased pet pickup, and CAD log searches. Prisoner booking fees are set by Superior court.

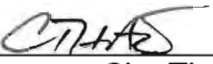
The Willdan study calculates the deceased pet fee at \$81 per pet, however staff recommends \$60 when picked up by the Animal Control Officer, and \$10 when the deceased pet is delivered to the shelter by its owner.

FISCAL IMPACT:

For many of the fees, staff is recommending amounts that are reasonable for consumers, and not the highest amounts legally allowed. If the City Council wishes to implement a fee higher than proposed, staff would need to first validate the number. Reducing the proposed fee amount will be easier, but it would reduce the City's cost recovery.

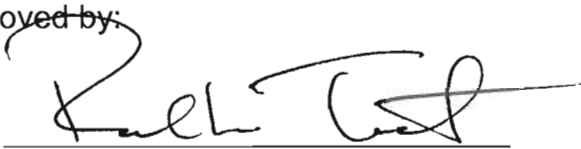
At this time, staff cannot determine the combined fiscal impact due to numerous variables involved. While there are many proposed fee increases, the dollar amount are small. Several recommendations for actual plus administrative costs would help recover costs, which the City has absorbed in the past. Then, there are a few development related fees which are recommended to be reduced to be more in line with the region, and these fees could significantly reduce cost recovery for the City.

Respectfully submitted by:



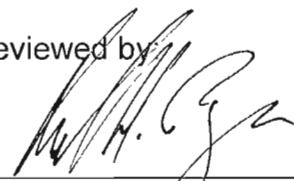
Chu Thai
Director of Management Services

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Proposed Administration, Library, Police and Fire User Fees

ATTACHMENT 1
Proposed Administration, Library,
Police and Fire User Fees

	C	D	E	F	G	J	K
1	Willdan			Current	Recom.	Unit	Notes
36	Fee #			Fee	Fee		
37			SECTION A- GENERAL ADMINISTRATION				
44	0007		City Clerk-Written Certification	2.55	3.00		
56							
57			SECTION B-FIRE DEPARTMENT				
58			<u>FIRE DEPARTMENT PLAN REVIEW</u>				
59	0028-FD		Building Plans and Fire Life Safety Plan Reviews	160.00	156.00	per hour	
60			Plus Third Party Costs		Actual		for outside consultant fees
61	0028-FD		Resubmittal Plan Reviews		156.00	per hour	
62			Plus Third Party Costs		Actual		for outside consultant fees
63	0028-FD		Expedite or Over-the-Counter Plan Check		156.00		
64			Plus Third Party Costs		Actual		for outside consultant fees
65	0064-FD		As-Built/Revisions Plan Review		78.00	per hour	
66			Plus Third Party Costs		Actual		for outside consultant fees
67	0064-FD		Resubmittals		78.00	per hour	After first two plan checks reviews
68			Plus Third Party Costs		Actual		for outside consultant fees
69	0029	Fire	Alarm	319.00	244.00	per hour	
70			Plus Per Device		6.50	per device	
71			Plus Third Party Costs		Actual		Outside consultant plan review fees
72	0030	Fire	Extinguishing Systems	255.00	244.00	per hour	
73			Plus Per Device		6.50	per device	
74			Plus Third Party Costs		Actual		for outside consultant fees
75	0033	Fire	Sprinkler System	255.00	244.00	per hour	
76			Plus Per Head		6.50	per device	
77			Plus Third Party Costs		Actual		for outside consultant fees
78	0028-FD		All Additional Plan Check Services		156.00	per hour	
79			Plus Third Party Costs		Actual		for outside consultant fees
80							
81	0035		Records Management (Storage for Fire Plans)	64.00	Cost	+ 17% Admin	Cost to format, digitize and archive plans
82							
83			<u>INDUSTRIAL WASTE PROGRAM</u>				
84			Industrial Waste Program (deposit required)	638.00	638.00	+ 17% Admin	Pass through fees reference to current LACOPW
85	0160		Industrial Waste Class E- Annual Permit and Inspection	727.00	727.00		
86			Plus Third Party Costs		Actual		for outside consultant fees
87	0028-FD		Industrial Waste Class F - Annual Permit & Inspection	315.00	315.00		
88							
89	0167-FD		Industrial Waste Inspection (LA County)	Varies	LA County Rate + 17% Admin		LA County Code 20.36.245 Rate Schedule 007h
144							
145			<u>FIRE DEPARTMENT ANNUAL INSPECTIONS</u>				
146			State Mandated Inspections				
147	0069		Apartments	64.00	103.00	per floor	
148	0070-FD		High-Rise Occupancy	128.00	156.00	per floor	

	C	D	E	F	G	J	K
1	Willdan Fee #			Current Fee	Recom. Fee	Unit	Notes
149	0070-FD		Hotel or Motel Occupancy	128.00	156.00	per floor	
150	0070-FD		Hospital Occupancy	128.00	156.00	per floor	
151	0071-FD		Private School Occupancy	115.00	156.00	per inspection	
152	0071-FD		Public School Occupancy	115.00	156.00	per inspection	
153	0071-FD		Other State Mandated Occupancy	115.00	156.00	per inspection	
154	0064-FD		Re-Inspection for any above	-	78.00	each	
155							
156	0070-FD		Mid Rise and Multi-Story Structures	77.00	156.00	per floor	Building under 55 feet
157	0064-FD		Re-inspection	-	78.00	each	
158							
166			RE-INSPECTION FEE				
167	0064-FD		For Violations/Hazards/Stop-Work Orders and Non-Compliance	-	78.00	each	
168							
169	0079-FD		Fire Permits (State of California)	191.00	156.00		The Fire Department issues 40 different types of annual and temporary permits as required by the California Fire Code. With each issuance of a permit, a fire inspection is required along with corresponding administrative time to process the permit.
170							
171			OTHER INSPECTION/PERMIT SERVICES				
173			Expedite and/or After Hours Inspection		Cost	+ 17% Admin	
174			Fire Code Compliance Investigation/Inspection		Cost	+ 17% Admin	
176	0063-FD		Deputy Inspector Registration Fee		80.00		
177							
187	0050		False Alarm- after 3 Responses	306.00	318.00		First 3 free per calendar year
188							
199			Ambulance Transportation	Varies	LA County Rate plus applicable Dispatch Costs		
216			Electronic Documentation Fee		25.00		Fee Calculation Form
217							
218			Hazardous Condition and Traffic Collision Recovery Fee	Varies	Cost	+ 17% Admin	
250							
251			SECTION C-LIBRARY				
252			Default Cost When Replacement Cannot Be Found	Varies	Actual + \$20 service charge		Equivalent quality when original is no longer available
269							
272			Damaged/Lost Library Material				
273	0246		Accompanying Material	6.80	8.00		
274	0247		Replace Plastic Jacket	1.70	2.00		
275	0248		Torn Pages	1.25	1.50	per page	
276	0249		Videocassette/DVD Case	6.80	8.00		
277	0250		Audiocassette/CD Case (single)	1.70	2.00	per case	
278	0251		Bag From Children's Book/Cassette Set	1.70	2.00	per bag	
279	0252		Audiocassette/Audiobook/CD Case (Multiple)	3.35	4.10		

	C	D	E	F	G	J	K
1	Willdan Fee #			Current Fee	Recom. Fee	Unit	Notes
280	0253		Audiocassette/CD Jacket (Inside Jacket)	1.70	2.00		
281	0254		Videocassette/DVD jacket (Inside Jacket)	4.75	5.00		
282	0255		Book Rebinding	19.00	24.80		
283							
292			Rental-Blu Ray-Entertainment		2.00	per 7 days	
293							
545			SECTION F-POLICE DEPARTMENT				
546	0482		DUI Processing	511.00	694.00		
547							
548			Emergency Response to DUI Traffic Collision				
549	0483		DUI Arrest	162.00	165.00		
550	0484		DUI Non-Injury	365.00	768.00		
551	0485		DUI Minor Injury	438.00	858.00		
552	0486		DUI Major/Fatal Injury	1,216.00	1,250.00		
553	0487		Vehicle Impound and Release	191.00	200.00		
554							
557	0493		Special Handling Administration Charges	19.00	49.00		
558							
559	0494		Clearance Letter	26.00	83.00		
560							
561	0495		Local Background Check/Recruiters	14.35	36.00		
562							
563	0496		CAD Log Searches (address and/or time/date of incidents)	19.00	26.00	per request	
564							
565	0497		Crime Rate Report (required research redacting, writing report)	26.00	40.00		
566							
567	0498		Visa/INS Letter CW/ Report	30.00	84.00	each	
568							
569	0500		Replace Lost Permit	22.00	25.00		
570							
571	0501		Duplicate Citations	3.50	5.00		
572							
575			Sentenced Prisoners				
576	0582		Housing	96.00	96.00	per 24 hours	
577	0583		Per Diem Rate	51.00	51.00	per 12 hours	
578	0584		Registration Fee	13.00	26.00		
579	0585		Schedule Change Fee	28.00	50.00		
580							
583			Animal Control				
584	0586		Deceased Pet - Picked Up by Animal Control Officer	20.00	60.00	each pet	
585			Deceased Pet - Delivered to Shelter by Owner	20.00	10.00	each pet	
586	0589		License: Dogs-One year license (non-sterilized)	40.00	40.00		

	C	D	E	F	G	J	K
1	Willdan Fee #			Current Fee	Recom. Fee	Unit	Notes
587	0588		License: Dogs-One year license (sterilized)	20.00	20.00		
588			License: Dogs-One year license (sterilized) Senior Discount	7.50	7.50		1st dog only
589							
590	0596		Residential and Business Alarm Permits	38.00	47.00		Changed Title
591							
592	0609		Verification of Proof of Correction on Traffic Citations	13.00	20.00		
593							



City Council Staff Report

DATE: May 6, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-A.

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Director of Public Works/Assistant City Manager
SUBJECT: Award of Spirit Bus Contract

RECOMMENDATION:

It is recommended that the City Council:

1. Award Contract to First Transit;
2. Authorize the City Manager to execute a contract, in a form approved by the City Attorney, with First Transit; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

City staff released a request for proposal (RFP) on February 26, 2015 for the operation and maintenance of the Spirit Bus and three firms submitted a proposal. Staff is recommending award of contract to First Transit.

BACKGROUND:

The City's current contract with MV Transportation to operate and maintain the Spirit Bus will expire on June 30, 2015. Staff released a request for proposal (RFP) on February 26, 2015 for a new contract. The RFP notice was sent to over 100 vendors that provide transportation services. The mailing list included vendors from the City of Los Angeles Department of Transportation and other cities that contract out their transit service. A mandatory pre-bid conference was held on March 18, 2015 and representatives from seven companies attended.

Three firms submitted a proposal: MV Transportation, First Transit, and Transportation Concepts. All three companies have previously contracted with the City to operate the Spirit Bus System. MV Transportation operated the Spirit Bus from July 2010 to present; First Transit had the contract before MV Transportation from July 2004 to June 2010; and Transportation Concepts before First Transit from July 2001 to June 2004.

During their respective contract terms, each of the three companies experienced similar problems with passenger complaints, on-time performance, and vehicle breakdowns. A

number of the drivers who are currently employed by MV Transportation have operated the City buses under previous contracts. All three companies include a Project Manager who oversees other contracts, and whose salary would not be charged directly to the City's contract.

The biggest challenge for transportation service contractors is maintaining a reliable fleet of buses. While MV Transportation offers the highest driver wages, the Maintenance Manager position has turned over three times since the City awarded contract to the company. The condition of the City's vehicles suffered during the initial three years of the contract which prompted staff in 2013 to consider denying MV Transportation the two year extension. Similarly for First Transit, staff sent a formal letter in 2007 warning that the contract would be terminated due to poor performance that was related to vehicle maintenance. Transportation Concepts also had issues with vehicle maintenance and admitted that it had underestimated the cost for repairs in its proposal to the City in 2001. As a result, it did not exercise the option to extend its contract for another two years, and its contract terminated after its third year in 2004.

To ensure that the contractor is accountable to performance standards, strict liquidated damages were added to the proposed Spirit Bus Agreement. The intent of the liquidated damages is to reimburse the City for damages resulting from the contractor failing to address problems that may result from inadequate staffing or resources that were proposed for the City's contract. The current contract provisions only allow the City to terminate the contract, which could disrupt service until a new contractor can be brought on board. The Spirit Bus Agreement with the liquidated damages provisions was attached to the RFP, and proposers are aware of the City's new requirements.

A summary of the three firms' cost proposals is provided in the following table:

Annual Cost		MV Transportation	First Transit	Transportation Concepts
Direct Labor				
Driver	Hourly Rate*	\$21.30	\$16.54	\$20.83
Supervisor	Hourly Rate*	\$19.33	\$20.49	\$23.50
	<i>Subtotal</i>	<i>\$561,427</i>	<i>\$523,045</i>	<i>\$649,271</i>
Maintenance and Overhead				
	Vehicle maintenance	\$166,219	\$147,341	\$141,275
	Other/Overhead	\$150,143	\$95,187	\$126,893
	<i>Subtotal</i>	<i>\$316,361</i>	<i>\$242,527</i>	<i>\$268,168</i>
Start-up		---	\$7,671	\$1,723
Profit		\$27,148	\$26,378	\$39,497
Total		\$904,936	\$799,621	\$958,659
Hourly Rate (Based on 19,000 hrs)		\$47.63	\$42.09	\$50.46

*Includes benefits.

First Transit proposes the lowest cost at \$42.09 per hour. Its proposed annual cost is over \$100,000 less than the next lowest bid due to low overhead and salary costs. While First Transit's driver hourly rate (\$16.54) is notably low, the actual pay rate (\$12.77) is comparable to rate that the drivers receive under MV Transportation (between \$12.18 and \$13.80). The key difference between First Transit's benefit package and the other two proposers is welfare and pension. First Transit would only provide a 401K program. The driver's pay rate and benefits for the three proposers are provided in the table below:

Full-time Driver Wages and Benefits			
	First Transit	MV Transportation*	Transportation Concepts
Pay Rate	\$12.77/hr	\$14.22/hr	\$13.66/hr
Benefits			
Vacation, sick, holiday	\$20,680	\$20,415	\$27,158
Health Insurance	\$46,480	\$54,285	\$45,124
Payroll Tax, Workers Comp	\$42,256	\$52,121	\$70,705
Welfare, Pension, 401K	\$6,091	\$25,740	\$37,856
Total Benefits	\$115,507	\$152,561	\$180,843

*MV's *proposed* hourly pay accounts for recently ratified bargaining agreement with Teamsters 848.

For operations oversight, First Transit indicated the same number of hours (3,120 hours) as MV Transportation in supervisory staff time to manage its drivers. While First Transit's driver salary is lower, its managerial staff salary (\$20.49/hour) is comparable to that of MV Transportation's (\$19.33/hour).

FISCAL IMPACT:

MV Transportation's current contract with the City provides for an hourly rate of \$36.38 or an annual cost of \$691,220. A new contract with First Transit would increase the Spirit Bus operations cost by \$108,400 annually.

The Spirit Bus is subsidized by the City's Proposition A and C Local Returns. Annual bus fare revenue averages just over \$60,000. The FY 2016 budget includes \$14,650 in Proposition A funds, and \$785,000 in Proposition C funds for transit system contract.

CEQA:

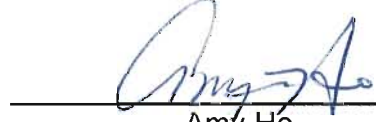
Taking the recommended action would not result in a potential for resulting in a direct or reasonably indirect physical change in the environment and, accordingly, does not qualify as a “project” under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; “CEQA”) or CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*; see Cal. Code Regs. tit. 14, §§ 15061(b)(3), 15378). Even if the award of contract were to qualify as a project, it would be categorically exempt as a Class 1 or Class 5 project since, at best, it would constitute a minor alteration of existing public structures involving no expansion of use; or a minor alteration in land use limitations (see Cal. Code Regs. tit. 14, §§ 15301, 15305).

Respectfully submitted by:



Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



Amy Ho
Principal Management Analyst

Approved by:



Annie Yaung
Controller

Approved by:



Paul L. Talbot
City Manager

Reviewed and Approved by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Spirit Bus Operations and Maintenance Agreement
2. First Transit Cost Proposal

ATTACHMENT 1
Spirit Bus Operations and Maintenance
Agreement

TRANSIT AGREEMENT FOR FIXED ROUTE TRANSIT SERVICE

This Agreement is made as of this ____ day of ____ by and between the City of Monterey Park ("City"), a municipal corporation and general law city, and ____ ("Contractor").

This Agreement is entered into with reference to the following:

A. The City invited proposals for operations and maintenance of heavy-duty mid-sized transit vehicles pursuant to a Request for Proposal ("RFP") dated _____. The RFP is attached as Exhibit "A," and incorporated by reference.

B. Contractor submitted a proposal ("Contractor's Proposal") for fixed route transit service dated _____. The Contractor's Proposal and addendum are attached as Exhibit "B," and incorporated by reference.

C. The City Council awarded this Agreement to the Contractor on _____.

City and Contractor agree as follows:

(1) **Commencement and Term of Agreement.** The term of this Agreement, and Contractor's performance, begins _____ and ends _____, unless earlier terminated as provided in this Agreement.

At least six (6) months before _____, Contractor must provide written notice to City of its interest to extend this Agreement up to an additional two (2) years. Upon receipt, the City may, in its sole discretion, extend this Agreement for additional time, up to two (2) years, beyond the initial term. The Contractor Fee for additional time is provided in Sections (20) and (21).

(2) **Scope of Work.** Contractor must perform all work necessary to provide fixed route transit service using City owned transit vehicles as provided for in the RFP, the Contractor's Proposal and this Agreement (collectively, the "Agreement"). Whenever either the RFP, Contractor's Proposal, or this Agreement conflicts, or a particular task or service is described in a more limited or different manner, then the document requiring a greater obligation or burden upon the Contractor applies, as determined by City.

(3) **Modifications to Service.** City may modify transit service provided by Contractor, including, without limitation, adding or deleting transit stops, extending, deleting or adding routes, and expanding or decreasing service hours and/or days.

The City may increase or reduce annual revenue vehicle hours at the vehicle revenue hour rates set forth in Section (20) of this Agreement. City must provide Contractor at least 10 days written notice of such modification. No adjustment other than to the rate change for such modified hours may be made on account of such modification.

(4) **Emergency Service.** At the request of City, Contractor must deliver operational City transit vehicles to designated locations for emergency use as directed by City.

(5) **Data Collection and Reporting.** Contractor must collect and report data regarding services rendered and performance. Records must be maintained, and made available if necessary, per the requirements of the local, state and federal agencies. City will determine the format and frequencies of the reports. Reporting includes, without limitation, the following:

(a) In the event Contractor must use vehicles other than those owned by City as replacement due to maintenance problems, accidents, and/or emergencies, Contractor must provide a monthly report stating the number of times and hours such a vehicle is needed, a detailed explanation why City vehicle(s) could not be used, and a specific plan with dates when City vehicle(s) will be back in service. The temporary replacement vehicles must be properly marked so that persons can recognize them as City transit vehicles.

(b) Contractor must provide all necessary reporting for the National Transit Database (NTD) and county, federal and state grant funding. The format of the reporting must adhere to those required by the respective agencies.

(c) Contractor must provide monthly reports that detail the operation of the service for each month. The report is due not later than the 10th day of the following month.

(d) Contractor must maintain a log of complaints that includes all complaints made by constituents and City staff and action that was taken to address the complaint. This complaint log must be available to City staff for review and submitted to City in the monthly reporting.

(e) Drivers are required to hand out and post notices to passengers or render assistance in City's monitoring and supervising operations. Drivers are also be required to submit "Unusual Occurrence Reports" to City after out-of-ordinary incidents arise during service within 24 hours of incident. Such incidents include, without limitation, onboard and vehicular accidents, and disputes with or among passengers.

(6) **Fare Collection.** All passenger fare revenues must be collected by Contractor. Contractor is responsible for the collection, counting, recording and monitoring of fares and the payment thereof to City pursuant to the RFP and Contractor's Proposal. Contractor may deduct the amount of each month's fare revenue from the corresponding month's invoice.

(7) **Personnel**

(a) Contractor's key personnel to perform the Project Work must be those listed in Contractor's Proposal. Contractor represents, warrants and agrees that all personnel used for the Project Work must be under its direct supervision and control and be fully qualified and appropriately credentialed. Contractors' personnel must perform their duties and obligations in a professional and competent manner. City may demand a change in personnel if City, in its opinion, determines that such personnel is not performing to satisfactory standards.

(b) All drivers and operational personnel performing transit service work under this Agreement must be recruited, hired, and trained by Contractor pursuant to the standards set forth in the RFP and Contractor's Proposal.

(c) Drivers must be legally licensed to operate a bus in the State of California with a Class II License, and endorsement for hydraulic or air brakes, and for a vehicle of 30 passenger capacity.

(d) Drivers must be listed on the California Department of Motor Vehicles pull-notice program with copies of their driving record updated every twelve (12) months and forwarded to City.

(e) Drivers must be trained in defensive driving, emergency first aid, cardiopulmonary resuscitation, passenger handling and care and vehicle handling and safety.

(f) Contractor must provide a training program with a minimum of 40 hours of non-revenue service training for each driver candidate.

(g) All drivers assigned to perform the Project Work are subject to a background check conducted by City Police Department.

(h) Contractor must implement a controlled substance and alcohol testing program and policy with its employees. The testing program and procedures must be in writing and consistent with State and Federal laws and regulations including, without limitation, the Federal Highway Administration (FHWA) regulations contained at 49 C.F.R. Part 382. The testing program and procedures must ensure that any employee who tests positive for a controlled substance, has an alcohol concentration of 0.04 percent or greater or violates any other prohibition contained in the FHWA regulations is prohibited from performing services in connection with this Agreement until passing a return-to-duty test as defined in 49 C.F.R. Part 382. Contractor must ensure that test results with regard to any individual employee remain confidential pursuant to Civil Code §§ 56, *et seq.* However, Contractor must provide the Director of Public Works with a quarterly report noting any changes in policy or procedure and summarizing test results and response actions taken, if any, in a manner that does not violate any employee's right to confidentiality under State or Federal law. The controlled substance and alcohol program must be implemented no later than thirty (30) days following execution of this Agreement. Five (5) days before implementation, Contractor must

provide to the Director of Public Works a written copy of the program and policies for review and comment. Contractor assumes all responsibility for claims by Contractor employees and others in connection with this program and indemnifies City in accordance with this Agreement for all such claims.

(i) Contractor personnel performing Project Work must complete all training that is required for the National Transit Database (NTD) reporting and county, state and federal grant funding.

(8) Nondiscrimination.

(a) In providing for the performance of the Project Work, Contractor cannot discriminate against any employee or applicant for employment on the basis of race, religion, color, sex, age or national origin and must comply with all applicable laws and ordinances.

(b) Contractor will not discriminate and will take affirmative action to ensure that employees are not discriminated against on the basis of race, color, religion, political belief, marital status, age, national origin, sex or handicap not limiting the ability of the person to perform the job contemplated. Such action will include, without limitation, the following: employment, upgrading, demotion, or transfer; recruitment, or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection or training, including apprenticeship. Such action must comply with Executive Order 11246 amended by Executive Order 11375 and as supplemented in Department of Labor regulations (41 CFR, Part 60).

(9) Risk Management/Safety. Contractor must perform all services as set forth in Contractor's Proposal for risk management and safety.

(10) Insurance. Contractor must procure and maintain, for the duration of the Agreement, insurance against claims for injuries to persons or damages to property, which may arise from or in connection with Contractor's performance. The cost of such insurance is borne by Contractor. City may terminate this Agreement for Contractor's failure to procure and/or maintain the proper insurance.

(a) Before commencing performance under this Agreement, and at all other times this Agreement is effective, Contractor will procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits
Commercial general liability:	\$10,000,000
Business automobile liability	\$10,000,000

Workers compensation

Statutory requirement

(b) Commercial general liability insurance will meet or exceed the requirements of the most recent ISO-CGL Form, or equivalent. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies will be endorsed to name City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by City will be excess thereto. Such insurance will be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to City.

(c) Automobile coverage will be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

(d) Contractor will furnish to City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by City from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII."

(e) Should Contractor, for any reason, fail to obtain and maintain the insurance required by this Agreement, City may obtain such coverage at Contractor's expense and deduct the cost of such insurance from payments due to Contractor under this Agreement or terminate.

(f) All Coverages. Each insurance policy required by this clause must be endorsed to state that coverage cannot be cancelled except after thirty (30) days prior written notice by mail has been given to City, or ten (10) days' notice if cancellation is due to nonpayment of a premium.

(12) **Vehicles.** City must provide Contractor with City-owned transit vehicles for use by Contractor in providing City transit service. City must provide, at no cost to Contractor, fuel for the transit vehicles used solely in service pursuant to this Agreement. Contractor is responsible for, and must pay, all expenses for providing radios and any additional wheelchair tie-down equipment for each transit vehicle, and make any changes required by and to comply with all safety regulations of local, state and federal agencies.

(13) **Maintenance, Repairs, and Cleaning.** Contractor must provide and pay all expenses for transit vehicle maintenance, repair and cleaning as necessary for efficient and effective operation of the transit services as set forth in the RFP and Contractor's Proposal. All maintenance and repair of transit vehicles must meet or exceed the manufacturer's specifications and standards. The standard for cleanliness will be determined at City's sole discretion.

(14) **Inspections.** All transit vehicles must be inspected for safety, maintenance, and repair items as set forth in the RFP and Contractor's Proposal. All transit vehicles must receive regular inspection to ensure proper operating condition. Preventative maintenance inspection must be performed in accordance with the manufacturer's specifications, the RFP and Contractor's Proposal. All transit vehicles must be inspected by the California Highway Patrol ("CHP") at least annually and receive a satisfactory rating. Any and all expenses associated with obtaining a CHP satisfactory rating is at Contractor's sole cost. Contractor must provide City with copies of the CHP report for each transit vehicle. City reserves the right to randomly inspect, examine and test, at any reasonable time, any or all of the vehicle or equipment used in City's service in order to ensure Contractor's compliance with proper maintenance upkeep.

(15) **Performance Bond.** Upon execution of this Agreement, Contractor must procure at its expense and post with City an unconditional performance bond in the amount of One Hundred Thousand Dollars (\$100,000) in favor of City and executed by a corporate surety authorized to conduct business as a surety in the State of California. Said performance bond must ensure the faithful performance by Contractor of the terms and conditions of this Agreement. Said performance bond must remain in full force and effect for the term of this Agreement. The City can call upon the performance bond upon termination of this Agreement "for cause" as defined in Section (30).

(16) **License Fees, Taxes, and Permits.** Contractor has the sole obligation to pay any license fees, assessments and taxes, including, without limitation, use, sales, property or other taxes, plus applicable penalties and interest which may be imposed upon Contractor by any governmental agency as a result of the operation of the equipment that is the subject of this Agreement.

(17) Liquidated Damages

(a) Contractor must complete at least 98% of all scheduled trips and at least 95% of all trips must be operated on time in any monthly reporting period. The parties agree that failure of Contractor to meet this standard constitutes a breach of this Agreement. The parties agree that this breach will result in damage and injury to City. The parties further agree, however, that actual damages incurred by City as result of such breach is difficult if not impossible to ascertain with any degree of certainty or accuracy. Accordingly, the parties have negotiated and have agreed that Contractor is liable to City, and must pay, for liquidated damages, and not as a penalty, at the rate of 1% of the monthly bill for the first month, 2% of the second monthly bill, and three percent (3%) for the third monthly bill within a twelve (12) month period during which such breach occurs. Failure to cure this breach may result in City terminating this agreement and executing the performance bond.

(b) All vehicles placed in service by Contractor must be clean inside and out. The parties agree that failure of Contractor to meet this standard constitutes a default of this Agreement. The parties agree that this default will result in damage and

injury to City. The parties further agree, however, that actual damages incurred by City as result of such default is difficult if not impossible to ascertain with any degree of certainty or accuracy. Accordingly, the parties have negotiated and have agreed that Contractor is liable, and must pay, to City for liquidated damages, and not as a penalty, in the amount of \$400 per day for such default.

(c) Contractor must commence service on _____. The parties agree that failure of Contractor to meet this standard constitutes a default of this Agreement. The parties agree that this default will result in damage and injury to City. The parties further agree, however, that actual damages incurred by City as result of such default is difficult if not impossible to ascertain with any degree of certainty or accuracy. Accordingly, the parties have negotiated and have agreed that Contractor is liable to, and must pay, City for liquidated damages, and not as a penalty, \$2,000.00 for each service day the Contractor fails to commence service up to 30 days. If City determines that the Contractor has been delayed in commencing service due to causes beyond its control and without the fault or negligence of the Contractor, City may extend the time for commencing service. Any request for an extension must be in writing to City and agreed to before the commencement date. The decision to grant and the length of the extension is at City's sole discretion. Should Contractor be unable to commence service 30 days after the commencement date, Contractor forfeits to City the \$100,000.00 performance bond for failure to perform.

(d) City may withhold from any moneys payable on account of services performed by Contractor any accrued liquidated damages.

(18) **Contractor Fee.** For services rendered by Contractor under this Agreement, City agrees to pay Contractor the rates as specified XXXXXXX

(19) Intentionally blank.

(20) **Payment.** Contractor must invoice City on a monthly basis for services rendered. Each invoice must include a monthly report in a format (and with information) approved by City. City must pay Contractor monthly and within a reasonable time from receipt of invoice, consistent with City's normal accounts payable practices and procedures. Under normal circumstances, Contractor will receive payment within 30 days of invoice.

(21) **Indemnification.** Contractor indemnifies and holds City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, directly arising out of this Agreement, or its performance, except for such loss or damage arising from City's sole negligence or willful misconduct. Should 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 directly out of this Agreement, or its performance, Contractor will defend City (at City's written request and with counsel reasonably satisfactory to City) and will indemnify City for any judgment rendered against it or any sums paid out in settlement or otherwise.

(a) For purposes of this section "City" includes City's officers, officials, employees, and representatives.

(b) It is expressly understood and agreed that the foregoing provisions will survive termination of this Agreement.

(c) The requirements as to the types and limits of insurance coverage to be maintained by Contractor as required by this Agreement, and any approval of said insurance by City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by Contractor pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

(d) The Contractor acknowledges that it has fully informed itself of the contents and meaning of this hold harmless agreement, and has so executed it with full knowledge thereof, and that the terms are contractual and not a mere recital. These requirements also apply to any subcontractor whose hazards are not covered by the Contractor's insurance policies.

(22) Conflict of Interest/Undue Influence/Indemnification.

(a) No official, officer or employee of City can have any financial interest, direct or indirect, in this Agreement or the proceeds thereof during his/her tenure with City or for period of one year thereafter. Contractor affirms that there exists no actual or potential financial interest between the Contractor's receipt of proceeds for the work to be performed in connection with the Project Work under this Agreement and any official, officer or employee of City.

(b) Contractor declares and warrants that no undue influence or pressure was or will be used against or in concert with any official, officer or employee of City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No official, officer or employee of City can receive compensation, directly or indirectly, from Contractor, or from any officer, employee or agent of Contractor, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section is a material breach of this Agreement entitling City to any and all remedies at law or in equity.

(c) Contractor agrees to indemnify, defend and hold harmless City, its officials, officers, attorneys and employees from and against any and all claims, losses and liabilities, lawsuits, demands, actions, damages and costs of any type, including without limitation costs of suit and attorneys fees, relating directly to, or arising out of or in connection with any claim, proceeding, lawsuits or actions, whether judicial or administrative, related to any alleged breach of this section, or violation of Government Code §§ 1090, et seq., the California Political Reform Act (Government Code §§ 87100, et seq.), or any conflict of interest law or regulation.

(23) **Successors/Assigns.** This Agreement covers general services of a specific and unique nature and Contractor can neither assign any rights nor delegate any duties under this Agreement without City's prior written consent which may be withheld at City's sole discretion. The parties understand and agree that by entering into this Agreement, Contractor is not the sole or exclusive contractor for fixed route transit service in City. City may enter into other contracts for fixed route transit service or bus service in City during the duration of this Agreement or any extension thereto.

(24) **Force Majeure.** Contractor is excused from performing obligations under this Agreement during the time and to the extent that it is prevented from performing by cause beyond its control, including, without limitation: any incident of fire, flood or strike, commandeering of material, products, plants or facilities by the federal, state or local government; terrorist acts; riots, strikes, war, or civil disorder; unavailability of fuel.

(25) **Amendments.** The provisions of this Agreement cannot be amended or altered except by a written instrument fully executed by each of the parties. This Agreement embodies the entire understanding between the parties and supersedes any prior written or oral agreements or understandings not incorporated herein.

(26) **Authority.** Each person executing this Agreement on behalf of Contractor represents and warrants (i) his authority to do so on behalf of Contractor, and (ii) that such authority has been duly and validly conferred by Contractor's board of directors.

(27) **No Waiver.** City's failure to enforce any provision of this Agreement with respect to a default hereunder does not constitute a waiver of City's right to enforce any other term or provision of this Agreement. The waiver of City of any default under any term or provision of this Agreement cannot be deemed to be a waiver of any other term or provision hereof or any subsequent default, whether of the same or any other term or provision of this Agreement.

(28) **Agency/Independent Contractor.** Except as City may specify in writing, Contractor does not have authority, express or implied, to act on behalf of City in any capacity whatsoever, as an agent. Contractor does not have authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever. Contractor and all of its employees are independent contractors and not employees of City.

(29) **Notices.** Any notice must be given by either personal delivery, or by registered or certified first class United States mail, U.S. Postal Service's Express Mail or Federal Express, and shall be deemed received upon two (2) days after mailing. In each case postage must be prepaid and return receipt shall be requested, addressed as follows:

Contractor: XXX

City: Ron Bow
Director of Public Works/Assistant City Manager
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

(30) Termination of Agreement

(a) The City may terminate this Agreement with or without cause at City's sole discretion at any time. City may terminate this Agreement upon ten (10) days written notice for cause including, without limitation:

(1) Bankruptcy of the Contractor or assignment by it for the benefit of its creditors.

(2) Failure or refusal of the Contractor to correct or perform a service specified herein within 5 working days after the second written warning for the same offense.

(3) Failure or refusal of the Contractor to comply with the instructions of City or with applicable Federal, State and local governing laws or code. Contractor is to be particularly aware of the State of California Administrative Code, Title 13, Motor Vehicles, published by State of California, Office of Administrative Procedure, Department of General Services.

(4) Failure of the Contractor to notify City within twenty-four (24) hours if it has received an "Unsatisfactory" rating by California Highway Patrol Motor Carrier Safety inspectors or City Police Department, or failure of the Contractor to provide evidence to City within thirty (30) days of receiving such an "unsatisfactory rating" that its maintenance facilities and fleet have been re-inspected and have received a "Satisfactory" rating. Either such failure may result in forfeiture of the \$100,000 performance bond and/or may be cause for termination of this Agreement.

(5) Cease of operation for more than 48 hours without prior City approval.

(b) Failure by the Contractor to perform any of its obligations does not constitute a breach of this Agreement if such failure is excused pursuant to this Agreement. Notwithstanding the foregoing, if Contractor fails to perform within thirty (30) days, City has the right to terminate this Agreement upon five (5) days written notice. Such termination is considered "for cause," and Contractor may not claim any damages against City for the termination action.

(d) City reserves the right to withhold payment to the Contractor, suspend the Agreement, and/or provide substitute service with all charges in excess of contract

rates therefore to be paid by the Contractor in the event the Contractor fails to meet any of the specifications with regard to vehicle or service quality as described pursuant to this Agreement, until such time as City determines that the Contractor has satisfactorily corrected any such deficiencies. Such suspension is considered "for cause," and the Contractor may not claim any damages against City for such suspension action.

(31) **Applicable Law and Venue.** The law of the State of California applies to the interpretation and enforcement of this Agreement. Pending final resolution of a dispute hereunder, the Contractor must proceed diligently with the performance of this Agreement and in accordance with City's decision. Venue for any dispute is Los Angeles County Superior Court.

(32) **Construction.** It is deemed that this Agreement was prepared by the parties jointly and equally, and cannot be interpreted against either party on the grounds that the party prepared the Agreement or caused it to be prepared. Both City and Contractor were represented by legal counsel and have had equal opportunity to review and revise the terms and form of this Agreement before execution of this Agreement.

(33) **Taxpayer Identification Number.** Contractor will provide City with a Taxpayer Identification Number.

(34) **Waiver.** A waiver by City of any breach of any term, covenant, or condition contained in this Agreement will not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained in this Agreement, whether of the same or different character.

(35) **Severable.** 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.

(36) **Non-Appropriation of Funds.** Payments due and payable to Contractor for current services are within the current budget and within an available, unexhausted and unencumbered appropriation of City. In the event City has not appropriated sufficient funds for payment of Contractor services beyond the current fiscal year, this Agreement will cover only those costs incurred up to the conclusion of the current fiscal year.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

CITY OF MONTEREY PARK

By: _____
Paul Talbot
City Manager

By: _____

Print Name: _____

Title: _____

ATTEST:

City Clerk

By: _____

Print Name: _____

Title: _____

APPROVED AS TO FORM:

Mark Hensley, City Attorney

CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896
www.ci.monterey-park.ca.us



City Council
Mitchell Ing
Peter Chan
Hans Liang
Teresa Real Sebastian
Anthony Wong

City Clerk
Vincent D. Chang

City Treasurer
Joseph Leon

February 26, 2015

NOTICE OF REQUEST FOR PROPOSALS FOR OPERATION AND MAINTENANCE OF THE SPIRIT BUS

The City of Monterey Park Public Works requests proposals for the contract for the Spirit Bus Service. The total annual contract amount of this service is estimated to be \$700,000. The Request for Proposals (RFP) with contract specifications, forms, and instructions for preparing and submitting proposals may be accessed at <http://www.montereypark.ca.gov/publicworks/> under the tab *Bids & Proposals* or may be requested by calling (626) 307-1320 or publicworks@montereypark.ca.gov Monday through Thursday, 7:30 a.m. to 5:30 p.m., or Friday, 7:30 a.m. to 4:30 p.m.

A Proposers' Conference will be held on **March 18, 2015, at 10 a.m.** at 320 W. Newmark Ave, Monterey Park, California 91754, in Community Room 102. **ATTENDANCE BY THE PROPOSER OR AN AUTHORIZED REPRESENTATIVE AT THE CONFERENCE IS MANDATORY.** Public Works will reject proposals from those whose attendance at the conference cannot be verified.

The deadline to submit proposals is **April 2, 2015, at 5:00 p.m.** Please direct your questions to Ms. Amy Ho at amho@montereypark.ca.gov or (626) 307-1383.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Bow", is written over a large, stylized blue circular mark.

Ron Bow
Director of Public Works

CITY OF MONTEREY PARK
REQUEST FOR PROPOSAL
OPERATIONS AND MAINTENANCE OF
THE CITY OF MONTEREY PARK
HEAVY-DUTY, MID-SIZED TRANSIT VEHICLES
FEBRUARY 26, 2015

The City of Monterey Park is soliciting proposals for the operations and maintenance of the local-fixed route, SPIRIT Bus system. If your firm is qualified and interested, please submit a proposal according to the attached Request for Proposal and Qualifications.

Submissions must be received no later than **5:00 p.m., April 2, 2015**, at the address below. Postmarks are not acceptable. The public is invited to attend the bid opening that will be held immediately thereafter in the Engineering Conference Room.

City of Monterey Park
ATTN: Ron Bow
Director of Public Works
320 W. Newmark Ave.
Monterey Park, CA 91754

The City reserves the right to negotiate for the operations and maintenance proposal that best suits the needs of the City. The evaluation of submitted proposals do not rest solely on the basis of the "lowest bidder" submission.

Any questions concerning the Request for Proposal (RFP) process, the specifications, evaluation procedures, and award of the bid must be received in writing to my attention no later than **5:00 p.m., March 16, 2015**. Questions can be mailed to the address above, faxed to (626) 307-2500, or e-mailed to amho@montereypark.ca.gov.

In addition to the written proposal, there is a **mandatory pre-bid conference** at the above address at **10:00 a.m., March 18, 2015**, in the Community Room. *This is the only time and date for the pre-bid conference.*

Sincerely,

Ron Bow
Director of Public Works

REQUEST FOR PROPOSALS

FOR OPERATIONS AND MAINTENANCE OF
LOCAL FIXED-ROUTE SYSTEM

February 26, 2015

Issued By:

City of Monterey Park

Mandatory Pre-Bid: 10:00 a.m., Wednesday, March 18, 2015

Submittal and Public Bid Opening: 5:00 p.m., April 2, 2015

**CITY OF MONTEREY PARK
SPECIFICATIONS FOR THE OPERATION AND MAINTENANCE
OF TRANSIT VEHICLES**

The City of Monterey Park is accepting proposals for the operation and maintenance of transit vehicles. The contract shall be for 3 years with the City reserving the right in its discretion to extend the contract for up to 2 years beyond the initial 3 years, for a total of 5 years. The cost for subsequent years shall be adjusted to the Los Angeles- Riverside- Orange County Consumer Price Index (CPI).

1. SCOPE OF WORK

Exhibit A describes in detail the scope of work.

2. MANDATORY PRE-BID CONFERENCE AND VEHICLE INSPECTION

Proposers are required to attend a mandatory Pre-Bid Conference at which time the City will clarify any information regarding its specifications for fixed-route transit service and maintenance of transit vehicles and the proposal package. The meeting will be conducted at the following time and place:

Date: March 18, 2015
Time: 10:00 a.m.
Place: City Hall
Community Room 102
320 W. Newmark Ave.
Monterey Park, CA 91754

3. QUALIFICATIONS OF PROPOSERS

Proposers must meet the minimum requirements set forth below to be considered eligible to compete for the fixed-route transit service contract. The Proposer must:

- A. Be a transportation service company, or a regional or municipal transit agency operating in or adjacent to the County of Los Angeles.
- B. Have at least five (5) years experience in providing contracted fixed-route services. Such experience shall have been with services at least as large as the City's current fixed-transit system.
- C. Employ management staff with experience in the operation of community transportation service. Proposer's Project Manager must have a minimum of three years of experience providing the same or similar fixed route services for governmental or social service agencies.
- D. Proposer's Maintenance Manager must have a minimum of three years of experience in maintaining similar fleets of heavy-duty transit vehicles.

- E. Proposer has passed all California Highway Patrol Safety Compliance Inspections (or passed all re-inspections) of the Proposer's maintenance facilities or terminals to be used for the proposed contract for the prior three 13-month inspections (California Vehicle Code 34501(c)).
- F. Proposer's employees must have valid State of California Department of Motor Vehicles Class B (with "P" endorsements) commercial driver's licenses, as well as any other required licenses or endorsements required by Federal, State, and local regulations.
- G. Proposer's maintenance personnel must have National Institute for Automotive Service Excellence (ASE) Certification in H-4 ASE Transit Bus Brake Test.
- H. At least one member of Proposer's maintenance personnel must have a Mobile Air Conditioning Society certification or the equivalent ASE vehicle air-conditioning system certification in the Medium/Heavy Duty Truck, School Bus, or Transit Bus Test Series.
- I. Proposer must provide the services specified in this RFP without subcontracting or assigning the work to another firm.
- J. Proposer must be able to respond to phone calls from the general public regarding the fixed-route service. Contractor shall provide route and schedule information to the general public as well as respond to complaints.
- K. Proposer must provide back-up, lift-equipped, 18-30 seat vehicles for the operation of the fixed-route transit service. Spare vehicle must have Spirit Bus decals and graphics that are visible from at least 100 feet. All buses that will be used for the City of Monterey Park service must receive a satisfactory rating from the California Highway Patrol and meet AQMD and CARB emission requirements, (see Section 1E).

4. PROPOSAL SUBMITTAL

The sealed proposal - two copies and one original - must be received by the City of Monterey Park before 5:00 p.m., April 2, 2015. Postmarks are not acceptable.

Proposal shall be addressed to: City of Monterey Park
ATTN: Ron Bow
Director of Public Works
320 W. Newmark Ave.
Monterey Park, CA 91754

The proposal shall include completed forms as provided herein in addition to other documents as described in this request for proposal. Alterations by erasure

or interlineations must be explained or noted in the proposal over the signature of the Proposer.

The bids will be opened immediately after the deadline for submittal in the Engineering Conference Room. The bid opening is open to the public.

The proposal package shall consist of the following information provided in the following order:

A. Cost Proposal Form.

Proposers shall complete all items in the Cost Proposal Form (pp. 10-11) and include additional pages to describe the “Other” categories if necessary. Attachments and substitute cost sheets are not acceptable in lieu of the Cost Proposal Form. **Any miscalculations or errors may cause your proposal to be rejected.**

Proposers are to stipulate charges on a Vehicle Revenue Service Hour basis:

- Start-up costs, if any, are to be built into the Vehicle Revenue Hourly Rate.
- Vehicle Revenue Hours are calculated by the operation of a vehicle from the first passenger pickup point to the last passenger delivery point as designed for the trip by City.
- Deadheading and storage does not constitute Service. Proposers shall also provide a rate for charter service.
- The Vehicle Revenue Hour rate shall apply to an annual estimate of 19,000 hours, plus or minus a 10% deviation. Proposers shall also provide a separate rate for a 20% reduction in revenue service hours (i.e., 15,200 hours).

Fuel. The City of Monterey Park will provide fuel for the fixed-route vehicles without charge to the Contractor. CNG fuel will be provided at the City Yard – 751 S. Alhambra Ave., Monterey Park. Diesel fuel will be provided at City-owned facility at City Hall/Fire Station – 320 W. Newmark Ave., Monterey Park.

B. Company Information Form.

An authorized representative of the firm must sign and date the Company Information Form to authenticate that all information in the proposal is accurate.

C. Implementation Schedule

Proposer shall describe efforts that will be necessary to implement the contract. Proposer shall include a timetable of events that ends with the beginning of service, and address possible delays such as vehicle procurement. Also, Proposer shall indicate ability to change the routes based on City needs. The successful Proposer must be able to perform all services described herein no later than *June 30, 2015*.

D. Statement of Experience and Qualifications of the Firm.

Proposer shall detail experience and qualifications in performing the type of work required in these specifications. Description of qualifications should include transit bus maintenance.

E. Resumes of Key Personnel.

Proposer shall describe the qualifications of its management staff that will have a responsible role in managing the fixed-route system. Any changes to key management staff that are identified in the proposal are subject to City approval and can be grounds for rejection of the bid.

F. References.

Proposer shall list references for similar type services -- at least 3. Include contact person and telephone number.

G. Operations Program.

Proposer shall discuss its proposed operational programs, including: driver hiring, training and evaluation, on-street supervision, extra-board policy, drug testing policy, safety policy, preventative maintenance plan, documentation and maintenance of project records, response to vehicle breakdowns, on-board security, and vandalism. Proposer shall provide a copy of the firm's safety/Injury and Illness Prevention program.

H. Maintenance and Storage Facilities.

Proposer shall describe and provide the location of the proposed maintenance and storage facilities. The storage facility must be less than 5 miles from the City border or 7 miles from the route starting point - City Hall, 320 W. Newmark Ave., Monterey Park. Proposer shall be prepared for an inspection of the maintenance and storage facilities as part of the evaluation of the proposal.

I. Contractor Provided Back-Up Vehicles

Proposer shall indicate the type of back-up vehicle(s) that will be available for the fixed-route service.

Proposer may withdraw its proposal before the deadline during which proposals may be submitted, without prejudice to it, by submitting a written request. Proposals must be honored for a minimum of 90 days after the date and time set for the proposal opening.

Proposer shall represent and warrant that it has sufficiently informed itself in all matters affecting the performance of the work or the furnishing of labor, supplies, material or equipment called for in the specifications; that it has checked its proposal(s) for errors and omissions, that the prices stated in its proposal(s) are correct and as intended by it and are a complete and correct statement of its prices for performing the work or furnishing the labor, supplies, materials or equipment required by the contract documents. Proposer waives any claim for the return of its proposal(s) on account of errors or omissions claimed to have been made by it or its representative in its proposal(s) or for any other reason.

5. AWARD OF CONTRACT

City reserves the right to reject any and all proposals, or to waive any irregularities or informalities in any proposal or in the proposing procedure. The City also reserves the right to consider non-substantial deviations in the proposal specifications.

The award of this contract shall not necessarily be made to the lowest bidder but to the firm that proposes to provide the best service for the City (e.g., maintenance capabilities and driver performance and retention) with consideration for value per dollar spent. The Revenue Vehicle Hourly Rate takes precedence over the Charter Revenue Vehicle Hourly Rate in cost evaluation.

If City questions Proposer's ability to perform at its stated costs, Proposer must be able to document its ability to operate at such costs.

6. PERSONNEL QUALIFICATIONS

A. Drivers

- (1) Drivers must be legally licensed to operate a transit vehicle in the State of California with a Class II License, and endorsement for hydraulic or air brakes, and for a vehicle of 30 passenger capacity.
- (2) Drivers must be alert, careful, courteous, and competent in their driving habits.

- (3) Drivers must be listed on the California Department of Motor Vehicles pull-notice program with copies of their driving record updated every six months and forwarded to the City.
- (4) Drivers must not have been convicted of a major traffic offense (e.g., driving under the influence, reckless driving) or felony.
- (5) Drivers must be trained in the following:
 - i. Defense driving
 - ii. Emergency first aid
 - iii. Cardiopulmonary resuscitation
 - iv. Passenger handling and care
 - v. Vehicle handling and safety
 - vi. Customer courtesy

Contractor must certify to the City that all drivers have been trained and qualified in the above areas. Proposer shall describe the training program with a minimum of 40 hours of non-revenue service training for each driver candidate.

- (6) All drivers shall undergo a background check with the City Police Department within 60 days of starting service in the City.

Drivers shall at all times be and remain the employees of Contractor, and Contractor shall be solely responsible for payment of all drivers' wages, taxes, and employee benefits. Contractor, without any cost or expense to City, shall faithfully comply with the requirements of all applicable State and Federal enactments with respect to employer's liability, worker's compensation, unemployment insurance and other forms of Social Security, and also with respect to withholding of income tax at its source from wages of said driver or drivers.

B. Management Staff

Contractor shall assign Management Staff who are trained and skilled in all areas of transit operations and maintenance and accessible to the City at **all times** when the transit service is in operation.

C. Maintenance Personnel

Contractor shall furnish adequate maintenance personnel to satisfy any engineering or service problems that may arise. This refers to both the number and qualifications of personnel. Maintenance personnel shall be familiar with the types of vehicle in the City's fleet and trained to maintain the equipment.

D. Dispatcher

Contractor shall furnish adequate operational personnel (dispatcher(s), phone coverage, and operations supervisor) to meet the needs of the operations. Personnel who provides phone coverage shall be familiar with the fixed-route service and be trained in customer service to handle requests for information and complaints from the public. Operational personnel shall be available to the public at all times when the service is in operation

7. DRUG TESTING

Contractor shall implement a controlled substance and alcohol testing policy, and program with its employees. The testing program and procedures shall be consistent with State and Federal laws and regulations and meet FTA requirements. Contractor shall inform the City of the testing procedures and shall provide a quarterly report or statistical results of random testing and other associated tests. The controlled substance and alcohol program shall be implemented no later than 30 days from award of contract.

8. COMMUNICATIONS EQUIPMENT

Vehicles must be equipped with a communication system that is capable of communicating between the City service area and the operations/maintenance facility of the Contractor. The communication equipment is to be available for normal dispatching as well as emergency situations (such as accidents and mechanical breakdowns) enabling the Contractor to immediately dispatch substitute vehicles and/or police, fire or medical help.

Contractor is responsible for all costs related to the transit information system. The telephone system shall meet the demands of the transit system.

9. INSURANCE

Contractor shall maintain at its own expense insurance which is issued by an admitted insurer listed in Best's Insurance Guide with a rating of A- or better and with a financial size category of VIII or better.

Insurance and workers compensation requirements are specified in the Transit Agreement that is in **Exhibit D**.

10. LICENSE FEES, TAXES, AND PERMITS

The Contractor shall have the sole obligation to pay whatever license fees, assessments and taxes, including, but not limited to, use, sales, property or other taxes, plus applicable penalties and interest which may be imposed upon a Contractor by any governmental agency as a result of the operation of the equipment that is the subject of those contracts.

11. PERFORMANCE BOND

An unconditional performance bond in the amount of \$100,000 shall be required, and remain in force for the entire life of the Contract. The aforesaid bond shall be in a form satisfactory to the City and issued by a carrier licensed in the State of California with a rating of B+ or better as stated from time to time by Standard and Poors' or Moodys' or Bests'. An irrevocable letter of credit or other instrument may be provided if deemed acceptable to the City.

12. GENERIC VEHICLE REPORTS AND ASSESSMENT OF LIQUIDATED DAMAGES

In the event the Contractor must use vehicles other than those owned by the City due to mechanical failures, accidents, or other problems, the Contractor will provide a monthly report stating the number of times and hours such vehicles are needed. Contractor will also provide a detailed explanation why (a) City vehicle(s) could not be used and a specific plan with date when the City vehicle(s) will be back in service.

Exhibit A, Scope of Work, *Section R-Liquidated Damages* identifies performance requirements of the contract and the assessed fines should the standards not be met.

13. PAYMENTS

The Contractor shall invoice the City on a monthly basis for services rendered. Said invoice shall be issued after service for the month has been completed within ten (10) days of the first of the following month. Contractor shall include reports that are described in Exhibit A, Scope of Work, **Section M, Service Records and Reports** with the invoice. All items in the monthly report are due to the City prior to City making payment. The City shall pay Contractor monthly and within a reasonable time from invoice receipt, consistent with City's normal accounts payable practices and procedures.

Contractor shall take note that City will only make payment for completed service, excluding missed trips due to vehicle breakdown or accidents.

14. INDEMNIFICATION

Contractor agrees to defend, indemnify, and hold harmless, the City and its agents, officers and employees from and against any and all suits, costs, expenses, claims, actions, demands, losses and liabilities (including, without limitation, reasonable attorney's fees and costs) related directly or indirectly to or arising out of or in connection with any challenges made by third parties regarding the City's award of this agreement to the Contractor, including, without limitation, all costs and expenses of investigating and defending against claims. This agreement shall survive the term of the contract for the full period of time as allowed by law.

PROPOSAL SUBMITTAL CHECKLIST

1. Read and understand the request for proposal (RFP). ☐
2. Complete the forms included in the RFP:
 1. Cost Proposal Form ☐
 2. Company Information Form ☐
 3. References ☐
 4. Implementation Timetable ☐
3. Review Cost Proposal Form and verify mathematical accuracy. ☐
4. Attach the following information/documents as described in the RFP (Section 4: Proposal Submittal):
 1. Statement of Experience and Qualifications of the Firm ☐
 2. Resumes of Key Personnel ☐
 3. Operations Program to include safety/IIPP program ☐
 4. Description of Maintenance/Storage Facilities ☐
5. Submit the Proposal including the required forms, documents and this checklist in a sealed package no later than **5:00 p.m., April 2, 2015** (postmarks not acceptable) to:

Ron Bow
Director of Public Works
City of Monterey Park
320 W. Newmark Ave.
Monterey Park, CA 91754

This checklist is provided for the benefit of potential bidders. You are required to submit this page along with pages 17-21 and other requested documentation.

COST PROPOSAL FORM

Miscalculations or errors shall cause your bid to be rejected.

I. Direct Labor	(a) Annual Number of Staff Hours	(b) Average Hourly Rate (Including fringe benefits)	Total (a) × (b)
A. Driver – Full-time		\$ /hr.	
B. Driver – Part-time		\$ /hr.	
C. Management/Supervisor		\$ /hr.	
D. Dispatching		\$ /hr.	
E. Other – Specify		\$ /hr.	
		\$ /hr.	
		\$ /hr.	
<i>Total Direct Labor: (A)+(B)+(C)+(D)+(E)</i>			
II. Maintenance and Overhead (annual)			
F. Maintenance – Labor			
G. Maintenance – Supplies			
H. Overhead and Other Operating Expenses – Specify			
<i>Total Maintenance and Overhead: (F) + (G) + (H)</i>			
III. Start-up Cost			
I. Facility Set-up			
J. Equipment			
K. Recruitment/Training			
L. Other – Specify			
<i>Total Start-Up: (I) + (J) + (K) + (L)</i>			
<i>Annual Start-up Cost: [(I+J+K+L) ÷ 5], (Pro-rated over the 5-Year Contract)</i>			
IV. Annual Profit			
<i>*TOTAL ANNUAL COST (I) + (II) + (III) + (IV)</i>			

Revenue Vehicle Service Hourly Rate (Total annual cost* divided by 19,000 hrs.)	\$	per hour
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COST PROPOSAL FORM
(Continued)

Charter Revenue Vehicle Service Hourly Rate
(Total estimated annual hours - 200 hours)

\$

per hour

20% Reduction in Revenue Service Hourly Rate
(Total annual hours of 15,200 hours)

\$

per hour

CONTRACTOR PROVIDED BACK-UP VEHICLES

Please list vehicles that will be used as back-up vehicles for this contract.

	Year	Make	Model	Seating Capacity	Wheelchair Lift (yes/no)
1					
2					

COMPANY INFORMATION FORM

INDIVIDUAL

Name of Company _____

Typed or Printed Name of Individual _____

Signature of Individual _____

Address _____

City _____ State ____ Zip _____ Phone _____

PARTNERS

Name of Partnership _____

Typed or Printed Name of Individual _____

Signature of Member Signing _____

Address _____

City _____ State ____ Zip _____ Phone _____

Names of Other Members _____

CORPORATION

Name of Corporation _____

Typed or Printed Name of Individual _____

Signature of Officer _____

Title _____

Address _____

City _____ State ____ Zip _____ Phone _____

REFERENCES
(Minimum of 3)

PLEASE SEE FORMAL PROPOSAL FOR EXPERIENCE, QUALIFICATIONS AND REFERENCES

1.	_____	_____
	NAME OF COMPANY/CITY	PERIOD OF CONTRACT
	_____	_____
	STREET ADDRESS	CITY AND ZIP
	_____	_____
	CONTACT PERSON	TELEPHONE NUMBER
2.	_____	_____
	NAME OF COMPANY/CITY	PERIOD OF CONTRACT
	_____	_____
	STREET ADDRESS	CITY AND ZIP
	_____	_____
	CONTACT PERSON	TELEPHONE NUMBER
3.	_____	_____
	NAME OF COMPANY/CITY	PERIOD OF CONTRACT
	_____	_____
	STREET ADDRESS	CITY AND ZIP
	_____	_____
	CONTACT PERSON	TELEPHONE NUMBER
4.	_____	_____
	NAME OF COMPANY/CITY	PERIOD OF CONTRACT
	_____	_____
	STREET ADDRESS	CITY AND ZIP
	_____	_____
	CONTACT PERSON	TELEPHONE NUMBER
5.	_____	_____
	NAME OF COMPANY/CITY	PERIOD OF CONTRACT
	_____	_____
	STREET ADDRESS	CITY AND ZIP
	_____	_____
	CONTACT PERSON	TELEPHONE NUMBER

IMPLEMENTATION TIMETABLE

Contractor shall enter below the date that bus service will begin. Contractor should be aware that failure of the buses to commence operating on this date will invoke Assessment of Liquidated Damages.

Date service can begin: _____, 2015

Length of time needed to add routes: _____

Complete timetable below.

[illegible]

SIGNATURE: _____

TYPED/PRINTED NAME:

DATE: _____

SCOPE OF WORK

SPIRIT BUS SERVICE

A. Work Location

The Spirit Bus Service operates predominantly within in the City of Monterey. **Exhibit B** includes a map of the service routes.

B. Work Description

The service performed by the Contractor shall include, but not be limited to, executive and administrative management; employment and supervision of all personnel including supervisors, vehicle operators, dispatchers, mechanics, and other maintenance personnel; training and safety programs; maintenance and repair of vehicles and equipment; public relations and promotions; and reporting of operations and financial data. The Contractor shall provide all vehicle operators, facilities, equipment, parts, and supplies that are necessary in the operation of the service.

C. Route, Frequency, Hours, and Days of Service

1. Service

Contractor shall operate 5 fixed-schedule/fixed-routes. Four routes operate 12 hours, Monday through Friday, and 9 hours on Saturday. The fifth route operates 12 hours, Monday through Friday only. Annual vehicle service (revenue vehicle) hours are estimated at 17,450, and vehicle service miles at 202,000 miles.

Holidays with no service are New Year's Day (January 1), Thanksgiving Day (3rd Thursday in November), and Christmas Day (December 25). Service shall operate on the Saturday schedule for the following 3 holidays: Memorial Day, July 4th, and Labor Day. There shall be no service on Thanksgiving Day, Christmas Day and New Year's Day Service will not be interrupted for lunch breaks.

Contractor shall also operate a shuttle feeder service from the California State University, Los Angeles Metrolink Station to Corporate Center located at 900 Corporate Center Dr. The shuttle operates 3 hours in the morning (6:00 a.m. to 9:00 a.m.), and 3 hours in the afternoon, (4:00 p.m. to 7:00 p.m.), Monday through Friday. The shuttle does *not* operate on holidays. The schedule will be modified periodically to correspond to changes to the train schedule. Annual vehicle service hours are estimated at 1,550, and vehicle service miles at 15,600.

Exhibit B is a schedule/route map that describes the current service. *Please note that the City is in the process of restructuring the system and revenue hours and miles may change.*

2. Service Modification

Contractor shall be prepared for changes to the service. Modifications may include (but are not limited to) adding or deleting transit stops, extending, deleting or adding routes, and expanding or decreasing service hours and/or days. The Contractor shall participate, with the City, in the design and implementation of any reasonable changes in the system's operating characteristics. Also, recognizing the successful Proposer's expertise in the provision of transit services (based on experience as indicated in the proposal), the Contractor shall be requested to inform the City of any observations Contractor may have regarding the modifications to the service - routing, scheduling, marketing, etc. for purposes of improving the fixed route service. Initiating the Contractor's suggestions will be at City's discretion.

The Proposer shall provide a rate for 19,000 revenue vehicle service hours **and a separate rate for a 20% reduction in revenue hours (15,200).**

City may increase or reduce annual service hours by up to 10 percent without changing the revenue vehicle service hourly rate. If the total revenue Service hours are increase or decreased by more than 10 percent, then the hourly rates may be increased or decreased. The Contractor shall justify any increase in the hourly rate through a budgeting and operational plan. This budgeting and operational plan must be approved by the City in order for the increased rate to be granted. If an agreement is not reached on the new rate, City reserves the right to terminate Contract.

The City may determine that the service can be improved by revisions to scheduling, vehicle assignment, fleet size, and/or areas served. The Contract Manager and Contractor shall plan and institute such changes jointly within the terms of this Contract.

3. Charter or Special Service

The Contractor may be asked by the Contract Manager to provide Special Service in support of special events or community programs such as a parking shuttle. Trips are typically confined within City limits. The Contractor shall provide this service pursuant to the terms, conditions, and requirements of this Contract. The average number of hours of charter service is approximately 200 hours per year and Contractor will be paid the rate that is indicated in the Cost Proposal Form.

4. Public Information and Responding to Complaints

Contractor shall establish a phone number that is dedicated to responding to public inquiries on the fixed-route system. Contractor staff who are familiar with the City's service shall be available to answer calls at all times when service is provided.

The Contractor shall submit a complaint report to the City on a monthly basis. Said report shall be issued after service for the month that has been completed and within ten (10) days of the first of the month.

E. Equipment

1. Transit Vehicles

a. City-Provided Service Vehicles

Service shall be provided by the Contractor using City-Provided Service Vehicles, hereinafter referred to as "City Vehicles." Upon receiving City Vehicles, Contractor shall be responsible for the operation and maintenance of the vehicles, and for all costs for insurance, servicing, and storage.

Exhibit C provides the mileage for the 9 vehicles that are listed below.

# of units	Year	Make	Model	Size	Fuel
3	2004	Blue Bird	Ultra Low Floor	30 ft	Diesel
1	2003	El Dorado National	Aerotech 240	26 ft	CNG
1	2012	El Dorado National	Aerotech 240	26 ft	CNG
3	2013	El Dorado National	EZ Rider BRT	32 ft	CNG
1	2015	Arboc	Low Floor	26 ft	CNG

b. Contractor-Provided Back-up Vehicles

Contractor shall provide a sufficient number of back-up vehicles in the event of City Vehicle(s) breakdown and no spare City Vehicle is available, Contractor shall provide a Contractor Service Vehicle(s) to continue uninterrupted Service during which the City Vehicle(s) is not available for Service.

c. Support Vehicles

Contractor shall provide all other vehicles necessary for adequate supervisory and maintenance support. These vehicles shall be in good operating condition and appearance.

2. General Terms for Transit Vehicles

Contractor shall acknowledge receipt, condition, and working order of City Vehicles and equipment. This acknowledgement applies to City Vehicles and equipment received at start of service as well as those subsequently added to the fleet.

Contractor shall maintain all vehicles, related accessories, equipment, and facilities required per this Contract in good order and in a condition satisfactory to Contract Manager. Upon request by Contract Manager, reports regarding vehicles' condition, operation status, complaints, or other relevant information pertaining to Service shall be forwarded. Contractor shall not seek additional compensation for any costs incurred to meet the requirements in this paragraph.

Contractor shall be prohibited from using City Vehicles or equipment for any purpose other than providing Service as specified in this Contract. At Contract termination, Contractor shall return and deliver City Vehicles, equipment, and all other peripheral equipment to City with no deferred maintenance or damages with the exception of reasonable wear and tear.

City or City hired consultant may inspect City Vehicles, equipment, and all other peripheral equipment prior to Contract termination to assess condition of City Vehicles and equipment. Contractor shall be responsible to perform all the work necessary to correct any deficiencies noted. Contract Manager, at his/her own discretion, may withhold up to the final two months of Service payment until Contractor completes repairs or deduct the cost of correcting the deficiencies from payment due to Contractor, if Contractor fails to perform the necessary work to correct the deficiencies within the time specified by Contract Manager.

The Contractor shall, at its sole expense, repair or replace any City Vehicle and/or equipment, which may be damaged or lost by reason of collision, fire, negligence, abuse, vandalism, or other like cause. If the equipment is to be replaced by the Contractor, it shall be with a City-approved exact duplicate or as stipulated by the City. The City may accept, at the Contract Manager's sole option, insurance funds plus the Contractor's deductible.

3. Communication Equipment

The Contractor, in the performance of this Contract, shall comply with all laws and regulations, including any and all contained within the California Vehicle Code (VC). Contractor shall ensure that all vehicle operators providing service under this Contract are familiar and comply with VC, Section 23123, (Hang-Up-and-Drive Law).

a. Service Vehicle Communication Equipment

Contractor shall provide communication equipment for all vehicles utilized in Service. The communication equipment used shall provide complete coverage throughout the service area for all vehicles utilized in Service. Contractor shall provide the necessary communication equipment to permit uninterrupted communication between the dispatch center and vehicles while in Service.

Contractor shall be responsible for proper maintenance of said equipment on all vehicles and shall comply with all applicable State and Federal statutes and regulations in connection with such use. Contractor shall be responsible for licensing of radio communication equipment.

b. Internet Access, E-Mail

Contractor shall maintain Internet access and valid e-mail addresses throughout the duration of this Contract. Contractor shall provide individual e-mail addresses for the Project Manager and the Maintenance Manager. Contractor shall provide City with these e-mail addresses in order that some communication, including the monthly reports, can be done through e-mail for convenience and timeliness.

c. Service Operations Contact

Contractor shall provide City with a business contact telephone number that shall be answered by a live person during the hours of Service operation. The person answering the telephone shall be familiar with the Service and respond to public inquiries and complains. Person answering the phone shall also be able to put Contract Manager, or his/her designee, in contact with key management personnel in case of an emergency.

d. Emergency Contact

Contractor shall maintain an emergency contact pager, cell phone, or management telephone tree. The Project Manager

or other manager must be able to return a call to Contract Manager within one hour after being requested at all times during the operation of the Service. This manager must be able to address all operational issues in case of an emergency.

e. Automated Vehicle Locator (Global Positioning Satellite) Devices

City has Automated Vehicle Locator (AVL) devices for Service Vehicles. The AVL devices contain Global Positioning Satellite (GPS) functionality.

These devices can provide real time data about location. It will be the Contractor's responsibility to ensure that the devices are not disconnected, damaged, or removed. If the device is damaged, lost, or stolen, the Contractor shall be responsible for the cost to replace and install the lost or damaged unit. The device shall be replaced within two weeks of the date of loss/damage unless otherwise approved by the City due to unforeseen circumstances.

Contractor is responsible for insuring that installation of these AVL devices does not violate any collective bargaining agreements between Contractor and its employees, and shall hold the City harmless from any claim by its employees against the City arising out of the installation or use of these devices.

F. Storage and Maintenance Facilities

1. The City will not provide storage or maintenance facilities for the Contractor.
2. Contractor shall provide appropriate vehicle storage and maintenance facilities owned and operated by the Contractor for the garaging, servicing, and cleaning of Service Vehicles and equipment. Contractor shall not use outside vendors or Subcontractors for these services, unless otherwise approved by the Contract Manager.

G. Service Vehicle and Equipment Maintenance

1. Service Vehicle Condition

All vehicles, vehicle equipment, and any other equipment necessary to provide Service shall be maintained by Contractor to acceptable appearance standards and in good repair and condition satisfactory to Contract Manager and in accordance with manufacturers' recommended maintenance procedures as well as with applicable Federal and State regulations. Contractor shall maintain a "Satisfactory" California Highway Patrol (CHP) terminal inspection rating throughout the life of this Contract.

If Contractor receives a rating below "Satisfactory" (including "Conditional" or "Unsatisfactory") from the CHP, Contractor shall notify Contract Manager immediately and outline the steps that shall be taken to correct each deficiency. Failure of the Contractor to take the necessary actions to improve their Terminal inspection rating to a "Satisfactory" rating within nine (9) months will be grounds for termination of the Contract. Contractor shall not seek additional compensation of any costs incurred to meet the requirements in this paragraph.

2. Vehicle Inspections

City or City consultant may inspect vehicles on periodic basis. Contractor shall coordinate with vehicle inspector to make City Vehicles available for inspection. Contractor can be liable for liquated damages for maintenance deficiencies that were identified during inspections.

3. Warranty Work (City Vehicles Only)

Contract Manager will provide Contractor with the written manufacturer's warranty, if any, for City Vehicles. Contractor shall become City's designated warranty agent for City Vehicle(s). Contractor shall be responsible for ensuring that the vehicle manufacturers and all component manufacturers perform or reimburse Contractor for all work and parts that are covered under warranty. Contractor shall diligently follow the preventive maintenance program so any warranty coverage of City Vehicles is not lessened or invalidated. Contractor shall not seek additional compensation for any costs incurred to meet the requirements in this paragraph.

4. Service Vehicle Appearance/Cleaning

Contractor shall be responsible for maintaining the appearance of all Service Vehicles. Contractor shall maintain an up-to-date record of all washings and major cleanings, which shall be made available to Contract Manager upon request. Contract Manager may remove a Service Vehicle from Service for unacceptable appearance.

a. Service Vehicle Interior

The interior of all vehicles shall be kept free of litter and debris to the maximum practicable extent throughout the operating day. Vehicles shall be swept, wet mopped, and dusted daily. Water wash down or "hosing out" of vehicle interiors shall not be allowed. A minimal amount of soap/cleaning solution and/or water shall be utilized. Interior panels, windows, and upholstery shall be cleaned of marks as necessary. The interior of all vehicles shall be

thoroughly washed at least once per week including all windows, seats, floor, stanchions, and grab rails. All foreign matter, such as gum, grease, dirt, and graffiti, shall be removed from all interior surfaces during the daily interior cleaning process. Any damage to seat upholstery shall be repaired in a professional manner. Damaged seat upholstery shall be repaired or replaced before vehicle is allowed back into revenue Service. Contractor shall replace seat covers and/or seat boards, which are worn or damaged and cannot be professionally repaired, using materials, which are identical in specifications and color as those materials being repaired. Ceilings and walls shall be thoroughly cleaned as often as necessary to maintain a clean appearance and maximize visibility.

Contractor shall ensure that the interiors of vehicles are kept free of rodents, insects, vermin, and pests at all times while in operation and shall take such steps as are necessary, at Contractor's expense, to exterminate pests in the event that they occur in the vehicles.

b. Service Vehicle Exterior

Exteriors of all vehicles shall be washed every other day during dry conditions and every day during rainy conditions to maintain a clean, inviting appearance. Exterior washing shall include vehicle body, all windows, and wheels. All rubber or vinyl exterior components such as tires, bumper fascia, fender skirts, and door edge guards shall be cleaned and treated with a preservative as necessary to maintain an attractive appearance. Contractor shall be responsible for maintaining and repair/replacement of the artwork on the exterior of the vehicle.

c. Graffiti

The City has a zero tolerance for graffiti. Any Service Vehicle that is vandalized with graffiti shall be removed from revenue Service. The vehicle cannot be returned to Service until the graffiti has been completely removed by the Contractor.

5. Daily Pre-trip and Post-trip Vehicle Inspection and Servicing

Each vehicle shall receive a daily pre-trip and post-trip inspection by the Service Vehicle operator prior to being placed in Service and after the vehicle is taken out of service. Daily pre-trip and post-trip inspections shall include physical operation of the wheelchair lift or ramp to ensure ADA compliance. Daily pre-trip and post-trip inspections shall be supplemented by regular weekly maintenance inspections to ensure safe

and proper operating condition of vehicles. Prior to next pullout, Contractor shall repair or replace any vehicle that has defects and/or possesses a safety or operational problem detected during inspection. Each vehicle operator making an inspection shall be required to fill out an inspection report form and turn it in to the maintenance supervisor. A record of all such inspections shall be kept by Contractor and submitted to City upon request.

Contractor shall perform daily vehicle servicing on all vehicles used in Service. Daily servicing shall include, but not be limited to engine oil, coolant, water, and transmission fluid check/add; brake check; light and flasher check; interior sweeping and dusting; exterior and interior visual inspection; and checking of all vehicle performance defects reported by drivers to identify potential safety and reliability items requiring immediate attention. Contractor shall document the daily vehicle servicing on the daily pre-trip and post-trip vehicle inspection report in a written checklist format.

6. Wheelchair Lifts and Ramps

Contractor shall inspect, maintain, and repair wheelchair lifts and ramps to assure safe and proper operation and to ensure ADA compliance. Wheelchair lifts and ramps shall be fully operational whenever a vehicle is used in Service. It is unlawful to assign vehicles to revenue Service with defective lift and/or ramp equipment on concurrent days without repairs having been made.

7. Destination Signs

Destination signs shall, at all times, be correctly set for the Service being provided. When deadheading to/from yard location and other non-revenue moves, sign(s) shall indicate "Not In Service."

8. Maintenance Program

a. General Scope

Contractor, at its sole cost and expense, shall provide all fuel, lubricants, repairs, cleaning, parts, supplies, labor, maintenance, major components, and component rebuilding and replacement along with the necessary service facilities to provide the maintenance required for the operation of all equipment pursuant to this Contract. Contractor shall be fully responsible for the maintenance of all vehicles, radios, passenger counters, fare card readers, destination signs, and all equipment to be used to perform this Contract in strict conformity to CHP regulations and orders. Contractor's duty and responsibility to maintain all vehicles and

equipment cannot be delegated to any other person, firm, or corporation without prior written approval of Contract Manager.

b. Parts/Fluids Specifications and Requirements

All parts, materials, tires, lubricants, fluids, oils, and procedures used by Contractor on all vehicles and equipment shall meet or exceed original equipment manufacturer specifications and requirements.

c. Service Vehicle Damage

Contractor shall, at its expense, replace or repair immediately any damage resulting from an accident or otherwise, which would impair the proper and safe mechanical operation of the vehicle. All other vehicle damage resulting from any accident, or otherwise, shall be repaired within two weeks or as otherwise required by Contract Manager, law, or regulation. If Contractor cannot complete the work within the time specified, Contractor shall notify Contract Manager in writing of the reason for the delay and the estimated completion date. Contract Manager, at his/her sole discretion, may extend the deadline. Contractor shall log and keep an accurate and up-to-date record of all vehicle repairs.

d. Preventive Maintenance

Routine preventive maintenance and servicing is required on all vehicles used for Service as recommended by the Original Equipment Manufacturer (OEM).

All scheduled and preventive maintenance shall be completed in a timely manner, and Contractor shall keep all Work Order cards and a Preventive Maintenance Inspection (PMI) Record on each vehicle indicating the date each inspection took place, a description of all work done to the vehicle, the parts and supplies used, employee I.D., and signatures of the mechanics who performed the work and the maintenance supervisor who inspected the work. PMI reports may be submitted along with the monthly service invoice.

Adherence to preventive maintenance schedules shall not be regarded as a reasonable cause for deferred maintenance in specific instances where Contractor's employees observe that maintenance is needed in advance of the schedule. Contractor shall not defer maintenance for reasons of shortage of maintenance staff, parts, equipment, or operable vehicles nor shall Service be interrupted due to the lack of having prior written consent to perform the required maintenance.

e. Brake Inspection/Adjustment

Brake inspections and adjustments on all Service Vehicles shall be performed at intervals that ensure the safe and efficient operation of the braking system. Detailed brake inspections on brake systems shall occur every 30 calendar days or more frequently in accordance with the number of miles the vehicle was in operation since the prior inspection. In addition, visual inspections of the brake systems shall occur weekly and be recorded as part of the maintenance records.

f. Heating, Ventilation, and Air Conditioning

The Heating, Ventilation, and Air Conditioning (HVAC) systems shall be maintained and used to ensure that the passenger compartment temperature is comfortably maintained under all climatic conditions at all times while vehicles are in Service. Contractor shall maintain the HVAC systems in an operable condition at all times. Contractor shall be liable for liquated damages for each day that the HVAC system is not operable on each Service Vehicle.

g. Spare Parts

Contractor shall establish and maintain an ongoing spare parts inventory sufficient to maintain Service Vehicles in operating condition at all times.

h. Service Vehicle Towing

In the event that towing of any Service Vehicle is required due to mechanical failure, damage, or any other reason, Contractor shall be responsible to provide such towing at Contractor's sole expense.

Contractor shall ensure that the requirements and procedures for towing vehicles are followed and that proper towing methods and equipment are used. Towing may be subcontracted; however, it is Contractor's responsibility to directly supervise the Subcontractor.

9. In-Service Vehicle Breakdown

In the event of an In-Service Vehicle breakdown, the maximum response time for an ADA-compliant, substitute vehicle to be made available shall be 30 minutes.

The Contract Manager reserves the right to establish additional criteria regarding reliability of response in the event of vehicle breakdowns.

10. Service Vehicle Maintenance Record Keeping

Contractor shall maintain an up-to-date maintenance file for each Service Vehicle containing, at a minimum, the following information:

- a. Make
- b. Model
- c. Serial Number/City Fleet Number
- d. License Number
- e. Date Received
- f. Unit Repairs (mechanical)
- g. Preventive Maintenance Inspection (PMI) Reports
- h. Daily Pre-trip and Post-trip Vehicle Inspection Reports
- i. Work Orders
- j. Warranty Work
- k. Major Mechanical Repair/Unit Replacement
- l. Body/Interior Repairs (cosmetic)

Contractor shall make available and submit the entire file to Contract Manager, the CHP, and/or other regulatory agency upon a request to do so at any time.

11. Applicable Vehicle Codes and Regulations

All vehicles utilized in Service shall be maintained in a safe condition for operation on public streets and freeways and meet all the requirements in the California VC for a bus. All parts of vehicles and all equipment mounted on or in vehicles shall conform to the California Vehicle Safety Standards and the California Code of Regulation, Title 13.

Contractor shall pay particular attention to the CHP Motor Carrier Safety Regulations. Each vehicle is required to be inspected annually by Contract Manager and/or by CHP. Contract Manager shall be immediately notified of inspections performed by a governmental agency. The results of inspections shall be provided to Contract Manager within 24 hours, and any applicable signed certification shall be displayed or carried on the vehicles. Contractor shall expeditiously correct any deficiencies on any CHP vehicle inspection report and advise Contract Manager upon doing so.

H. Rates and Compensation

1. Rates

City will pay Contractor on a monthly basis an amount equal to the sum of i) the number of Vehicle Service hours times the rate provided in the Cost Proposal Form less ii) all amounts collected from Farebox Revenue, less iii) any liquidated damages pursuant to this Exhibit, **Section R**, Liquidated Damages. Vehicle Service hours are defined as the actual hours of revenue Service starting from the point of first pick-up to the last drop-off based on hours determined by City needed to provide Service described in Exhibit F, Service Route Description and Schedule.

2. Fares and Revenue

a. Fare

The service provider must collect, deposit, count, record and monitor fares, and provide a means of supervising accountability. All fares collected shall belong to the City, and shall be credited against any invoices to the City. The City reserves the right to conduct audits of the Contractor's fare counting system for the City's service.

The cash fare shall be 25 cents per trip for Routes 1 to 4 and 50 cents per trip for Route 5 and the Metrolink Shuttle. TAP Cards are accepted. The following patrons shall be able to board free of charge:

- Persons displaying a valid Access identification card.
- City employees displaying a valid City identification card.
- Children under the age of five

City may, at any time, change the type of media fare accepted by the Service.

b. Revenue

Contractor shall be responsible for the protection of the fare box revenues. Contractor shall establish and maintain fare collection and security policies and procedures, subject to the approval of the City. The Contractor shall keep an accurate accounting of all revenue received as the Contractor shall be held responsible for any lost, stolen, or uncollected revenue.

All revenue generated by Service from the fare box return shall be retained by Contractor and deducted on a monthly basis from the

amount due to Contractor. The monthly revenue amount shall be reported in the monthly invoice to City and can be subject to City audit

I. Monitoring and Auditing Service

1. Monitoring Service

In order to document Service, Contractor shall maintain all Service records as requested by City and as required for good business practices. Contractor shall monitor Service, schedules, and ridership in a method approved by City. Based on this monitoring, Contractor shall indicate the need to maintain, reduce, or increase the frequency of operations. Contractor shall permit authorized City personnel to board, at no cost to City, all vehicles utilized by Contractor in the performance of Service for the purpose of monitoring Service.

2. Auditing and Inspection of Service

Contractor shall permit authorized representative(s) of City to examine all data and records related to Service or Contractor's operation of any similar service upon request by City and approval by the other agency. All Service records prepared by Contractor shall be owned by City and be made available to City at no charge.

City, or any person authorized by City, will at all times have access and the right to inspect Contractor's equipment and facilities utilized in the performance of this Contract.

3. Surveys and Questionnaires

Additional documentation of Service may be provided through passenger surveys. These surveys may be administered by authorized representatives of City or by Contractor if so requested by Contract Manager. It shall be the responsibility of Contractor to ensure the cooperation of all personnel with any operational procedures pertaining to survey work including the distribution of survey questionnaires, etc.

J. Personnel

City will have the right to demand removal from the Service, for reasonable cause, any personnel furnished by Contractor. Contractor shall not, absent prior written notice to and consent by City, remove or reassign any of the key management personnel such as the Project Manager or Maintenance Manager, as described below, at any time prior to or after execution of this Contract.

Contractor shall train all personnel who are likely to be in contact with the public to give courteous, accurate information concerning the routes and schedules of

Service and concerning Service interfacing with other transit services in the vicinity. Contractor shall require that all personnel report all passenger complaints and/or operation problems to the Project Manager, as described below. Contractor shall maintain a daily diary (log) for this purpose that shall be subject to inspection by City. Upon notice from City concerning the conduct, demeanor, or appearance of any person in the employment of Contractor not conforming to the provisions contained herein, Contractor shall take all steps necessary to remove or alleviate the cause of the concern.

1. Project Manager

Contractor shall designate a Project Manager who has a minimum of three years of experience providing the same or similar fixed route services for governmental or social service agency(ies) whose responsibility shall be to oversee the day-to-day operations of Service. Project Manager shall have full authority to act for Contractor and shall be reachable via office telephone or cell phone during the hours of Service. The Project Manager shall provide both on-line supervision and management of the Service's account and operating records. Project Manager shall have an e-mail address and access to a computer during Service hours and shall be able to use Microsoft Word and Excel software. Contract Manager may, at his/her discretion, communicate with Project Manager via e-mail.

a. On-Line Supervision

On-line Supervision shall include, but is not limited to, the following duties:

- i. Training and scheduling of all regularly assigned Service personnel.
- ii. Arranging the assignment of qualified back-up personnel whenever necessary.
- iii. Distribution and collection of operating reports.
- iv. Daily monitoring of ridership and the collection of all fares.
- v. Supervision of all Service staff to ensure the provisions of quality service meet or exceed the requirements of this Contract.

b. Service Management

Service Management shall include, but is not limited to, the following:

- i. Preparation of monthly summaries of operations data per Service Vehicle on a, run-by-run basis.
- ii. Maintenance of Service accounts.
- iii. Preparation of a monthly invoice that will document all charges minus the total amount of fares collected and any possible liquidated damages for missed trips, incomplete service, etc.
- iv. Responsibility for the complete operation of all Service Vehicles, including all ancillary equipment, e.g., wheelchair lifts, air conditioning, fare boxes, schedule holders, destination signs, etc.
- v. Responsibility to immediately address any operational problems and/or passenger complaints and accurately report these issues to the City in a timely manner.

2. Road Supervisor

Contractor shall employ (a) road supervisor(s) who shall be reachable by Project Manager via office or cell phone during the hours of Service.

Road Supervisor duties include, but are not limited to the following:

- a. Ensure quality service delivery on a regular basis.
- b. Facilitate fleet deployment while performing pre-trip and post-trip inspections.
- c. Monitor and document on-time performance.
- d. Provide extensive field support in an effort to minimize Service interruption.
- e. Address specific Service problems and Service interruptions.

3. Office Personnel

Contractor shall employ personnel during Service hours to answer inquiries and respond to complaints from Contract Manager and the public regarding the Service. Office personnel shall have an e-mail address and access to a computer during Service hours. Office personnel shall be able to research Contract Manager's questions and respond to Contract Manager via e-mail.

Contractor shall employ personnel to communicate with drivers and to monitor the dispatching system during all hours of Service operation. Required duties shall include the preparation of data, forms, and/or reports and be proficient in the preparation of such documents with an emphasis on the highest level of accuracy and reliability. The responsible person shall have experience preparing National Transit Database (NTD) reports.

4. Drivers

Contractor shall employ a sufficient number of properly licensed and qualified personnel to operate Service Vehicles and equipment and to provide the Service. Contractor shall be responsible for the recruitment, selection, controlled substance and alcohol testing, screening, training, scheduling, supervision, discipline, termination, and all other functions with regard to Service Vehicle operators.

a. Driver Recruitment and Selection

Contractor shall review a current California Department of Motor Vehicles (DMV) report on all applicants who would operate or maintain Service Vehicles and shall reject any applicant who failed to appear in court for "Driving Under the Influence."

Contractor shall check California DMV records (Pull Notice Program) at least every six months, beginning at the start of Service, for accidents, Vehicle Code violations, and valid driver's licenses of those employees whose job requires them to operate any Service Vehicle.

Contractor shall join the Pull Notice Program, whereby Contractor shall be notified of any activity on a vehicle operator's or mechanical staff's driving record. Any Service Vehicle operator or mechanical staff exceeding the California DMV point system, or with a revoked or suspended license, shall not be allowed to operate a Service Vehicle.

b. Driver Requirements

Contractor shall require and be responsible for each Service Vehicle operator in meeting the following requirements. All Service Vehicle operators shall:

- i. Have a valid California DMV Class B (with "P" endorsement) commercial driver's license, and a medical examination certificate as well as any other required licenses or endorsements required by applicable Federal, State, and local regulations. A Service Vehicle operator who does not

pass the medical examination shall not be permitted to operate a Service Vehicle.

- ii. Assist passengers confined to wheelchairs in boarding Service Vehicles, assist with tie-downs, and assist with securing lap belts if requested by the passenger.
- iii. Be in uniform acceptable to City. Drivers shall display their name tag/badge at all times.
- iv. Assist passengers who have difficulty negotiating the steps or ramp of the vehicle. Drivers shall make the lift or ramp available to passengers if requested.
- v. Carry current certification of cardiopulmonary resuscitation and first-aid training at all times during vehicle operations.

c. Driver Training

Contractor shall be responsible for all Service Vehicle operator training. Contractor training programs shall be conducted by a "certified" instructor and meet all Federal, State, and local standards. At a minimum, the program shall include the following:

- i. Proper operation of the vehicle to be used in Service, including defensive driving and vehicle handling. Proper operation of destination signs, wheelchair lifts and ramps, communication equipment, and other equipment to be used on vehicles.
- ii. California DMV requirements and company policies.
- iii. Service routes, schedules, fare structure, and transit services in the vicinity.
- iv. Accident and emergency procedures and reports.
- v. Public courtesy and empathy towards the needs of elderly and persons with disabilities.
- vi. Training in special skills required to provide transportation to the elderly and people with disabilities.
- vii. American Red Cross or City-approved equivalent training for cardiopulmonary resuscitation and first aid.

- viii. Regular and continuous formal safety instruction for all operating personnel assigned to perform any activities under this Contract. Personnel shall be required to attend scheduled safety meetings at least four times per year.
- ix. Ongoing training programs as well as refresher training programs for its drivers. These regularly scheduled classes shall include topics such as defensive and safe driving, emergency and/or crisis management. Contractor shall submit an annual training schedule to the Contract Manager. Contractor may be required to hold additional training on issues and/or subjects pertinent to the Service. Authorized City personnel will have the right to attend and/or audit any such Contractor training programs or classes.

5. Maintenance Personnel

Contractor shall supply a sufficient number of properly qualified maintenance personnel with the expertise to maintain and service all vehicles for Service. Contractor shall be responsible for the recruitment, screening, testing, selection, training, scheduling, supervision, discipline, termination, and all other functions with regard to the maintenance personnel.

Maintenance personnel shall be supervised by a designated Maintenance Manager, who shall have a minimum of three years of experience in maintaining similar fleets of transit vehicles. Contractor's maintenance personnel shall have knowledge of engines, transmissions, diagnostic procedures, electrical systems, HVAC, wheelchair lifts/ramps and related mechanical parts, methods and procedures normally used in servicing mechanical equipment for transit vehicles.

The Contractor shall ensure that all mechanic staff assigned to this Contract are Automotive Service Excellence (ASE) certified in the H-4 ASE Transit Bus Brake test. In addition, the Contractor shall ensure that, at all times, at least one member of the Contractor's maintenance staff assigned to this Contract must be Mobile Air Conditioning Society, Section 609 Refrigerant Recycling and Recovery (MACS) certified or possess the equivalent ASE vehicle air conditioning system certification in the Medium/Heavy Duty Truck, School Bus, or Transit Bus Test Series.

The Contractor shall provide proof of the MACS certification (or its equivalent ASE vehicle air conditioning system certification) and ASE certifications to the City prior to Contract award. At any time, if an ASE or MACS certified personnel leaves the service of the Contractor, the Contractor shall immediately provide an equivalent certified maintenance

personnel replacement. The Contractor shall notify the Contract Manager of any change in maintenance personnel.

6. Project Safety Official

The Contractor shall designate a Safety Official who shall be thoroughly familiar with the Contractor's Injury and Illness Prevention Program and Code of Safe Practices. The Contractor's Safety Official shall be available at all times to abate any potential safety hazards and shall have the authority and responsibility to shutdown an operation, if necessary. Failure by the Contractor to provide the required Project Safety Official shall be grounds for the City to direct the cessation of all work activities and operations until such time as the Contractor is in compliance.

K. Marketing and Advertising

City will routinely provide marketing, public relations, and advertising materials. Contractor shall place such materials on or in the vehicles as requested by City and shall distribute literature on Service Vehicles as requested by City. The posting of Service-related notices shall be subject to prior approval by the Contract Manager.

Contractor shall not place inside or outside any Service Vehicle any form of advertising unless directly authorized by Contract Manager. The terms and conditions of such advertising shall be subject to approval by Contract Manager.

L. Operating Performance Standards

1. On-Time Service. Service shall be provided as scheduled or according to any adjusted schedule established by City, including route modifications as required.
2. Road Calls. In the event of a Service Vehicle failure, Contractor shall immediately deploy a spare Service Vehicle to transport the passengers aboard the failed vehicle.
3. Complaints. Complaints shall be resolved by Contractor as soon as possible, but no later than two business days after their receipt. In the event that Contractor receives a complaint, Contractor shall notify Contract Manager within one business day regarding the nature of the complaint received and within three business days of the complaint's resolution.

M. Service Records and Reports

1. General Requirements

The service provider must provide data on system ridership and operations performance in a format that is subject to the approval of the City. *The Contractor shall be required to provide operating and financial data that meets the requirements of the National Transit Database (NTD).* See this Exhibit's **Section M.2.d.**

City will require from Contractor random trip reports on which drivers shall record passenger boardings and alightings at each stop. Other reports relating to operational performance will also be required from the Contractor; the specific formats and frequency will be determined by City. Contractor shall maintain separate complete and accurate books, records, and reports that relate to Service and as required herein.

Contractor shall retain all records relating to this Contract for a minimum period of three years following expiration or termination hereof unless otherwise provided for herein. All such records shall be available for inspection by designated auditors at reasonable times during normal working hours.

2. Service Operation Reports

Service operation reports provide documentation of daily operations and will serve as a database to monitor and evaluate productivity of Service, its requirements, and methods. The reports shall be submitted with the monthly invoice, no later than the 15th day of the following month, and shall be made in a format approved by City. Additional reports shall include, but are not limited to, the categories described below.

a. CHP Reports

Contractor shall provide City with copies of all CHP inspection reports within 24 hours of receipt.

b. Operational Problems and Passenger Complaint Reports

The Project Manager shall document operational problems or passenger complaints and describe any action taken regarding these problems. Copies of said documentation shall be submitted to City by the business day following identification of the operational problem or receipt of such passenger complaint.

Any unlawful or unusual problems or complaints, including any related to safety or serious operational deficiencies, shall be

reported by phone to City immediately. Contractor shall submit to City a written report describing the problems or complaints and action taken by the business day following identification of such problems or complaints. All customer complaints shall be documented, properly investigated and reported to the City within 24 hours of the incident.

c. Accident/Incident Data Reports

Contractor shall provide a written report to the Contract Manager within 24 hours of any of the following accidents/incidents involving a Service Vehicle or passengers:

- i. Collisions between a Service Vehicle and another vehicle, person, and/or object.
- ii. Passenger accidents including falls while passengers are entering, occupying, or exiting the Service Vehicle.
- iii. Passenger disturbances, fainting, sickness, assaults, deaths, etc.
- iv. Any incidents (e.g., physical assault) that take place along the Service route and are witnessed by Contractor's operator(s).
- v. Vandalism to Service Vehicle.
- vi. Passenger complaints of injury or property damage or other circumstances likely to result in the filing of claims against Contractor and/or City.
- vii. Any passenger, driver, supervisor, or Service complaint that arises from an accident. If the accident/incident involves injuries or extensive property damage, City shall be notified immediately.

Contractor shall submit annual summary report of all accidents (collision and noncollision) involving Service Vehicles. The report shall include the date, vehicle number, location, operator, and accident description including any damage and/or injuries. The summary shall also include cumulative accident data that indicates the number of accidents per 100,000 vehicle miles.

d. National Transit Database Reports

The Contractor will be required to collect National Transit Database (NTD) data/reports electronically and to provide those reports to both the City and the Los Angeles County Metropolitan Transportation Authority (LACMTA). Contractor is responsible for complying with all NTD data collection guidelines that are updated on a regular basis.

Information on NTD reporting forms and reference documents, can be obtained from LACMTA. Contractor shall certify that the data is accurate and shall develop an auditing procedure acceptable to LACMTA for the annual report. The annual report shall pass the required annual audit by LACMTA.

The Contractor shall maintain and make available, for a minimum period of three years after Contract expiration/termination, to City and/or appropriate agencies, records and backup information pertaining to the annual NTD reporting process.

k. Maintenance Records and Reports

The Contractor shall provide vehicle maintenance reports to the City on a monthly basis. This report shall include at a minimum: mileage (total and revenue), hours (total and revenue), fuel usage, maintenance and repairs, missed trips and road calls. This information shall be provided for each vehicle including Contractor's spare vehicle(s).

Contractor shall maintain an individual file for each Service Vehicle. Each file shall include detailed records for the reporting period and an analysis of any trends. All such records and reports shall be prepared and maintained in such a manner so as to fulfill any applicable Federal, State, and CHP requirements as well as specifications made by the City to enable it to accurately evaluate Contractor's maintenance performance associated with Service Vehicles and equipment.

The following reports shall be made available at the City's request:

i. Preventive Maintenance Inspection Reports

Reports shall include the Service Vehicle fleet number, the Service Vehicle Identification Number (VIN) and license number, a description/detail of the maintenance performed, when maintenance was completed, and if maintenance was done on time as required by Service Vehicle manufacturer.

Contractor shall retain the PMI Reports on file for a minimum of three years after Contract expiration/termination.

ii. Road Call Performance Report

A road call is defined as any time a repair is required in the field on a Service Vehicle or a Service Vehicle exchange is made, whether or not it resulted in a loss of time. A report of road calls shall include the fleet number, VIN, mileage, time, location of incident, route, direction of travel, reason for call, and what was done to fix the problem.

iii. Service Vehicle Downtime Report

Report shall include details of which Service Vehicle(s) were down, how long, and the cause.

iv. Mechanical Defect Reports

Contractor shall submit a monthly summary of all Service Vehicle mechanical problems including Service Vehicle number, odometer reading, dates/times out of Service (if applicable), summary of problem(s), and corrective action(s) taken.

N. FTA Compliance

City buses are purchased with Federal Transit Administration (FTA) funds and as such will require mandatory reporting to include but not limited to Drug and Alcohol testing records, vehicle maintenance records, daily driver inspection reports, and documentation that the City's Title VI Civil Rights Act program is implemented.

O. Controlled Substance and Alcohol Testing

Contractor shall implement a Controlled Substance and Alcohol Testing Program as required by rules and regulations issued by the United States Department of Transportation and described in Title 49, Code of Federal Regulations (CFR), Part 655, "Prevention of Alcohol Misuse and Prohibited Drug use in Transit Operations." Contractor's policies may supersede policies only when they can be shown to City's satisfaction to be more stringent. City will not indemnify Contractor for disciplinary actions imposed that exceed those specifications.

Contractor shall report results of the random testing and other associated tests to City on a quarterly basis. Such reports shall be submitted to City within 15 calendar days after the end of the quarter.

P. Non-Conflict With Local, State, And Federal Laws

Nothing herein shall be in conflict with or modify the Contractor's obligation to comply with the requirements of local, State, and Federal laws such as FTA, ADA, Department of Transportation (DOT), or other applicable laws, rules, regulations, directives, or ordinances.

Q. Permits/Licenses/Certifications

The Contractor shall be fully responsible for possessing or obtaining any required permits/licenses from the appropriate Federal, State, or local authorities for work to be accomplished under this Contract.

The Contractor shall ensure that each mechanic staff assigned to this Contract is in compliance with this Exhibit's **Section J.5, Maintenance Personnel**.

R. Liquidated Damages

1. In any case of the Contractor's failure to meet specified performance requirements, the City may, in lieu of other remedies provided by law or the Contract, assess liquidated damages in specified sums. However, neither the provision of a sum of liquidated damages for nonperformance, untimely, or inadequate performance nor the City's acceptance of liquidated damages shall be construed to waive the City's right to reimbursement for damage to its property or indemnification against third-party claims.
2. The amount of liquidated damages has been set in recognition of the following circumstances existing at the time of the formation of the Contract.
 - a. All the time limits and acts required by both parties are of the essence of the Contract;
 - b. The parties are both experienced in the performance of the Contract work;
 - c. The Contract contains a reasonable statement of the work to be performed in order that the expectations of the parties to the Contract are realized. The expectation of the City is that the work will be performed with due care in a workmanlike, competent, timely, and cost-efficient manner while the expectation of the Contractor is a realization of a profit through the ability to perform the Contract work in accordance with the terms and conditions of the Contract at the Proposal price;
 - d. The parties are not under any compulsion to Contract;

- e. The Contractor's acceptance of the assessment of liquidated damages against it for unsatisfactory and/or late performance is by Contract and willingness to be bound as part of the consideration being offered by the City for the award of the Contract; and
 - f. It would be difficult for the City to prove the loss resulting from nonperformance or untimely, negligent, or inadequate performance of the work.
3. The Contractor shall pay City, or City may withhold and deduct from monies due the Contractor, liquidated damages in the following sums if the Contractor fails to complete work within the time specified unless otherwise provided in this Contract.

a. On-Time Performance

In the event that the Contractor fails to meet the on-time performance standards, as specified in **Exhibit B** (Service Route Description and Schedule), it is agreed that the City may, at its sole discretion, assess liquidated damages against the Contractor in the amount of \$500 per incident, up to a maximum of \$5,000 per month, if any of the following incidents occur after two substantiated incidents within a 60-day period:

- i. A Service trip departs in advance of five (5) minutes from schedule departure time at any designated time point.
- ii. A Service trip departs more than ten (10) minutes following the time set forth for departure at any designated time point.

b. Service Vehicles Not Available

If specified number of regular Service Vehicles are not in service the Contractor may be assessed the liquidated damages of \$100 per vehicle per hour, up to a maximum of \$1,000 per vehicle per day.

c. Complaints

In the event of any valid complaint, the Contractor may be assessed liquidated damages of \$250 per complaint, up to a maximum of \$1,000 per month. City and Contractor shall jointly investigate, which complaints are valid (i.e., as a result of Contractor's actions, which could have reasonably been prevented). However, the final decision on validity of passenger complaints shall rest with the Contract Manager.

d. General Reporting

Contractor shall submit monthly reports with monthly invoice including ridership, on-time performance, driver logs, fuel data, maintenance, and safety in a form approved by City within 15 calendar days after the end of each month, unless Contract Manager approves more time. Liquidated damages of \$50 per report per business day may be assessed for late and/or incomplete reports.

e. National Transit Database (NTD) Reporting

The Contractor shall submit NTD reports (e.g., Monthly Passenger Sampling, monthly MR-20 Form, and annual NTD report) to the Contract Manager as described in Section M.2.d; National Transit Database Reports. Liquidated damages of \$100 per business day, up to a maximum of \$2,000 per month may be assessed for each late and/or incomplete report.

Liquidated damages of \$100,000 may be assessed for failing the annual audit which would result in the lost of Proposition A Incentive revenue that would have been paid to the City for participating in LACMTA's Consolidated NTD reporting.

f. LACMTA Reaudit of Annual National Transit Database Report

If the Contractor's submitted annual NTD report and/or the Contractor's supporting data and records require a reaudit by LACMTA, the Contractor may be assessed liquidated damages in an amount equal to the cost charged to the City by LACMTA to perform the reaudit.

g. Weekly Maintenance Inspections

If the Contractor fails to perform weekly maintenance inspections, referred to as an "I" Service per the Original Equipment Manufacturer (OEM) specifications, the Contractor may be assessed liquidated damages of \$200 per Service Vehicle per Service day up to a maximum of \$2,000 per month.

h. Daily Vehicle Inspection (DVI) Reports

Failure to perform a satisfactory DVI (pre-trip and post-trip) may include, but are not limited to, incomplete DVI reports, fluid levels noted low twice within a ten-day period without any visible leaks, items noted for repair without a supervisor's signature on a DVI

Report indicating the vehicle may be placed into Service, etc. If the Contractor fails to meet this standard, the Contractor may be assessed liquidated damages of \$100 per Service Vehicle per Service day up to a maximum of \$1,000 per month.

i. Preventive Maintenance

Preventive Maintenance Inspections (PMI) shall be performed per the OEM specifications. Inspections shall never exceed the specified intervals by 500 miles or more. Failure to meet maintenance requirements may result in nonpayment of Service miles or hours operated by vehicles exceeding the PMI intervals or liquidated damages of \$500 per vehicle per day, whichever is higher, up to a maximum of \$5,000 per month.

j. Shutdown of Vehicles

If any Service Vehicle has been removed from Service as the result of an unsatisfactory rating by the CHP, the Contractor may be assessed liquidated damages of \$200 per day per vehicle, up to a maximum of \$1,000 per vehicle per month.

k. Deficient Vehicle Condition

In the event Contract Manager rejects any Service Vehicle as a result of deficient mechanical condition or unacceptable vehicle appearance, \$200 per day per vehicle in liquidated damages may be assessed until the condition is corrected to the satisfaction of Contract Manager, up to a maximum of \$1,000 per Service Vehicle per month.

If Contractor has documentation indicating that the condition of the vehicle cannot be corrected due to the unavailability of parts or other reasons beyond the Contractor's control, then Contract Manager may waive the liquidated damages for the period of the excused delay.

l. Vehicle Emissions (Engine Smog)

Each Service Vehicle shall fully comply with all applicable Federal, State, and local emissions rules, regulations, and requirements. If any Service Vehicle fails to pass a smog test, receives a complaint, or is cited for an engine emissions violation by the California Air Resources Board, South Coast Air Quality Management District, the CHP, or other governmental agency authorized to issue such citation, the Contractor shall be liable for the citation as well as liquidated damages. The Contractor shall

notify the Contract Manager of having received a citation within one business day of receiving it and shall provide a timeline for preparing and submitting an action plan to verify and correct the deficiencies.

The Contractor may be assessed \$500 in liquidated damages for each Service Vehicle that is cited for an engine emissions violation. If such complaint is found to be without merit, or beyond the Contractor's control, the Contract Manager may waive the liquidated damages.

m. Incorrectly Set Destination Signs

In the event any Service Vehicle displays an incorrect destination sign while in service or if it fails to display the "Not In Service" sign when it is not in revenue Service, liquidated damages of \$25 may be assessed for the first occurrence, \$50 for the second occurrence, and \$100 for each future occurrence within each contract year.

n. City Service Vehicle Warranty

If due to the Contractor's negligence of vehicle preventive maintenance program, as determined by the Contract Manager, any warranty coverage of a City Vehicle item (e.g., engine, transmission, air conditioning units, etc.) is lessened or invalidated, and/or warranty items are not covered due to neglect, liquidated damages of at least 50 percent, and up to 100 percent, of the cost to repair each item shall be assessed.

o. Off-Routing

If a regular scheduled Service Vehicle is identified as operating "off route," liquidated damages of \$200 per occurrence may be assessed.

p. Maintenance Personnel

All maintenance on Service Vehicles shall be performed by ASE and/or MACS certified personnel as specified in this Exhibit. If maintenance personnel are not ASE and/or MACS certified, liquidated damages of \$500 per maintenance employee per month may be assessed, up to a monthly maximum of \$1,000.

q. Trips Not Made

In the event that any scheduled trip is not made, the Contractor may be assessed liquidated damages in the amount of \$500 per trip. This includes missed trips due to delay in the delivery of back-up/spare vehicle to replace Service Vehicle that has broken down or has been taken out of service at the request of City.

r. Violation of Subcontracting of Maintenance

In the event that the Contractor is either performing maintenance and/or subcontracting maintenance in violation of this Exhibit's **Section F, Storage and Maintenance Facilities**, as determined by Contract Manager, the Contractor may be assessed \$1,000 in liquidated damages per Service Vehicle per Service day, up to a maximum of \$4,000 per Service Vehicle per month.

s. Implementation of E-mail and Internet Access

If the Contractor fails to implement Internet access and e-mail and/or fails to use/maintain the system and/or train the personnel (e.g., Project Manager, Road Supervisor, and Maintenance Manager), the Contractor may be assessed \$100 in liquidated damages per business day, up to a maximum of \$1,000 per month.

t. Emergency Contact

If the Contractor fails to return a call to the Contract Manager within one hour after being requested in accordance with this Exhibit's **Section E.3, Communication Equipment**, the Contractor may be assessed \$100 in liquidated damages per occurrence.

u. Health, Safety, and Comfort

In the event any Service Vehicle has a wheelchair ramp/lift, air conditioning system, and/or heating system failure while in service, \$200 per day per vehicle in liquidated damages may be assessed if the vehicle is placed in service during the next Service day(s) without repairs, up to a maximum of \$1,000 per Service Vehicle per month.

v. Fines by Regulatory and Governmental Agencies

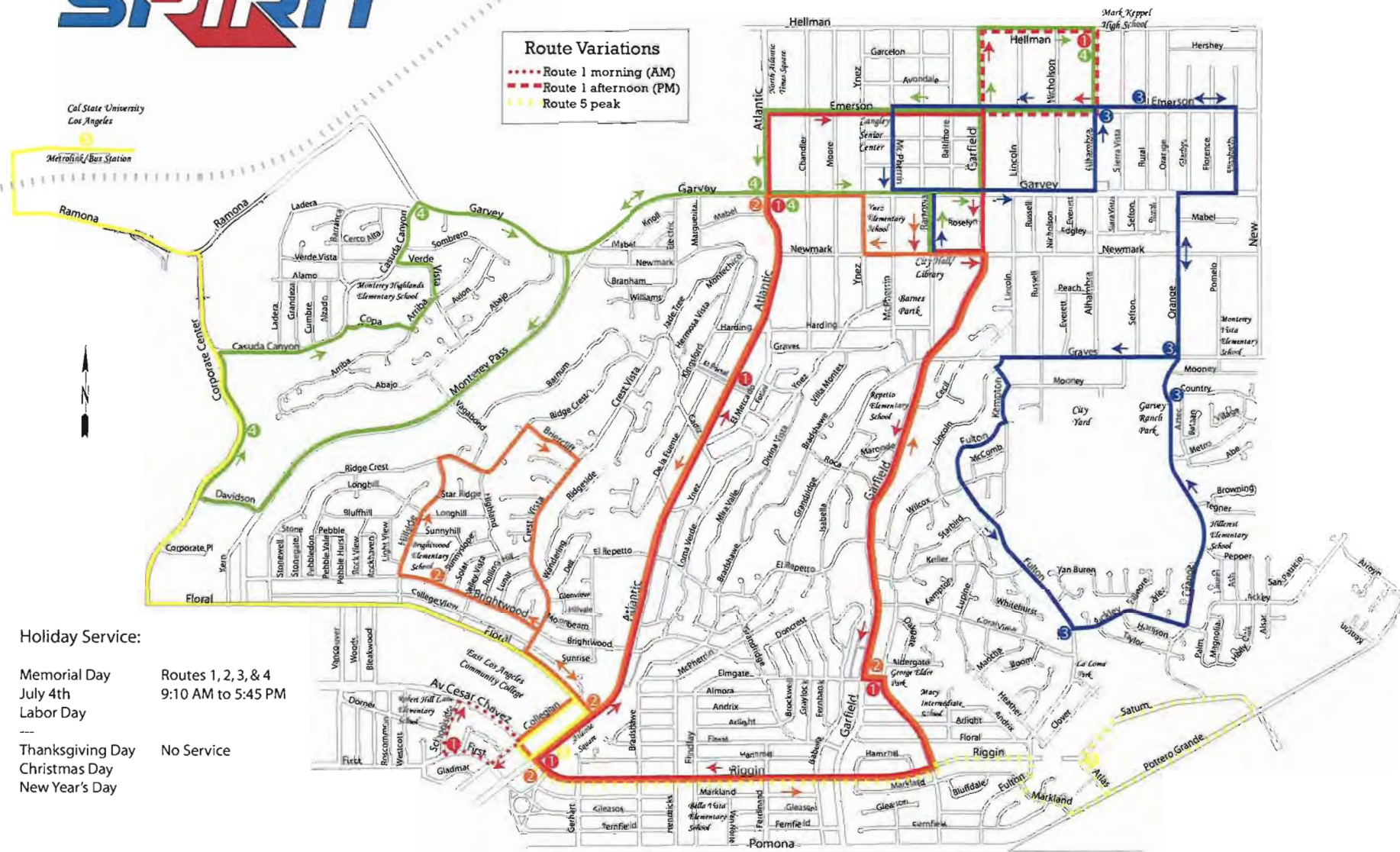
If the City is fined by a local, regional, State or Federal regulatory or governmental agency as a result of the Contractor's negligence or failure to comply with any Federal, State, or local rules, regulations,

or requirements, the Contractor may be assessed liquidated damages in an amount equal to the fine(s) charged to the City.

S. Contractor's Quality Control Plan

The Contractor shall establish and maintain a Quality Control Plan to assure the requirements of this Contract are met. The plan shall be provided to the Contract Manager prior to the Contract start date and updated whenever changes occur. The plan shall include, but not be limited to, the following:

1. Specify the activities to be evaluated on either a scheduled or unscheduled basis, how often these evaluations shall take place and the title of the individual(s) who will be responsible for evaluating.
2. Indicate methods for identifying and preventing deficiencies in the quality of service performed before the level of performance becomes unacceptable.
3. Commit to keeping a file of all evaluations conducted by Contractor and, if necessary, the corrective action taken. This documentation shall be made available as requested by the City during the term of this Contract.



City of Monterey Park Spirit

Effective October 2002
Subject to change without notice



For Information Call:
(626) 307-7842

ROUTE 1						
City Hall	Garfield/ Elmgate	1st/ Schoolside	Atlantic/ Riggins	Atlantic/ El Portal	Garvey/ Atlantic	Hellman/ Alhambra
06:30	06:34	06:40	06:44	06:49	06:54	—
07:10	07:14	07:20	07:24	07:29	07:34	—
07:50	07:54	08:00	08:04	08:09	08:14	—
08:30	08:34	08:40	08:44	08:49	08:54	—
09:10	09:14	09:20	09:24	09:29	09:34	—
09:50	09:54	10:00	10:04	10:09	10:14	—
10:30	10:34	10:40	10:44	10:49	10:54	—
11:10	11:14	11:20	11:24	11:29	11:34	—
11:50	11:54	12:00	12:04	12:09	12:14	—
12:30	12:34	—	12:40	12:44	12:49	12:54
01:10	01:14	—	01:20	01:25	01:29	01:37
01:50	01:54	—	02:00	02:05	02:09	02:17
02:30	02:34	—	02:40	02:45	02:49	02:57
03:10	03:14	—	03:20	03:25	03:29	03:37
03:50	03:54	—	04:00	04:05	04:09	04:17
04:30	04:34	—	04:40	04:45	04:49	04:57
05:10	05:14	—	05:20	05:25	05:29	05:37
05:50	05:54	—	06:00	06:05	06:09	06:17

ROUTE 2						
City Hall	Atlantic/ Garvey	Flores/ Atlantic	Brightwood/ Sunnyslope	Riggins/ Atlantic	Garfield/ Elmgate	
06:30	06:35	06:41	06:45	06:53	06:59	
07:10	07:15	07:21	07:25	07:33	07:39	
07:50	07:55	08:01	08:05	08:13	08:19	
08:30	08:35	08:41	08:45	08:53	08:59	
09:10	09:15	09:21	09:25	09:33	09:39	
09:50	09:55	10:01	10:05	10:13	10:19	
10:30	10:35	10:41	10:45	10:53	10:59	
11:10	11:15	11:21	11:25	11:33	11:39	
11:50	11:55	12:01	12:05	12:13	12:19	
12:30	12:35	12:41	12:45	12:53	12:59	
01:10	01:15	01:21	01:25	01:33	01:39	
01:50	01:55	02:01	02:05	02:13	02:19	
02:30	02:35	02:41	02:45	02:53	02:59	
03:10	03:15	03:21	03:25	03:33	03:39	
03:50	03:55	04:01	04:05	04:13	04:19	
04:30	04:35	04:41	04:45	04:53	04:59	
05:10	05:15	05:21	05:25	05:33	05:39	
05:50	05:55	06:01	06:05	06:13	06:19	

ROUTE 3					
City Hall	Emerson/ Alhambra	Orange/ Graves	Fulton/ Ackley	Orange/ Country	Emerson/ Rural
06:30	06:37	06:42	06:47	06:51	06:58
07:10	07:17	07:22	07:27	07:31	07:38
07:50	07:57	08:02	08:07	08:11	08:18
08:30	08:37	08:42	08:47	08:51	08:58
09:10	09:17	09:22	09:27	09:31	09:38
09:50	09:57	10:02	10:07	10:11	10:18
10:30	10:37	10:42	10:47	10:51	10:58
11:10	11:17	11:22	11:27	11:31	11:38
11:50	11:57	12:02	12:07	12:11	12:18
12:30	12:37	12:42	12:47	12:51	12:58
01:10	01:17	01:22	01:27	01:31	01:38
01:50	01:57	02:02	02:07	02:11	02:18
02:35	02:42	02:47	02:52	02:56	03:03
03:10	03:17	03:22	03:27	03:31	03:38
03:50	03:57	04:02	04:07	04:11	04:18
04:30	04:37	04:42	04:47	04:51	04:58
05:10	05:17	05:22	05:27	05:31	05:38
05:50	05:57	06:02	06:07	06:11	06:18

ROUTE 4					
City Hall	Hellman/ Alhambra	Garvey/ Atlantic	Corona Ctr. AT&T	Casuda Cyn/ Garvey	Garvey/ Atlantic
06:30	06:38	06:45	06:50	06:56	07:01
07:15	07:23	07:30	07:35	07:41	07:46
07:50	07:58	08:05	08:10	08:16	08:21
08:30	08:38	08:45	08:50	08:56	09:01
09:10	09:18	09:25	09:30	09:36	09:41
09:50	09:58	10:05	10:10	10:16	10:21
10:30	10:38	10:45	10:50	10:56	11:01
11:10	11:18	11:25	11:30	11:36	11:41
11:50	11:58	12:05	12:10	12:16	12:21
12:30	12:38	12:45	12:50	12:56	01:01
01:10	01:18	01:25	01:30	01:36	01:41
01:50	01:58	02:05	02:10	02:16	02:21
02:35	02:43	02:50	02:55	03:01	03:06
03:10	03:18	03:25	03:30	03:36	03:41
03:50	03:58	04:05	04:10	04:16	04:21
04:30	04:38	04:45	04:50	04:56	05:01
05:10	05:18	05:25	05:30	05:36	05:41
05:50	05:58	06:05	06:10	06:16	06:21

ROUTE 5						
CSULA	EASTBOUND			WESTBOUND		
	Atlantic/ Riggins	Atlas/ Saturn	Atlas/ Saturn	Atlantic/ Riggins	CSULA	
06:30	06:45*	06:55	06:55	07:05	07:20	
07:20	07:35*	07:45	07:45	07:55	08:10	
08:15	08:30			08:30	08:45	
08:45	09:00			09:00	09:15	
09:15	09:30			09:30	09:45	
09:45	10:00			10:00	10:15	
10:15	10:30			10:30	10:45	
10:45	11:00			11:00	11:15	
11:15	11:30			11:30	11:45	
11:45	12:00			12:00	12:15	
12:15	12:30			12:30	12:45	
12:45	01:00			01:00	01:15	
01:15	01:30			01:30	01:45	
01:45	02:00			02:00	02:15	
02:15	02:30			02:30	02:45	
02:45	03:00			03:00	03:15	
03:15	03:30			03:35	03:50	
03:55	04:10*	04:20	04:25	04:35	04:50	
04:50	05:05*	05:15	05:20	05:30	05:45	
05:45	06:00			06:00	06:15	
06:15	06:30					

*Riggins and Atlantic southeast corner

Fare: Routes 1, 2, 3 & 4 Route 5
25c (one way) 50c (one way)

METRO pass or transfer, and
METROLINK ticket or pass accepted

Hours of Operation:

Routes 1, 2, 3 & 4

Monday - Friday: 6:30 a.m. to 6:30 p.m.
Saturday: 9:10 a.m. to 5:45 p.m.
Sunday: No Service

Route 5

Monday - Friday: 6:30 a.m. to 6:30 p.m.
Saturday & Sunday: No Service

City Vehicle List

Veh #	VIN	Lic. Plates	GVWR	Make	Type	Model Year	Engine Make	Model	mileage	purchased price
909	1FDXE45M52HB72477	1150893	16,000 lbs	El Dorado	Aerotech-240	2003	Cummings	5.4L CNG	202,121	\$73,712
933	1BAGEBPA33F214373	1186213	28,600 lbs	Bluebird	ULF	2004	Cummings	5.9 isb	216,939	\$247,947
934	1BAGEBPA13F214372	1186209	28,600 lbs	Bluebird	ULF	2004	Cummings	5.9 isb	200,037	\$247,947
935	1BAGEBPAX3F214371	1186212	28,600 lbs	Bluebird	ULF	2004	Cummings	5.9 isb	200,533	\$247,947
68	1FDFE4FS8CDB13070	1396109	14,500 lbs	El Dorado	Aerotech-240	2012	Ford	6.8L CNG	54,096	\$105,940
85	1N9MNALG4DC084183	1,397,113	35,000 lbs	El Dorado	E-Z Rider II BRT	2013	Cummings	ISL-G 250hp CNG	54,906	\$405,503
86	1N9MNALG2DC084182	1,397,317	35,000 lbs	El Dorado	E-Z Rider II BRT	2013	Cummings	ISL-G 250hp CNG	57,211	\$405,503
87	1N9MNALG0DC084181	1,397,128	35,000 lbs	El Dorado	E-Z Rider II BRT	2013	Cummings	ISL-G 250hp CNG	51,306	\$405,503
*	---	---	14,500 lbs	Arboc	Low Floor	2015	GM	6.0L CNG	---	\$210,900

*Delivery expected in August 2015

ATTACHMENT 2

First Transit Cost Proposal

COST PROPOSAL FORM

Miscalculations or errors shall cause your bid to be rejected.

I. Direct Labor	(a) Annual Number of Staff Hours	(b) Average Hourly Rate (Including fringe benefits)	Total (a) × (b)
A. Driver – Full-time	25,181.21	\$ 16.54 /hr.	416,497.21
B. Driver – Part-time		\$ /hr.	
C. Management/Supervisor	3,120.00	\$ 20.49 /hr.	63,928.80
D. Dispatching	2,080.00	\$ 20.49 /hr.	42,619.20
E. Other – Specify		\$ /hr.	
		\$ /hr.	
		\$ /hr.	
<i>Total Direct Labor: (A)+(B)+(C)+(D)+(E)</i>			523,045.21
II. Maintenance and Overhead (annual)			
F. Maintenance – Labor			71,461.53
G. Maintenance – Supplies			75,878.91
H. Overhead and Other Operating Expenses – Specify			
Vehicle Insurance			34,379.03
Safety, Training, & Recruiting			8,365.75
Facility			12,000.00
Capital Assets- Depreciation			26,034.33
Misc Overhead			14,407.46
<i>Total Maintenance and Overhead: (F) + (G) + (H)</i>			242,527.01
III. Start-up Cost			
I. Facility Set-up			
J. Equipment			
K. Recruitment/Training		37,355.71	
L. Other – Specify		1,000.00	
<i>Total Start-Up: (I) + (J) + (K) + (L)</i>		38,355.71	
<i>Annual Start-up Cost: [(I+J+K+L) ÷ 5], (Pro-rated over the 5-Year Contract)</i>			7,671.14
IV. Annual Profit			26,377.95
<i>*TOTAL ANNUAL COST (I) + (II) + (III) + (IV)</i>			799,621.31

Revenue Vehicle Service Hourly Rate (Total annual cost* divided by 19,000 hrs.)	\$ 42.08 per hour
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City Council Staff Report

DATE: May 6, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-B.

TO: The Honorable Mayor and City Council
FROM: Paul Talbot, City Manager
SUBJECT: Moratorium on "Vaping Stores"

RECOMMENDATION:

It is recommended that the City Council consider:

1. Whether to adopt an urgency ordinance upon a 4/5 vote to extend the temporary prohibition on the City from issuing permits to allow the construction or operation of "vaping stores" as defined in the draft ordinance; and
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On April 1, 2015, the City Council adopted an urgency ordinance temporarily prohibiting the City from issuing permits for the construction or operation of "vaping stores." That interim ordinance will expire on May 16, 2015.

As noted in previous discussions regarding this matter, the City Council is concerned that Monterey Park will receive an influx of vaping stores because neighboring jurisdictions adopted their own moratoria regarding this land use. In particular, the City Council is concerned that the Monterey Park Municipal Code ("MPMC") does not adequately regulate vaping and electronic cigarette sales. Given the City Council's expressed interest in this matter, staff is presenting a new interim ordinance for City Council consideration. If adopted by a 4/5 vote, the interim ordinance would be effective for an additional 10 months and 15 days (until March 21, 2016). At that time, the City Council would be able to extend the moratorium one more time for an additional 12 months.

BACKGROUND:

In sum, neither state nor federal regulations yet exist that govern electronic cigarettes or vaping stores. On January 28, 2015, the California Department of Health issued a Health Advisory which informs "health care professionals of the public health risks posed by the marketing, sale and use of electronic cigarettes (e-cigarettes) especially to children and young people." As reported in the Los Angeles Times, "state health officials ... called for

tighter regulation of the devices and announced an educational campaign to combat their use.”

Pursuant to Government Code § 65858(d), the City prepared a written report to describe the measures taken to alleviate the condition which led to the adoption of the urgency moratorium ordinance on April 1, 2015. A copy of that report is attached.

Developing appropriate regulations for City Council consideration will take additional time. Complying with legal requirements including, without limitation, environmental review and Planning Commission consideration, will also require more time for properly vetting any proposed regulations. Staff anticipates that the matter could be brought to the City Council by 2016. Should federal or state regulations be adopted before that time, the matter would be brought back for additional City Council consideration.

CEQA

Adopting the proposed Ordinance is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the adoption of this Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. Any proposed regulations to address Vaping Stores would be subject to additional CEQA review. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

FISCAL IMPACT:

There is a de minimis fiscal impact to the General Fund for publication costs.

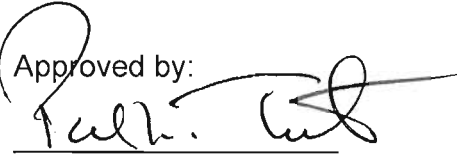
Respectfully submitted,

By:



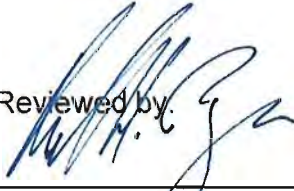
Michael Huntley
Director of Community and
Economic Development

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachment(s)

Report in accordance with Government Code § 65858
Draft Ordinance
January 28, 2015 reports from the State of California
Los Angeles Times article dated January 28, 2015

ATTACHMENT 1

Report in accordance with Government Code § 65858

MORATORIUM REPORT
PER GOVERNMENT CODE § 65858

City of Monterey Park
Community and Economic Development Department
Electronic Cigarette and Vaping Stores

Background:

Monterey Park Municipal Code ("MPMC") Chapter 6.20 (Smoking Prohibited) prohibits smoking in certain public places; establishes distance requirements from specific areas where people congregate, dine, or gather; specifies those areas where individual may smoke; requires signage be installed to inform the public of the MPMC restrictions; and identifies enforcement requirements. MPMC Chapter 9.100 (Tobacco Retailer License) establishes licensing requirements for Tobacco Retailers that are also applied to Electronic Cigarette sales.

Since the adoption of the above Chapters in 2010 and 2012, the use of electronic smoking devices, commonly known as "e-cigarettes" or "electronic cigarettes" has gained significant popularity. As the popularity of these devices grows, policy makers are faced with the question of whether e-cigarettes should be considered in the same ways as traditional cigarettes when it comes to use in public places.

Electronic cigarettes are battery-powered devices that are designed to mimic cigarettes by vaporizing a nicotine-laced liquid that is inhaled by the user. Although some e-cigarettes are meant to look and feel like a traditional cigarette, right down to a small light at the tip that lights up like a burning cigarette, a subgenre of e-cigarettes known as "hookah pens," "e-hookahs," or "vape pipes" come in a rainbow of colors and candy-sweet flavors. The technology and hardware involved in all "e-cigarettes" is similar and they produce a vapor from a heating element that boils the liquid, hence the term "vaping."

Although e-cigarettes are too new for long term studies on their health effects, current research indicates that chemicals contained in e-cigarettes may be harmful and that vaping does release contents of e-cigarettes into the air. Many cities, counties and organizations are putting into place laws or policies that treat e-cigarettes the same as conventional cigarettes when it comes to acceptable locations for usage in public and semi-public places.

On September 3, 2014, the City Council adopted Ordinance No. 2112 amending Monterey Park Municipal Code § 6.20.020 and § 9.100.020 to include "Electronic Cigarettes" as part of the prohibition on smoking in outdoor public areas and tobacco retailer licensing.

Since the adoption of the above ordinance, the City of Monterey Park has been monitored actions at the state and federal levels related to Electronic Cigarettes. In

January 2015, the State Department of Public Health published a “Community Health Threat” report that the State has health concerns related to primary and secondary use of Electronic Cigarettes. Concerns included:

E-Cigarette Use

- In 2014, teen use of e-cigarettes surpassed the use of traditional cigarettes for the first time, with more than twice as many 8th and 10th graders reporting using e-cigarettes than traditional cigarettes. Among 12th graders, 17 percent reported currently using e-cigarettes vs. 14 percent using traditional cigarettes (State Health Officer’s Report, 2015).
- In California, adults using e-cigarettes in the past 30 days doubled from 1.8 percent in 2012 to 3.5 percent in 2013. For younger adults (18 to 29 years old), e-cigarette use tripled in only one year from 2.3 percent to 7.6 percent.
- Young adults are three times more likely to use e-cigarettes than those 30 and older.
- Nearly 20 percent of young adult e-cigarette users in California have never smoked traditional cigarettes.

Health Effects of E-Cigarettes

- E-cigarettes contain nicotine, a highly addictive neurotoxin.
- Exposure to nicotine during adolescence can harm brain development and predispose youth to future tobacco use.
- E-cigarettes do not emit water vapor, but a concoction of chemicals toxic to human cells in the form of an aerosol. The chemicals in the aerosol travel through the circulatory system to the brain and all organs.
- Mainstream and secondhand e-cigarette aerosol has been found to contain at least ten chemicals that are on California’s Proposition 65 list of chemicals known to cause cancer, birth defects, or other reproductive harm.

Generally speaking, the City of Monterey Park concurs with the concerns shared by the state and as such, the City Council adopted a temporary moratorium on issuing permits for vaping stores, i.e., stores specializing in the sale of electronic cigarettes, and being requested to extend the moratorium.

Additionally, the United States Department of Food and Drug Administration (“FDA”) is considering draft regulations concerning electronic cigarettes (see attachment). While it is unclear at this time whether the federal or state governments will regulate such devices, it is apparent that the City should monitor such regulatory considerations as draft land use regulations are prepared for City Council consideration. Should either the federal or state governments implement regulations, it would be in the public’s best interest to help implement such regulations to the extent feasible.

At this time, Monterey Park continues to collect pertinent information related to Electronic Cigarettes and Vaping Stores.

U.S. Food and Drug Administration
Protecting and Promoting *Your* Health

FDA NEWS RELEASE

For Immediate Release: April 24, 2014

[Español \(/NewsEvents/Newsroom/ComunicadosdePrensa/ucm394669.htm\)](#)

Media Inquiries: Jenny Haliski, 301-796-0776,

jennifer.haliski@fda.hhs.gov (<mailto:Jennifer.Haliski@fda.hhs.gov>)

Consumer Inquiries: 888-INFO-FDA

FDA proposes to extend its tobacco authority to additional tobacco products, including e-cigarettes

As part of its implementation of the Family Smoking Prevention and Tobacco Control Act signed by the President in 2009, the U.S. Food and Drug Administration today proposed a new rule that would extend the agency's tobacco authority to cover additional tobacco products.

Products that would be "deemed" to be subject to FDA regulation are those that meet the statutory definition of a tobacco product, including currently unregulated marketed products, such as electronic cigarettes (e-cigarettes), cigars, pipe tobacco, nicotine gels, waterpipe (or hookah) tobacco, and dissolvables not already under the FDA's authority. The FDA currently regulates cigarettes, cigarette tobacco, roll-your-own tobacco, and smokeless tobacco.

"This proposed rule is the latest step in our efforts to make the next generation tobacco-free," said HHS Secretary Kathleen Sebelius.

Consistent with currently regulated tobacco products, under the proposed rule, makers of newly deemed tobacco products would, among other requirements:

- Register with the FDA and report product and ingredient listings;

- Only market new tobacco products after FDA review;
- Only make direct and implied claims of reduced risk if the FDA confirms that scientific evidence supports the claim and that marketing the product will benefit public health as a whole; and
- Not distribute free samples.

In addition, under the proposed rule, the following provisions would apply to newly "deemed" tobacco products:

- Minimum age and identification restrictions to prevent sales to underage youth;
- Requirements to include health warnings; and
- Prohibition of vending machine sales, unless in a facility that never admits youth.

"Tobacco remains the leading cause of death and disease in this country. This is an important moment for consumer protection and a significant proposal that if finalized as written would bring FDA oversight to many new tobacco products," said FDA Commissioner Margaret A. Hamburg, M.D. "Science-based product regulation is a powerful form of consumer protection that can help reduce the public health burden of tobacco use on the American public, including youth."

"Tobacco-related disease and death is one of the most critical public health challenges before the FDA," said Mitch Zeller, director of the FDA's Center for Tobacco Products. "The proposed rule would give the FDA additional tools to protect the public health in today's rapidly evolving tobacco marketplace, including the review of new tobacco products and their health-related claims."

The FDA proposes different compliance dates for various provisions so that all regulated entities, including small businesses, will have adequate time to comply with the requirements of the proposed rule.

Products that are marketed for therapeutic purposes will continue to be regulated as medical products under the FDA's existing drug and device authorities in the Food, Drug & Cosmetic Act.

The proposed rule will be available for public comment for 75 days. While all comments, data, research, and other information submitted to the docket will be considered, the FDA is requesting comments in certain areas, including:

- The FDA recognizes that different tobacco products may have the potential for varying effects on public health and is proposing two options for the categories of cigars that would be covered by this rule. The FDA specifically seeks comment on whether all cigars should be subject to deeming, and which other provisions of the proposed rule may be appropriate or not appropriate for different kinds of cigars.
- The FDA seeks answers to the many public health questions posed by products, such as e-cigarettes, that do not involve the burning of tobacco and inhalation of its smoke, as the agency develops an appropriate level of regulatory oversight for these products. The FDA seeks comment in this proposed rule as to how such products should be regulated.

For more information:

- Proposed rule: **Tobacco Products Deemed to be Subject to the Food, Drug and Cosmetic Act (Deeming)** (<https://federalregister.gov/a/2014-09491>) 
- FDA: **Extending Authorities to Additional Tobacco Products (/TobaccoProducts/Labeling/ucm388395.htm)**
- Consumer Update: **Recognize Tobacco in Its Many Forms (/ForConsumers/ConsumerUpdates/ucm392735.htm)**
- FDA Voice Blog: **Proposed Rule Would Expand FDA's Tobacco Control Authority** (<http://blogs.fda.gov/fdavoices/index.php/2014/04/proposed-rule-would-expand-fdas-tobacco-control-authority/>)
- En Espanol: **La FDA propone ampliar su autoridad para regular otros productos de tabaco, incluyendo los cigarros electrónicos (/NewsEvents/Newsroom/ComunicadosdePrensa/ucm394669.htm)**

The FDA, an agency within the U.S. Department of Health and Human Services, protects the public health by assuring the safety, effectiveness, and security of human and veterinary drugs, vaccines and other biological products for human use, and medical devices. The agency also is responsible for the safety and security of our nation's food supply, cosmetics, dietary supplements, products that give off electronic radiation, and for regulating tobacco products.

###

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ATTACHMENT 2

Draft Ordinance

ORDINANCE NO. _____

AN INTERIM ORDINANCE EXTENDING THE INTERIM REGULATIONS PROHIBITING PERMITS FOR CONSTRUCTION OR PLACEMENT OF VAPING STORES WITHIN THE CITY'S JURISDICTION TO CONSIDER AMENDING THE MONTEREY PARK MUNICIPAL CODE.

The Council of the city of Monterey Park does ordain as follows:

SECTION 1: This Ordinance is adopted pursuant to Government Code §§ 36937, 65858, and other applicable laws.

SECTION 2: *Findings.* The City Council finds, determines and declares as follows:

- A. The City can adopt and enforce all laws and regulations not in conflict with the general laws and the City holds all rights and powers established by California law.
- B. On April 1, 2015, the City Council adopted Ordinance No. 2117 as an urgency ordinance. That ordinance will expire by operation of law on May 16, 2015. A review of substantial evidence in the record including, without limitation, the staff report accompanying this interim Ordinance, demonstrates that the conditions requiring an ongoing moratorium on Vaping Stores (as defined below) continue to exist.
- C. Electronic cigarettes, as defined by the Monterey Park Municipal Code ("MPMC") and California law, are currently being considered for regulation by the State of California and the United States Food and Drug Administration (FDA).
- D. Various studies have demonstrated that electronic cigarettes contain carcinogens, vary in nicotine content, and can be used for various controlled substances besides nicotine including, without limitation, cannabis.
- E. In addition to those studies identified by the FDA at www.federalregister.gov/a/2014-09491, and as set forth in the entire administrative record, the City Council takes specific notice of the following studies that are contained within the record:
 1. Corey, Wang, et al., *Notes From the Field: Electronic Cigarette Use Among Middle and High School Students*—

United States, 2011-2012 (2013) Morbidity and Mortality Weekly Report, 62(35):729-730;

2. Rogers, Feighery, et al., *Current Practices in Enforcement of California Laws Regarding Youth Access to Tobacco Products and Exposure to Secondhand Smoke* (2007) Survey Report — June 2007, Technical Assistance Legal Center, California Department of Public Health, Tobacco Control; and
 3. *Regulating Toxic Vapor, A Policy Guide to Electronic Smoking Devices* (2014) ChangeLab Solutions.
- F. The FDA asserts that electronic cigarettes should be regulated as drug delivery devices.
- G. Based upon reports from the FDA and the State of California, there are no objective scientific reports demonstrating that electronic cigarettes can help smokers to quit smoking.
- H. While the City Council previously amended the MPMC to help regulate electronic cigarettes, the City anticipates receiving applications for placing "Vaping Stores" (as defined below) within the City's jurisdiction based upon the decision by neighboring jurisdictions to adopt interim land use regulations affecting electronic cigarettes.
- I. The provisions of the MPMC that may regulate the construction and placement of Vaping Stores in the City are inadequate and need review, study, and revision. The current provisions also fail to fully take into account the impacts related to the location and manner of construction of Vaping Stores, and the related public health, safety, and welfare concerns.
- J. Additionally, the City Council has concerns about the construction and installation of Vaping Stores and the impacts they may have on parking, surrounding uses, and the community.
- K. The City Council further desires to evaluate and enhance the public works and aesthetic standards regarding such facilities, if necessary.
- L. Without the enactment of this Ordinance, multiple applicants could receive entitlements that would allow the installation of Vaping Stores that pose a threat to the public health, safety, and welfare.

- M. The City Council determines that the MPMC requires updating to protect the public against health, safety, and welfare dangers caused by multiple applicants each constructing separate Vaping Stores. The City needs additional time to prepare, evaluate and adopt reasonable regulations regarding the placement and construction of Vaping Stores and to ensure such regulations are applied in a nondiscriminatory manner.
- N. In order to prevent frustration of these studies and the implementation of new regulations, the public interest, health, safety, and welfare require enactment of this Ordinance. The absence of this Ordinance would impair the orderly and effective implementation of contemplated MPMC amendments, and any further authorization of these uses within the City during the period of the moratorium may be in conflict with or may frustrate the contemplated updates and revisions of the MPMC.
- O. Based on the foregoing, the City finds that that this Ordinance is necessary in order to protect the City from the potential effects and impacts of uncoordinated and conflicting construction of Vaping Stores in the City, potential increases in crime, fire hazards, multiple obstructions of traffic and commerce on City streets, impacts on parking availability in the business areas of the City, the aesthetic impacts to the City, and other similar or related effects on property values and the quality of life in the City's neighborhoods.
- P. The City Council further finds that this moratorium is a matter of local and City-wide importance and is not directed towards any particular business that currently seeks to construct a Vaping Store.
- Q. The City Council finds that this Ordinance is authorized by the City's police powers. The City Council further finds that the length of the moratorium imposed by this Ordinance will not in any way deprive any person of rights granted by state or federal laws, because the moratorium is short in duration and essential to protect the public health, safety and welfare.

SECTION 3: *Environmental Assessment.* Adoption of this Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the

adoption of this Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

SECTION 4: Interim regulations. The following provisions are adopted as interim requirements for issuing permits pursuant to the MPMC for construction or operation of Vaping Stores, and any construction or operation in the City in conflict with these provisions is expressly prohibited:

- A. **Restricted Activities.** For a period of 10 months and 15 days after adoption of this Ordinance, the City will not issue a permit or land use entitlement to any person for constructing, placing, or operating new Vaping Stores within the City's jurisdiction. The City Manager, or designee, must review any application for a permit or land use entitlement to determine compliance with the provisions of this Ordinance. City staff, including City boards and commissions, are directed to refrain from accepting or processing any application for any land use entitlement, including, without limitation, use permits, variances, building permits, licenses and certificates of occupancy, necessary for constructing, placing, or operating Vaping Stores within the City's jurisdiction, and to refrain from issuing any land use entitlement for any pending applications already received. These prohibitions will remain effective for 10 months and 15 days following adoption of this Ordinance.
- B. **Definitions.** In addition to the definitions contained in the MPMC, the following words and phrases will, for the purposes of this Ordinance, be defined as follows, unless it is clearly apparent from the context that another meaning is intended. Should any of the definitions be in conflict with the current provisions of the MPMC, the following definitions will prevail:
 - 1. "Electronic Cigarette" has the same meaning as set forth in Health and Safety Code § 119405 and similar devices intended to emulate smoking, which permit a person to inhale vapors or mists that may or may not include nicotine.
 - 2. "Vaping Retailer" means any person that operates a store, stand, concession, or other place at which sales, or other exchanges for value, of electronic cigarettes are made to purchasers for consumption or use.

3. "Vaping Store" means a vaping retailer that devotes at least ten percent (10%) of the floor area of its business to the use, display and sale of electronic cigarettes.

SECTION 5: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: Enforceability. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: Report. Pursuant to Government Code § 65858, the City Manager, or designee, must prepare a report for City Council consideration describing the measures taken to address the conditions which led to adoption of this Ordinance. This report must be provided to the City Council so that it may be considered and issued not later than 10 days before this Ordinance expires.

SECTION 11: Effective Date. This Ordinance will become effective immediately upon adoption pursuant to Government Code §§ 36937 and 65858 for the immediate preservation of the public peace, health, safety, and welfare. Pursuant to those statutes this Ordinance is adopted by a four-fifths vote.

SECTION 12: *Expiration Date.* After adoption, this Ordinance will be repealed by operation of law on March 21, 2016, unless a subsequent ordinance is adopted by the City Council that extends this date.

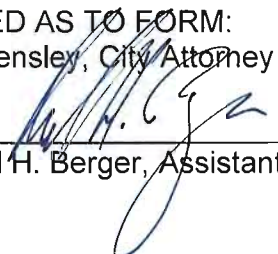
PASSED AND ADOPTED this ____ day of _____, 2015.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

By: 

Karl H. Berger, Assistant City Attorney

ATTACHMENT 3

January 28, 2015 reports from the State of California

State Health Officer's Report on E-Cigarettes

*A Community
Health Threat*



State Health Officer's Report on E-Cigarettes

A Community Health Threat

Ron Chapman, MD, MPH
CDPH Director and State Health Officer
California Department of Public Health

January 2015

Edmund G. Brown Jr., Governor
State of California

Diana S. Dooley, Secretary
California Health and Human Services Agency



Suggested Citation

California Department of Public Health, California Tobacco Control Program, *State Health Officer's Report on E-Cigarettes: A Community Health Threat*, Sacramento, CA 2015

Introduction from the State Health Officer

As the California Department of Public Health (CDPH) Director and State Health Officer, I am pleased to present CDPH's second issue of the State Health Officer's Report which focuses on electronic cigarettes (e-cigarettes). While there is still much to be learned about the individual and public health impact of e-cigarette use, this report provides factual information about e-cigarettes, the marketing of these products, and the public health concerns related to their use. It outlines a number of steps to protect children from nicotine poisoning, adolescents from nicotine addiction, and non-users from exposure to the toxic aerosol emitted from e-cigarettes.



Ron Chapman, MD, MPH
CDPH Director and State Health Officer

As the State Health Officer, of particular concern to me is the impact of e-cigarettes on the health and safety of children, teens, and young adults. The availability of e-cigarettes in a variety of candy and fruit flavors such as cotton candy, gummy bear, chocolate mint, and grape makes these products highly appealing to young children and teens. The use of marketing terms such as "e-juice" may further mislead consumers into believing that these products are harmless and safe for consumption.

Among children ages 0 to 5 years old, e-cigarette poisonings increased sharply from 7 in 2012 to 154 in 2014. By the end of 2014, e-cigarette poisonings to young children tripled in one year, making up more than 60 percent of all e-cigarette poisoning calls.

E-cigarette use is rapidly rising among teens and young adults. Nationally, the use of e cigarettes by high school students tripled in just two years and e-cigarette use by teens now surpasses the use of traditional cigarettes. With this age group the long-term impact that nicotine has on adolescent brain development is of particular concern. In California, use among young adults ages 18 to 29 tripled in one year. While the long term health impact resulting from use of this product by this population is presently unknown – it is known that e-cigarettes emit at least 10 chemicals that are found on California's Proposition 65 list of chemicals known to cause cancer, birth defects, or other reproductive harm. Comprehensive steps taken now can prevent a new generation of young people from becoming addicted to nicotine, avoid future health disparities and avert an unraveling of California's approximately \$2 billion, 25-year investment in public health efforts to prevent and reduce tobacco use in California.

This report highlights several steps to address the health and safety issues related to e-cigarette use. First and foremost, education is needed to counter the marketing of e-cigarettes which is often misleading and highly appealing to teens. Second, there is a need to treat e-cigarettes in a comprehensive manner

that is consistent with how we approach traditional cigarettes. Existing laws that currently protect minors and the general public from traditional tobacco products should be extended to cover e-cigarettes. Third, immediate action is needed to protect children and workers from the toxicity associated with unintentional exposure and handling of e-liquid and the toxic aerosol emitted from e-cigarettes.

I trust that this report provides you with new information and that you will join me in this effort to protect our communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Chapman', with a stylized, cursive script.

Ron Chapman, MD, MPH

CDPH Director and State Health Officer

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Executive Summary

While there is still much to be learned about the ingredients and the long-term health impacts of e-cigarettes, this report provides Californians with information on e-cigarette use, public health concerns related to e-cigarettes, and steps that can be taken to address the growing use of these products. The following are key highlights from the report:

E-Cigarette Use

- In 2014, teen use of e-cigarettes surpassed the use of traditional cigarettes for the first time, with more than twice as many 8th and 10th graders reporting using e-cigarettes than traditional cigarettes. Among 12th graders, 17 percent reported currently using e-cigarettes vs. 14 percent using traditional cigarettes.
- In California, adults using e-cigarettes in the past 30 days doubled from 1.8 percent in 2012 to 3.5 percent in 2013. For younger adults (18 to 29 years old), e-cigarette use tripled in only one year from 2.3 percent to 7.6 percent.
- Young adults are three times more likely to use e-cigarettes than those 30 and older.
- Nearly 20 percent of young adult e-cigarette users in California have never smoked traditional cigarettes.

Health Effects of E-Cigarettes

- E-cigarettes contain nicotine, a highly addictive neurotoxin.
- Exposure to nicotine during adolescence can harm brain development and predispose youth to future tobacco use.
- E-cigarettes do not emit water vapor, but a concoction of chemicals toxic to human cells in the form of an aerosol. The chemicals in the aerosol travel through the circulatory system to the brain and all organs.
- Mainstream and secondhand e-cigarette aerosol has been found to contain at least ten chemicals that are on California's Proposition 65 list of chemicals known to cause cancer, birth defects, or other reproductive harm.

Heightened Concern for Youth

- The variety of fruit and candy flavored e-cigarettes entice small children who may accidentally ingest them. Even a fraction of e-liquid may be lethal to a small child.
- E-cigarette cartridges often leak and are not equipped with child-resistant caps, creating a potential source of poisoning through ingestion and skin or eye contact.
- Calls to poison control centers in California and the rest of the U.S. have risen significantly for both adults and children accidentally exposed to e-liquids.
- In California, the number of calls to the poison control center involving e-cigarette exposures in children five and under tripled in one year.



Harm Reduction Claims and Myths

- There is no scientific evidence that e-cigarettes help smokers successfully quit traditional cigarettes.
- E-cigarette users are no more likely to quit than regular smokers, with one study finding 89 percent of e-cigarette users still using them one year later. Another study found that e-cigarette users are a third less likely to quit cigarettes.

Unrestricted Marketing

- In three years, the amount of money spent on advertising e-cigarettes increased more than 1,200 percent.
- E-cigarette advertisements (ads) are on television (TV) and radio where tobacco ads were banned more than 40 years ago. Most of the methods being used today by e-cigarette companies were used long ago by tobacco companies to market traditional cigarettes to kids.
- Many ads state that e-cigarettes are a way to get around smoking bans, which undermines smoke free social norms. Various tactics and claims are also used to imply that these products are safe.
- The fact that e-cigarettes contain nicotine, which is highly addictive, is not typically included in e-cigarette advertising.

In Conclusion

California has been a leader in tobacco use prevention and cessation for over 25 years, with one of the lowest youth smoking rates in the nation. The promotion and increasing use of e-cigarettes threaten California's progress. These data suggest that a new generation of young people will become addicted to nicotine, accidental poisonings of children will continue, and involuntary exposure to secondhand aerosol emissions will impact the public's health if e-cigarette marketing, sales and use continue without restriction. Additionally, without action, it is likely that California's more than two decades of progress to prevent and reduce traditional tobacco use will erode as e-cigarettes re-normalize smoking behavior.

The Problem: E-cigarettes

E-cigarettes are battery-operated devices, often designed to resemble cigarettes, which deliver a nicotine containing aerosol, not just water vapor. E-cigarettes have many names, especially among youth and young adults, such as e-cigs, e-hookahs, hookah pens, vapes, vape pens, vape pipes, or mods.

E-cigarettes were first introduced in the U.S. in 2007 and have skyrocketed in popularity, availability, and variety. From disposable and rechargeable e-cigarettes to “tank systems” that can hold a large volume of a liquid solution (e-liquid), customers can modify e-cigarettes in many ways.¹

A Significant Public Health Concern

Unlike traditional cigarettes where the tobacco leaf is burned and the resulting smoke inhaled, e-cigarettes heat e-liquid that generally contains nicotine, flavorings, additives, and propylene glycol. The heated e-liquid forms an aerosol, not just water vapor, that is inhaled by the user. The aerosol has been found to contain toxic chemicals like formaldehyde, lead, nickel, and acetaldehyde all of which are found on California’s Proposition 65 list of chemicals known to cause cancer, birth defects, and other reproductive harm.²⁻⁴ These chemicals travel through the circulatory system to the brain and all organs. The aerosol also contains high concentrations of ultrafine particles that are inhaled and become trapped in the lungs.⁵

E-liquids are available in thousands of candy and fruit flavors, including bubble gum, cherry and chocolate, which are especially appealing to youth and small children who may accidentally ingest them. Even a small amount of e-liquid may be lethal to a small child.⁶ In addition, e-cigarette cartridges often leak and are not equipped with child-resistant caps, creating a potential source of poisoning through ingestion and skin or eye contact.

There has been a significant rise in the number of calls to poison control centers in California and nationally for both adults and children who were accidentally exposed to e-liquids, many of whom are children aged five and under.⁷ Nationally, the number of calls rose from one per month in September 2010 to 215 per month in February 2014.⁸ In California, from 2012 to 2013, the number of calls to the poison control center involving e-cigarette exposures in children ages five and under increased sharply from 7 to 154. By the end of 2014, e-cigarette poisonings to young children tripled in one year, making up more than 60% of all e-cigarette poisoning calls (see Figure 1). Adults have also mistakenly used e-liquid in harmful ways, such as eye drops, and have been harmed by exploding cartridges and burning batteries.

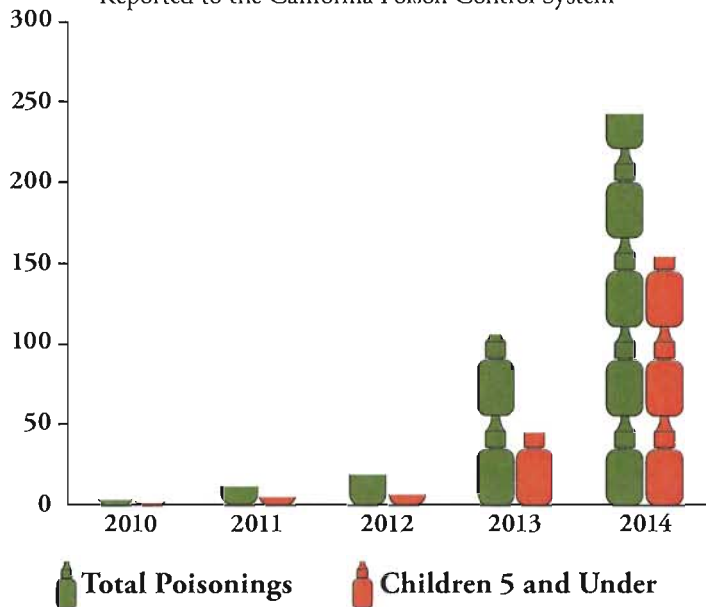
School and law enforcement officials have reported that e-cigarette devices are also used to inhale illegal substances, such as marijuana and hash oil.⁶ Because many of these devices are similar in appearance to a ball point pen, school and law enforcement personnel are not aware that inappropriate use of nicotine and illegal substances is occurring.



Figure 1

E-Cigarette Poisonings, 2010-2014

Reported to the California Poison Control System



California Poison Control System, San Diego, CA, Jan. 2015

Despite the lack of manufacturing standards, quality control, and external oversight by a federal regulatory agency of e-cigarettes, they are heavily marketed, widely available, and a significant public health concern.

E-Cigarette Use by Youth

Aggressive marketing has led to an increase in e-cigarette use and experimentation by youth. Many are concerned that e-cigarettes are a gateway to using traditional cigarettes.⁹ Research suggests that kids who may have otherwise never smoked cigarettes are now becoming addicted to nicotine through the use of e-cigarettes and other e-products.⁹ An analysis of the 2011-2012 National Youth

Tobacco Survey (NYTS) found that adolescents who used e-cigarettes were more likely to progress from experimenting with traditional cigarettes to becoming established smokers and were less likely to quit.⁹

In 2014, for the first time ever, teen use of e-cigarettes surpassed the use of traditional cigarettes. The Monitoring the Future study, which tracks substance abuse trends among 40,000 youth nationally, found that among 8th and 10th graders, current e-cigarette use was double that of traditional cigarettes (8.7 percent vs. 4 percent for 8th graders and 16.2 percent vs. 7.2 percent for 10th graders). Among 12th graders, 17.1 percent reported current e-cigarette use vs. 13.6 percent traditional cigarette use.¹⁰ This 2014 finding that e-cigarette use exceeds traditional cigarette use among teens comes on the heels of the 2013 NYTS which found that e-cigarette use tripled among high school students, increasing from 1.5 percent in 2011 to 4.5 percent in 2013.¹¹ An analysis of the 2011-2013 NYTS also reported that more than a quarter million youth who had never smoked a traditional cigarette used e-cigarettes in 2013, a three-fold increase since 2011, and that youth who had used e-cigarettes were nearly twice as likely to try traditional cigarettes as those who never used e-cigarettes.¹²

In California, preliminary data of more than 430,000 middle and high school students from the California Healthy Kids Survey found that in 2013, 6.3 percent of 7th graders, 12.4 percent of 9th graders, and 14.3 percent of



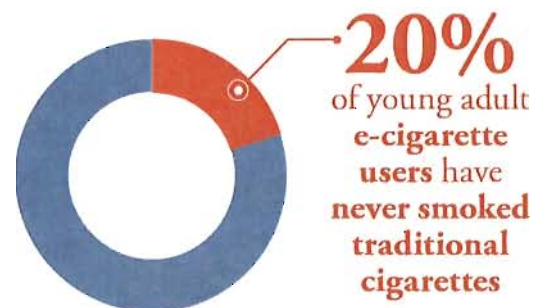


11th graders had used e-cigarettes in the past 30 days. In all instances, California teens were found to use e-cigarettes at much higher rates than traditional cigarettes. The survey data also show that 11.4 percent of 7th graders, 23.6 percent of 9th graders, and 29.3 percent of 11th graders have ever tried e-cigarettes.¹³ While the California Healthy Kids Survey is not representative of all California youth, the large sample size and consistency with the recent national data and data from other U.S. states, specifically Minnesota and Hawaii, suggest that California youth are experimenting with e-cigarettes at a rapidly increasing rate.^{14, 15}

E-Cigarette Use by Adults

Nationally, 8.1 percent of adults have tried e-cigarettes

while 1.4 percent were current users in 2012.¹⁶ New California data shows that adults using e-cigarettes in the past 30 days also doubled from 1.8 percent in 2012 to 3.5 percent in 2013. For young adults (18 to 29 year old), e-cigarette use tripled in only one year from 2.3 percent to 7.6 percent. Young adults are three times more likely to use e-cigarettes than those 30 and older. Nearly 20 percent of young adult e-cigarette users have never smoked traditional cigarettes.¹⁷



Health Effects of Nicotine

In 1990, the Office of Environmental Health Hazard Assessment of the California Environmental Protection Agency added nicotine to the Proposition 65 list of chemicals known to cause cancer, birth defects, or reproductive harm.⁴

Nicotine is a highly addictive neurotoxin, proven as addictive as heroin and cocaine.¹⁸ Nicotine affects the cardiovascular and central nervous systems, causing blood vessels to constrict, raising the pulse and blood pressure.¹⁹ Nicotine adversely affects maternal and fetal health during pregnancy, contributing to low birth weight, preterm delivery, and stillbirth.²⁰ Nicotine is also known to cross the placenta and is detectable in the breast milk of smoking mothers as well as mothers exposed to secondhand smoke.^{21, 22}



Preliminary studies have shown that using a nicotine-containing e-cigarette for just five minutes causes similar lung irritation, inflammation, and effect on blood vessels as smoking a traditional cigarette, which may increase the risk of a heart attack.^{1, 23}

Adolescents are especially sensitive to the effects of nicotine and are likely to underestimate its addictiveness. Research shows that adolescent smokers report some symptoms of dependence even at low levels of cigarette consumption.²⁵

Adolescents are still going through critical periods of brain growth and development and are especially vulnerable to the toxic effects of nicotine. Exposure to nicotine during adolescence can harm brain development and affect future tobacco use and smoking-related harms.^{20, 24, 25} Even a brief period of continuous or intermittent nicotine exposure in adolescence elicits lasting neurobehavioral damage.²⁶

Exposure to Secondhand Aerosol

While e-cigarettes pollute the air less than traditional cigarettes, contrary to popular belief, e-cigarettes do not emit a harmless water vapor, but a concoction of chemicals toxic to human cells in the form of an aerosol. Vapors are purely gases, whereas aerosols also contain particulate matter.⁵



Although several studies have found lower levels of carcinogens in e-cigarette aerosol compared to smoke emitted by traditional cigarettes, the mainstream and secondhand e-cigarette aerosol has been found to contain at least ten chemicals that are on California's list of chemicals known to cause cancer, birth defects, or other reproductive harm, including acetaldehyde, benzene, cadmium, formaldehyde, isoprene, lead, nickel, nicotine, N nitrosornicotine, and toluene.^{1-3, 27} There is also evidence that e-cigarette aerosol

contains propylene glycol and higher levels of other toxicants including heavy metals (tin, nickel) and silicate nanoparticles than are present in traditional cigarettes.³

Overall, research confirms that e-cigarettes are not emission-free and their pollutants could be of health concern for both users and those exposed to the secondhand aerosol. Although it may not be as dangerous as secondhand smoke from cigarettes, people passively exposed to e-cigarette aerosol absorb nicotine at levels comparable to passive smokers.²⁸ They are also exposed to volatile organic compounds (VOCs) and fine/ultrafine particles.²⁷ These ultrafine particles can travel deep into the lungs and lead to tissue inflammation.²³

Harm Reduction Claims and Myths about Cessation

Despite numerous claims, the effectiveness of e-cigarettes as cessation aids has not been proven. Unlike the U.S. Food and Drug Administration (FDA)-approved nicotine replacement therapies, e-cigarettes are not FDA-approved cessation aids. There is no scientific evidence that e-cigarettes help smokers successfully quit traditional cigarettes or that they reduce their consumption.^{9, 29}

A number of recent studies have shown that e-cigarette users are no more likely to quit than regular smokers, with one study finding that 89 percent of e-cigarette users are still using them one year later.³⁰ Another study found that e-cigarette users are a third less likely to quit cigarettes, suggesting that e-cigarettes inhibit people from successfully kicking their nicotine addiction.^{31, 32}



89%
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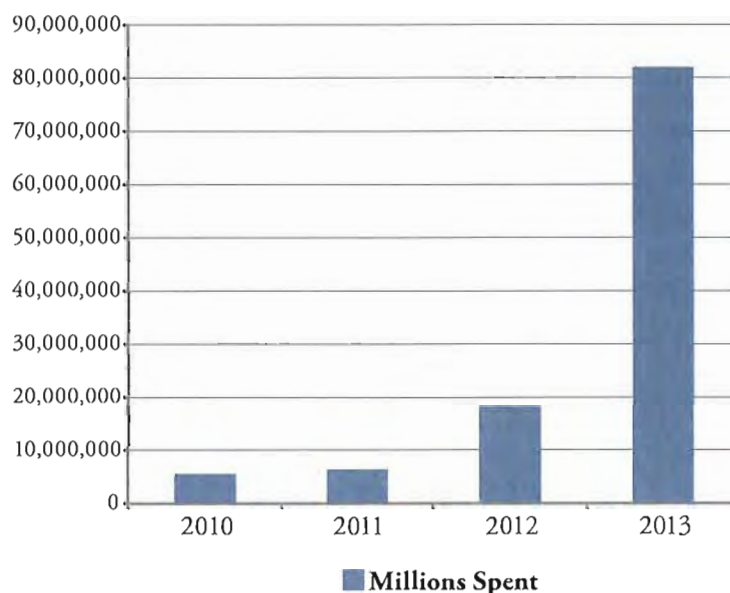
In addition, dual use of cigarettes and e-cigarettes is continuing to rise, which may diminish any potential benefits of cutting back on traditional cigarettes.³³ Continuing to smoke traditional cigarettes, while also using e-cigarettes, does not reduce cardiovascular health risks.^{1, 34, 35}

Unrestricted Marketing

In just three years, the amount of money spent on advertising e-cigarettes increased more than 1,200 percent or 12-fold (Figure 2).^{36, 37} E-cigarette ads are found in all forms of media, including TV and radio where cigarette ads were banned more than 40 years ago.

Figure 2

Estimated E-Cigarette Advertising, U.S.



Sources:

2010 and 2013 estimates from: Kantar Media Intelligence e-cigarette competitive spend data as reported in Legacy, 'Vaporized: E-Cigarettes, Advertising, and Youth', (2014).

2011 and 2012 estimates from: A. E. Kim, K. Y. Arnold, and O. Makarenko, 'E-Cigarette Advertising Expenditures in the U.S., 2011-2012', *Am J Prev Med*, 46 (2014), 409-12.

(Facebook, Instagram, YouTube and Twitter), which are heavily used by youth and young adults, and sponsoring sports, music, and cultural events in California where free samples may also be provided.³⁷

Most of the e-cigarette marketing tactics were previously used by tobacco companies to market traditional cigarettes to kids, such as featuring celebrities.³⁹ Advertising appeals include rebelliousness, sexual appeal, glamour, trendy and fun—all of which strongly resonate with youth who have a desire to be cool and fit in. Cartoon characters, which are also prohibited in traditional cigarette advertising for their youth appeal, are used by some brands and there are numerous youth oriented designs for e-cigarette products, including "Hello Kitty."

Many TV networks with a substantial proportion of youth viewers, are airing e-cigarette TV advertising. E-cigarette ads have appeared on highly viewed broadcasts, including the 2013 and 2014 Super Bowls, which had more than 110 million viewers.^{38, 37}

In addition to TV, e-cigarette ads are on the radio, magazines, newspapers, online, and in retail stores. In *Style*, *Us Weekly*, *Star*, *Entertainment Weekly* and *Rolling Stone* are some of the tabloids and magazines with e-cigarette ads reaching millions of youth and young adults.^{38, 39} Manufacturers are also promoting their products on social media sites



Give the gift of change to that special smoker in your life looking to make the switch from tobacco. It's our 'Elf on the Inventory Shelf' sale, brought to you by Elfis! Check out our website to order: <http://bit.ly/Qsh1sy>



Many ads state that e-cigarettes are a way to get around smoking bans, which undermines social norms and entices young people to disregard laws established for traditional cigarettes.

Another tactic used to imply the safety of these products is that the e-liquid containing nicotine is typically labeled as “e-juice” and promoted in candy and fruit flavors, such as cotton candy, gummy bear, chocolate mint, watermelon, and grape. The fact that e-cigarettes contain nicotine is downplayed in e-cigarette advertising. Younger adults and youth who are experimenting with these products may not realize that e-juice contains the highly addictive chemical nicotine, and that the products are classified as a tobacco product.



e-liquid

The leading e-cigarette brands have taken the position that their products should not be sold or marketed to youth, but advertising industry data revealed that 73 percent of 12-17 year olds were exposed to e-cigarette advertising from Blu, the most heavily advertised e-cigarette brand.³⁸



73%
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olds were
exposed to
e-cigarette
advertising

All of the major tobacco companies now own e-cigarette brands and the amount of e-cigarette advertising is expected to skyrocket. The two biggest tobacco companies, R.J. Reynolds (Camel brand) and Altria (Marlboro brand), launched their own e-cigarette brands nationally in late June and early July 2014. They join Lorillard, the third biggest tobacco company, already in the market with Blu e-cigarettes for the last few years. Other types of e-cigarette-like products can also be expected from the major tobacco companies, such as the recent news by Philip Morris International to test and launch an e-cigarette device that heats tobacco leaf instead of a liquid.⁴⁰

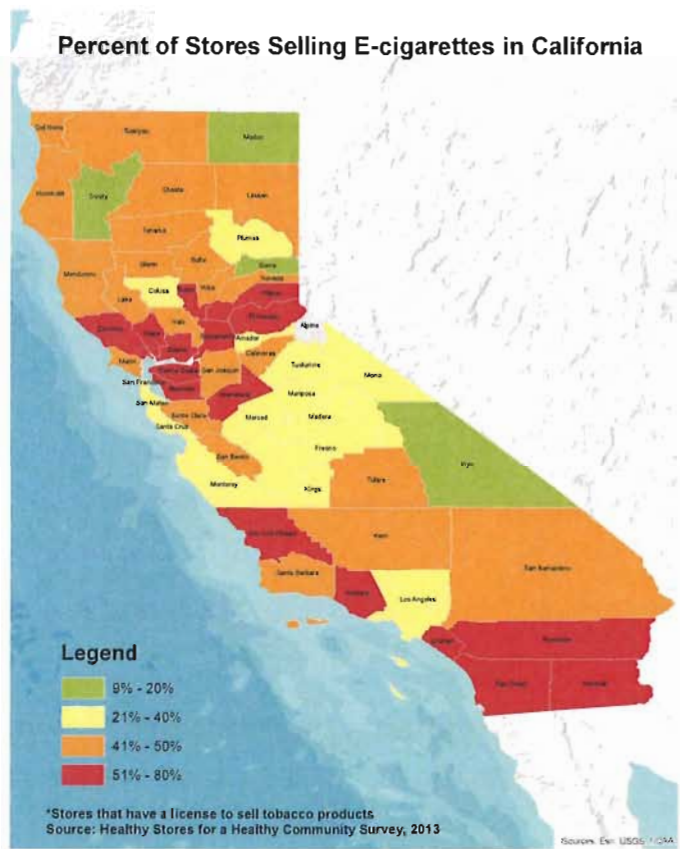
Where E-Cigarettes are Sold in California

E-cigarettes are readily available throughout California, and the number of stores selling e-cigarettes quadrupled in a two-year period, from 2011 to 2013. A survey of over 7,000 retail stores conducted in 2013 showed that 46 percent of retail stores that sold tobacco also sold e-cigarettes in California.⁴¹ In 2011, only 12 percent of stores sold e-cigarettes.⁴²

The map of where e-cigarettes are sold in California shows that counties around the Bay Area, Sacramento and San Diego have a higher percentage of stores selling e-cigarettes than the statewide average of 46 percent and many are equal to the state average (Figure 3).

Tobacco companies have historically enlisted convenience stores, the type of store most frequented by youth, as their most important partners in marketing tobacco products and opposing policies that reduce tobacco use.⁴³ More than 60 percent of convenience stores sold e-cigarettes in 2013, with almost one third selling e-cigarettes near candy, ice cream, or slushie/soda machines. Drug stores and pharmacies (other than CVS Pharmacy which will no longer sell tobacco as of October 2014), which people visit to improve their health, are also selling e-cigarettes at a rate higher than the state average (56 percent vs. 44 percent), with 88 percent of those stores placing e-cigarettes visibly in the main check-out area.⁴¹

Figure 3



Local Efforts

While the FDA has proposed a rule that would provide limited regulation of e-cigarettes, the FDA does not have the authority to regulate “where” e-cigarettes may be used. Thus, the responsibility lies with states and local governments to implement restrictions that protect youth, workers, and the public from exposure to e-cigarette aerosol emissions.

Given that much of e-cigarette marketing focuses on the users’ ability to circumvent smoke-free laws and “smoke anywhere,” local communities play a critical role in protecting nonsmokers and youth from the secondhand exposure to the e-cigarette aerosol.

Many California cities and counties are taking steps to treat e-cigarettes the same as cigarettes and other tobacco products. To date, more than one hundred cities and counties in California have passed policies regulating the use of e-cigarettes in their jurisdictions, some requiring retailers to obtain a license to sell e-cigarettes, while others prohibit the use of e-cigarettes in indoor and/or outdoor areas, including in multi-unit housing complexes.⁴⁴



Summary of FDA Proposed Regulation

In 2011 the U.S. Court of Appeals determined that e-cigarettes may not be regulated by the FDA as a drug or medical device, but may be regulated as a tobacco product under the Family Smoking Prevention and Tobacco Control Act of 2009.⁴⁵ As described below, on April 24, 2014, the FDA released its proposed deeming rule to regulate the sale and distribution of e-cigarettes.⁴⁶ The proposed rule is limited in scope and may take several years to be finalized and even longer to be implemented. As written now, the proposed rule would:

- Prohibit the sales of e-cigarettes to anyone under the age of 18 nationally
- Restrict vending machines to adult-only facilities
- Prohibit free samples
- Require a nicotine health warning statement on packaging and in advertisements
- Require all manufacturers to register their e-cigarette product with the FDA
- Require ingredients to be disclosed
- Allow the FDA to review any new or changed products before being sold
- Require manufacturers to show scientific evidence to support a claim that an e-cigarette product is less harmful and demonstrate the overall public health benefit



E-cigarette samples provided at an event.



E-cigarette sponsorship of events and samples.



blu cigs shared Neon Desert Music Festival's photo.
May 23 · 📍

We'll be at Neon Desert Music Festival! all weekend! Stop by our tent to say hi and get free samples! #NeonDesert #NDMF2014

NDMF'ers! Take back your freedom at the blu cigs tent with free samples from the most electric #eCig company in the biz. #bluFreedom #bluNation #NeonDesert #NDMF2014. Restricted to adults +18, ID required upon entry. NOT FOR SALE TO MINORS.



Public Education Campaign on E-Cigarettes

As the State of California Health Officer, and in the face of public health and safety concerns, aggressive e-cigarette marketing, and increasing number of e-cigarette users, I am announcing the intentions of CDPH to launch an educational campaign to inform the public about the dangers of e-cigarettes. The campaign will include:

- **Partnering with the public health, medical, and child care communities:** CDPH will disseminate information to the public health, medical, and child care communities to increase awareness about the known toxicity of e-cigarettes and the high risk of poisonings, especially to children. We will continue to promote and support the use of proven effective cessation therapies.
- **The launch of a media and public education campaign:** California was the first state in the nation to comprehensively address smoking in 1990, including a bold public education campaign. We must do the same today to address the proliferation of e-cigarette marketing and products.
- **Joining with the California Department of Education (CDE) and school officials:** The Department will work with CDE and school officials to assist in providing accurate information to parents, school administrators, and students on the dangers of e-cigarettes.

**IT'S NOT JUST
"HARMLESS WATER VAPOR"**

**E-cigarette aerosol contains
at least 10 chemicals on
California's Prop 65 list of
chemicals known to cause
cancer, birth defects or other
reproductive harm.**

TOLUENE
ACETALDEHYDE
CADMIUM
BENZENENE
FORMALDEHYDE
ISOPRENE
LEAD
NICKEL
NICOTINE
N-NITROSONORNICOTINE

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Conclusion

The facts outlined in this report indicate a high need to educate the public regarding safety concerns associated with e-cigarettes. These devices pose a poisoning hazard, particularly for children, but also for adults who may confuse e-liquid bottles with other products. The nicotine in e-cigarettes has lasting health implications to the brain development of teens and young adults, and there are indications that chemicals in e-liquids may pose a respiratory hazard to users and to those exposed to the aerosol emitted from these devices. Furthermore, there are worker safety and biohazard concerns regarding the conditions under which e-liquids are mixed and how materials are disposed. Increasingly, there are reports from schools and law enforcement agencies about the use of these e-cigarettes for other illicit substances.

The adverse health effects of e-cigarettes and their by-products make it clear that these products should be strictly regulated. Restrictions on marketing to youth and access by youth, protections to prevent poisonings—particularly among children—and education of the public on the dangers of e-cigarettes are important measures to take to address this growing public health threat.

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HEALTH ADVISORY – January 28, 2015

Electronic Cigarettes: A Summary of the Public Health Risks and Recommendations for Health Care Professionals

This health advisory seeks to inform health care professionals of the public health risks posed by the marketing, sale and use of electronic cigarettes (e-cigarettes) especially to children and young people. Electronic cigarettes (e-cigarettes) are battery-operated devices, often designed to resemble a cigarette, that deliver and emit a nicotine-containing aerosol. E-cigarettes are considered electronic nicotine delivery devices (ENDS) and have many names. They are frequently referred to as e-cigs, e-hookahs, hookah pens, vapes, vape pens, vape pipes, or mods. There are disposable and rechargeable e-cigarettes as well as refillable “tank systems” that hold a larger volume of the e-cigarette liquid (e-liquid) and that heat the e-liquid to higher temperatures.¹

Toxicity of E-cigarettes and Exposure to Emissions

The heated e-liquid forms an aerosol that contains high concentrations of ultrafine particles that are inhaled and become trapped in the lungs.² Chemicals in the aerosol are absorbed through the blood stream and delivered directly to the brain and all body organs. Analyses of e-liquids by the Food and Drug Administration (FDA) and other laboratories found variability in the content of e-liquids and inaccurate product labeling related to nicotine content and chemicals.³

Typically, e-liquids contain nicotine, flavoring agents, propylene glycol and toxic chemicals known to cause cancer, birth defects and other reproductive harm.^{1, 4-7} While several studies found lower levels of carcinogens in the e-cigarette aerosol compared to smoke emitted by traditional cigarettes, both the mainstream and secondhand e-cigarette aerosol have been found to contain at least ten chemicals that are on California’s Proposition 65 list of chemicals known to cause cancer, birth defects or other reproductive harm, including acetaldehyde, benzene, cadmium, formaldehyde, isoprene, lead, nickel, nicotine, n-nitrosornicotine, and toluene.^{1, 5-7}

E-cigarette emissions are also a health concern for those exposed to the secondhand aerosol. Although not as dangerous as secondhand smoke from combustible tobacco products, people exposed to e-cigarette aerosol absorb nicotine at levels comparable to people exposed to secondhand smoke.⁸ E-cigarette emissions also contain volatile organic compounds (VOCs) and fine/ultrafine particles.⁶ These ultrafine particles can travel deep into the lungs where they get trapped and may lead to tissue inflammation.⁹

Health Effects of Nicotine

Nicotine, the primary psychoactive ingredient in e-liquid, stimulates pleasure/reward pathways in the brain. It is a highly addictive neurotoxin that is as addictive as heroin and cocaine.^{10, 11} It affects the cardiovascular and central nervous systems, causing blood vessels to constrict, raising the pulse and blood pressure.¹² Nicotine adversely affects maternal and fetal health during pregnancy, contributing to low birth weight, preterm delivery and stillbirth.¹³ Nicotine is also known to cross the placenta and is detectable in the breast milk of smoking mothers as well as mothers exposed to secondhand smoke.^{14, 15} Preliminary studies show that using a nicotine-containing e-cigarette for just five minutes causes similar lung irritation, inflammation and effect on blood vessels as smoking a traditional cigarette, which may increase the risk of a heart attack.^{1, 9}

Exposure to and use of nicotine products by adolescents is of particular concern because adolescence is a critical period for brain growth and development. As a consequence, adolescents are especially vulnerable to the toxic effects of nicotine. Exposure to nicotine during adolescence may harm brain development and predispose future tobacco use.^{13, 16, 17} Even a brief period of continuous or intermittent nicotine exposure in adolescence elicits lasting neurobehavioral damage.¹⁸

Nicotine Poisonings

E-liquids are available in flavors such as bubble gum, cherry and chocolate, which makes them appealing to children and youth. E-cigarette cartridges and e-liquid bottles are not equipped with child resistant caps and often leak, creating a potential source of poisoning through ingestion and skin or eye contact. Even a small amount of e-liquid ingested by a small child can be lethal.¹⁹

There has been a significant rise in the number of calls to poison control centers for both adults and children who were accidentally exposed to e-liquids.²⁰ Nationally, the number of calls rose from one per month in September 2010 to 215 per month in February 2014.²¹ Figure 1 depicts e-cigarette-related calls to the California Poison Control Center over a five year period. In California, from 2012 to 2014, the number of calls to the poison control center

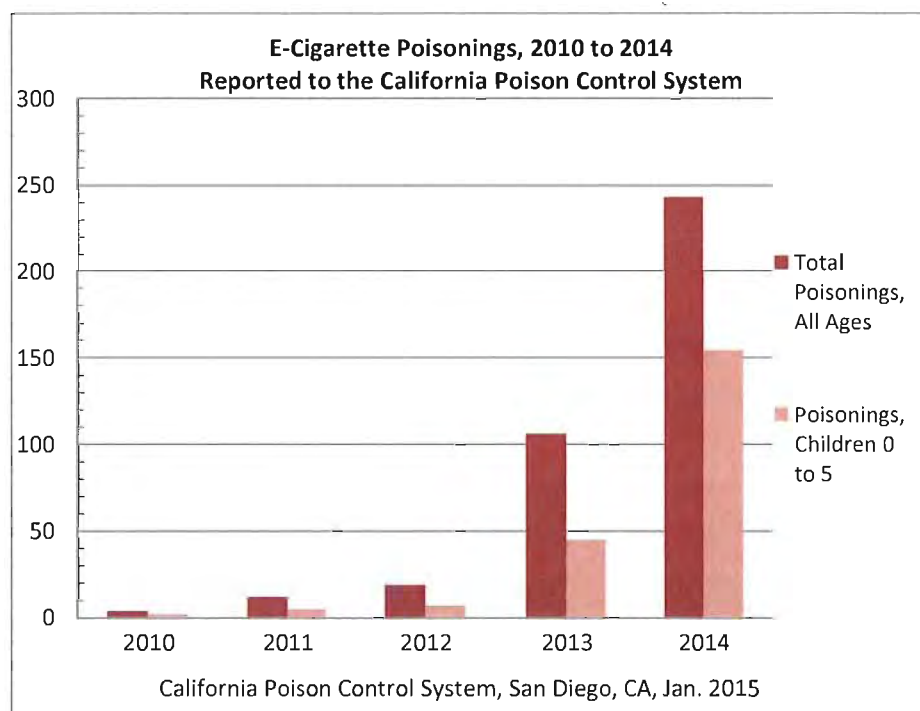


Figure 1: E-cigarette-related calls to the California Poison Control System.

involving e-cigarette exposures in children five and under increased sharply from 7 to 154. By the end of 2014, e-cigarette poisonings to young children tripled in one year, making up more than 60% of all e-cigarette poisoning calls. Adults have also mistakenly used e-liquid in harmful ways, such as eye drops, and have been harmed by exploding cartridges.

E-cigarette Use and Youth

Recent national and preliminary California data show that youth are experimenting with e-cigarettes at an alarming rate. In 2014, the Monitoring the Future survey, which tracks substance abuse trends among over 40,000 youth nationally, found that the use of e-cigarettes among teens surpassed the use of traditional cigarettes. More than twice as many 8th and 10th graders reported using e-cigarettes than traditional cigarettes in the survey, and among 12th graders, 17 percent reported currently using e-cigarettes vs. 14 percent using traditional cigarettes.²² Another survey, the National Youth Tobacco Survey, found that in 2013, that e-cigarette use among high school students tripled between 2011 and 2013, increasing from 1.5 percent to 4.5 percent.²³ Over a quarter million students who reported using e-cigarettes had never used traditional cigarettes.²⁴ Overall, studies suggest that youth who may have otherwise never smoked cigarettes are now getting hooked on nicotine due to e-cigarettes, and that adolescents who use e-cigarettes are more likely to progress from experimenting with cigarettes to becoming established smokers.^{25, 26}

E-cigarette devices may also be used to inhale illegal substances, such as marijuana and hash oil.¹⁹ Because many of these devices are similar in appearance to a ball point pen, school and law enforcement personnel are unaware that inappropriate use of nicotine and illegal substances is occurring.

E-cigarette Use and Adults

Among California adults, use of e-cigarettes in the past 30 days doubled from 1.8 percent in 2012 to 3.5 percent in 2013. For younger adults (18 to 29 year old), e-cigarette use tripled in one year from 2.3 percent to 7.6 percent. Young adults are three times more likely to use e-cigarettes than those 30 and older. Nearly 20 percent of young adult e-cigarettes users have never smoked traditional cigarettes.²⁷

E-cigarette Availability

E-cigarettes are readily accessible throughout California, and the number of stores selling e-cigarettes quadrupled between 2011 and 2013, increasing from 12 percent to 46 percent.^{28, 29} Figure 2 depicts the percent of tobacco stores selling e-cigarettes in California counties.

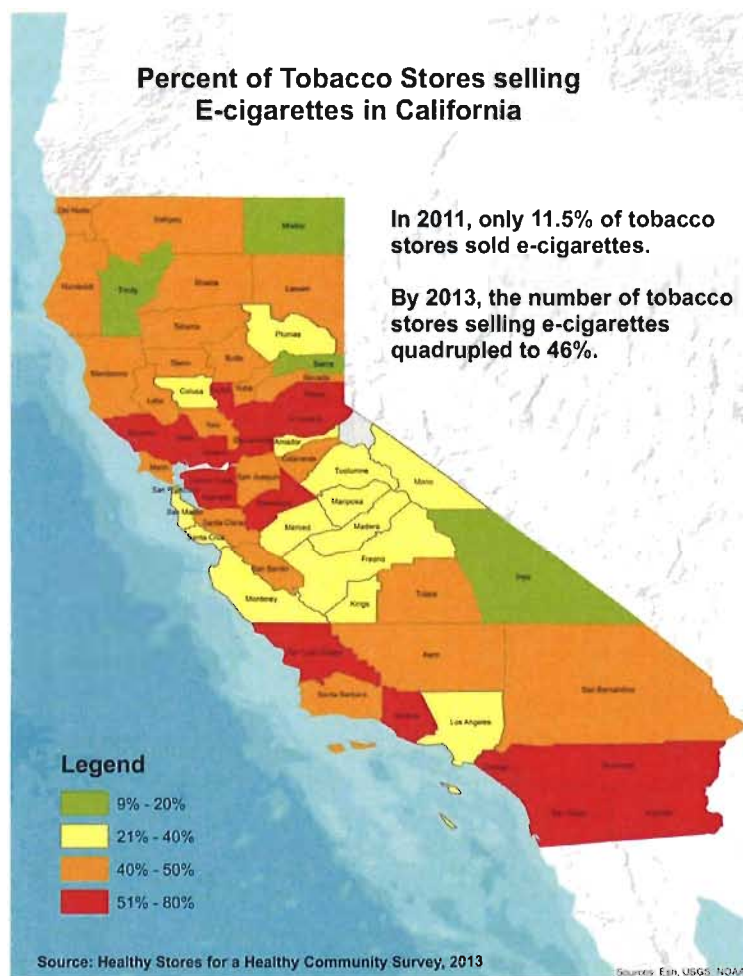


Figure 2: Percent of tobacco stores selling e-cigarettes in CA.

E-cigarette Marketing

Over the past 40 years, great strides have been made to protect youth from tobacco marketing. Numerous state and federal laws and litigation regulate the sale, marketing and distribution of traditional tobacco products and tobacco-related paraphernalia. These restrictions include: prohibiting tobacco advertising on television, radio and billboards; prohibiting youth-oriented tobacco products marketing, including a ban on the sale of flavored cigarettes and the use of cartoon characters; prohibiting free sampling of cigarettes and restrictions on sampling of other tobacco products; restrictions on brand name sponsorship of sporting, music, and cultural events; restrictions on giving away branded promotional items such as t-shirts.³⁰ Presently in California, these restrictions are not interpreted to apply to e-cigarettes. As a result, the e-cigarette industry is legally allowed to use marketing strategies and tactics that are no longer permissible for traditional tobacco products.

Many television networks (e.g., ABC Family, USA, Bravo, E!, MTV, VH1 and Comedy Central) with a substantial proportion of youth viewers, are airing e-cigarette advertising. There is also e-cigarette advertising on radio, internet, billboards, in magazine and print publications, and in stores.³¹ E-liquid containing nicotine is frequently marketed as “e-juice” and is sold in fruit and candy flavors. Promoting and labeling nicotine containing products as “juice” may mislead consumers to believe that e-liquid is safe to ingest and that e-cigarettes pose no health risk.



The use of cartoon characters in advertising and promoting of e-cigarettes as fashion accessories are other ways these products appeal to youth with the implication that these products are harmless (see Figure 3). E-cigarette manufacturers report sponsoring concerts, sporting events, and parties that include the distribution of free samples; many of these events occurred in California.³² Another tactic to create a perception that e-cigarettes are family friendly is through the association of these products with family oriented attractions.



Figure 3: E-cigarette products and accessories.

Cessation Claims

There is no scientific evidence that e-cigarettes help smokers to successfully quit traditional cigarettes or that they reduce consumption of traditional cigarettes.^{25, 33} A number of recent studies show that e-cigarette users are no more likely to quit than regular smokers. One study found that 89 percent of e-cigarette users are still using them one year later and another study found that e-cigarette users are a third less likely to quit cigarettes.^{34, 35} These studies suggest that e-cigarettes are effectively inhibiting people from successfully kicking their nicotine addiction. In addition, dual use of cigarettes and e-cigarettes is continuing to rise, which may diminish any potential benefits of cutting back on traditional cigarettes.³⁶ Continuing to smoke traditional cigarettes, while also using e-cigarettes, does not reduce the cardiovascular health risks.^{1, 37, 38}

California health care providers are recommended to:

Educate, Advise and Protect Unborn Children, Young Children and Adolescents.

- Educate parents, adolescents, and the public, as well as health care personnel, school personnel, child care providers, and community leaders, about these products:
 - Nicotine is contained and is highly addictive and toxic
 - Increases in e-cigarette related poisonings, especially to children.
- Advise that these products are especially harmful to adolescents and pregnant women.
- Advise and warn e-cigarette users about toxicity of these products to themselves and those subjected to secondhand emissions.

Educate About Clean Indoor Air.

- Educate parents and the public to take steps to protect children and themselves from exposure to e-cigarette emissions.

Encourage Cessation.

- Current smokers and e-cigarette users should be advised to quit and offered support.
- Refer users to cessation resources offered by their health insurance plan including access to FDA approved cessation medications.
- The California Smokers' Helpline at 1-800-NO BUTTS is another cessation resource.

Protect Children from Nicotine Poisoning.

- Inform parents and e-cigarette users that e-cigarette cartridges and e-liquid bottles are a potential source of poisoning through ingestion, skin or eye contact. Store these materials out of the reach of children, away from medications, and call the California Poison Control Center at 1-800-222-1221 for expert help in case of accidental exposure.

Promote Health Literacy: Educate about Misleading Marketing.

- Educate parents and e-cigarette users about misleading advertising and labeling.
- Educate adolescents, parents and others about unknown ingredients and rights as consumers to have ingredient disclosure readily accessible.

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ATTACHMENT 4

Los Angeles Times article dated January 28, 2015

You've read 1 of 5 stories this month. **Register** to get 10 per month.

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By **ERYN BROWN**

JANUARY 28, 2015, 8:13 PM

Arguing that the rising popularity of electronic cigarettes soon would undermine California's leadership in reducing tobacco use, state health officials Wednesday called for tighter regulation of the devices and announced an educational campaign to combat their use.

Addressing "vaping" by minors and young adults, the fastest-growing group of users in the state, will be a key focus, California's Department of Public Health said in a 21-page report. E-cigarette use among young adults ages 18 to 29 in California tripled between 2012 and 2013, according to the agency.

"I'm advising Californians, including those who currently use tobacco, to avoid using e-cigarettes," state health officer Dr. Ron Chapman said during a conference call following the document's release. "E-cigarettes ... re-normalize smoking behavior and introduce a new generation to nicotine addiction."

Chapman did not provide specifics about the campaign, including its expected cost. In addition to the report, the department issued an advisory recommending healthcare providers do more to educate parents and the public.

"This is just the beginning of getting the word out," he said.

The battery-operated devices, which often look like traditional cigarettes, work by heating and aerosolizing a liquid which may contain nicotine that users then inhale. The vapor does not contain some of the dangerous components of tobacco smoke.

One key question is whether e-cigarettes help smokers quit or simply get more people hooked on nicotine, exposing them to a different set of toxic chemicals. With the health effects not yet comprehensively studied, there is debate over whether vaping devices are in fact a danger.

Citing a number of studies, the state's report concluded that there was "no scientific evidence that e-cigarettes help smokers successfully quit traditional cigarettes or that they reduce their consumption."

Proponents, however, said Wednesday that e-cigarettes can help smokers kick their dangerous tobacco habits and called the state's position "irresponsible."

"It's public health malpractice to tell an adult who is inhaling burning smoke into their lungs on a daily basis that they shouldn't even try to quit smoking [by] using vaping," said Gregory Conley, president of the American Vaping Assn.

Stanton Glantz, a professor of medicine at UC San Francisco's Center for Tobacco Control Research and Education, called the report a "fair reading of the evidence" and said he hoped that Californians would press the health department to reveal when its effort might launch.

"It's true that this is a new area [of research] ... but there's a pretty clear picture emerging," he said. "The whole: 'We don't know enough, the research is incomplete, bla bla bla,' that's what the cigarette companies have said since the 1950s."

The report detailed the increase in e-cigarette use among younger Californians.

Asked in 2012 if they had used e-cigarettes in the last 30 days, 2.3% of those between 18 and 29 years of age said they had. A year later, that number had more than tripled to 7.6%. Young adults were three times more likely to use e-cigarettes than people over 30.

Teen vaping in the U.S. also was on the rise, surpassing traditional cigarette use for the first time in 2014.

Nicotine exposure among teens, the report said, is believed to harm brain development. The aerosols emitted by e-cigarettes, including secondhand aerosols, contain at least 10 chemicals known to cause cancer, birth defects or reproductive harm.

One way companies make e-cigarettes appealing to children, Chapman said, was by offering e-liquid — as the nicotine solution the devices vaporize is sometimes called — in flavors like chocolate, gummy bear and bubble gum. That could make youngsters want to use e-cigarettes or ingest the liquid.

Poisonings among children age 5 and under linked to e-cigarettes grew from seven in 2012 to 154 in 2014, the health department report stated.

Amid the debate over the risks or benefits of electronic cigarettes, local and federal officials have put some regulations in place.

Los Angeles in 2013 adopted rules controlling the sale and use of e-cigarettes. At least one state legislator is pushing a bill that would ban vaping in locations where tobacco is prohibited, although similar attempts to regulate e-cigarettes statewide previously failed.

In April 2014, the U.S. Food and Drug Administration proposed rules for regulating the product; those still are under review.

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City Council Staff Report

DATE: May 6, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-C.

TO: The Honorable Mayor and City Council
FROM: Paul L. Talbot, City Manager
SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK APPOINTING COUNCIL REPRESENTATIVES TO SPECIFIC ORGANIZATIONS

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt Resolution appointing representatives to specific organizations; and
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Pursuant to Section VIII of the City Council's Policies and Procedures, the City Council appoints representatives to various regional and community organizations each July; however, due to the election of a new Council Member, a review of the appointments is required sooner. Appointments are recommended by the Mayor and confirmed by the City Council.

BACKGROUND:

There are currently ten (10) associations/organizations requiring a City Council representative. One organization, the Los Angeles County Sanitation District, requires that the Mayor be the Council representative. The alternate representative has traditionally been the Mayor Pro Tem.

FISCAL IMPACT:

None.

Respectfully submitted and approved by:



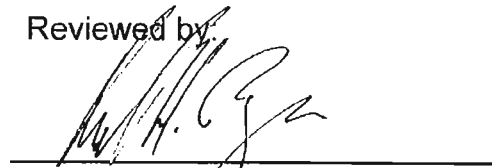
Paul L. Talbot
City Manager

Prepared by:



Vickie Banando
Secretary to the City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

1. Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

A RESOLUTION ASSIGNING REPRESENTATIVES TO SPECIFIC ORGANIZATIONS IN ACCORDANCE WITH SECTION VIII OF THE CITY COUNCIL POLICIES AND PROCEDURES.

The City Council does resolve as follows:

Section 1. The City Council finds and declares that:

- A. The City Council of the City of Monterey Park supports Elected Official representation in local associations and organizations.
- B. These specific local associations and organizations require Elected Official and/or staff representation.
- C. Section VIII of the City Council's Policies and Procedures requires the City Council to review all Committee/Organization assignments each July; however, due to the election of a new Council Member, a review of the appointments is required sooner. Appointments are made at the recommendation of the Mayor, with City Council Approval.

Section 2. Council Members are appointed to the following local associations and organizations:

Board of Education/City Council Joint Use Committee (Alhambra School District)	Representative:	Mitchell Ing
	Representative:	Hans Liang
California Contract Cities Association	Representative:	Peter Chan
	Alternate:	Anthony Wong
Independent Cities Association:	Representative:	Mitchell Ing
	Alternate:	Peter Chan
League of California Cities:	Representative:	Anthony Wong
	Alternate:	Peter Chan
Los Angeles County Sanitation District	Representative:	Mayor
	Alternate:	Mayor Pro Tem
San Gabriel Valley Council Of Governments:	Representative:	Teresa Real Sebastian
	Alternate:	Anthony Wong
San Gabriel Valley Economic Partnership:	Representative:	Mitchell Ing
	Alternate:	Anthony Wong

**San Gabriel Valley Mosquito Abatement
District:**

Representative: Joseph Leon

Sister City Commission

**Representative: Anthony Wong
Alternate: Hans Liang**

**Southern California Association of
Governments (SCAG)**

**Representative: Teresa Real
Sebastian**

Section 3. This Resolution takes effect immediately upon its adoption. The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED this 6th day of May 2015.

Hans Liang, Mayor
City of Monterey Park
California

Attest:

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

Resolution No.
Page 3

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

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

Ayes:	Council Members:
Naes:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this 6th day of May 2015.

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

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY
PARK ACKNOWLEDGING THE ARMENIAN GENOCIDE OF 1915 AND
ITS 100th ANNIVERSARY**

The City Council does resolve as follows:

Section 1. The City Council finds and declares that:

- A. The Armenian people, living in their 3,000-year historic homeland in eastern Asia Minor and throughout the Ottoman Empire, were subjected to severe persecution and brutal injustice by the rulers of the Ottoman Empire before and after the turn of the Twentieth Century, including widespread massacres, usurpation of land and property, and acts of wanton destruction during the period from 1894 to 1896, inclusive, and again in 1909;
- B. The horrible experience of the Armenians at the hands of their oppressors culminated in the Armenian Genocide, beginning in 1915, in what is known by historians as the "First Genocide of the Twentieth Century," and as the prototype of modern day mass killing;
- C. The Armenian Genocide commenced on April 24, 1915 with the arrest, exile, and murder of hundreds of Armenian intellectuals, and business, political, and religious leaders, and thereafter rapidly spread throughout Anatolia;
- D. The regime then in control of the Ottoman Empire, known as the "Young Turks," planned and executed the unspeakable atrocities committed against the Armenian people from 1915 to 1923, inclusive, which included the torture, starvation, and murder of 1,500,000 Armenians, death marches into the Syrian Desert, the forced exile of more than 500,000 innocent people, and the loss of the traditional Armenian homelands;
- E. During the genocides in the Ottoman Empire and surrounding regions which occurred during the first half of the Twentieth Century, alongside the 1,500,000 Armenians who were killed, hundreds of thousands of Assyrians, Greeks and other Christians also lost their lives at the hands of the Young Turks;

- F. The Armenian Genocide tragically established a pattern that has been repeated over and over again in the Holocaust, in Cambodia, in Rwanda, in southern Sudan, Bosnia and in other genocides committed by regimes that have been encouraged in their evil acts by the precedent set by the Armenian Genocide and by the world's failure to hold its perpetrators accountable;
- G. The Armenian Genocide is documented with overwhelming proof in the national archives of the United States, Austria, France, Germany, Great Britain, Russia, Turkey, the Vatican and many other countries, and is well-recognized by historians as the first genocide of the Twentieth Century;
- H. There is clear and unambiguous facts of history of the occurrence of the Armenian Genocide preserved and archived, one such archival is presently located at the *University of Southern California Shoah Foundation* (<http://sfi.usc.edu/collections/armenian>) and there are still those that continue to deny the Genocides existence;
- I. The City of Monterey Park is home to residents of Armenian decent and survivors of the Armenian Genocide, that reasonably demand recognition of the crimes committed against the Armenian people;
- J. It is vital that the Government of the United States properly reaffirm the Armenian Genocide, not just because of the moral implications, but because such recognition can help to prevent future atrocities from occurring.

Section 2. The City Council further declares:

- A. That by the adoption of this Resolution, the Council of the City of Monterey Park hereby: acknowledges the Armenian Genocide; April 24, 2015 and every April 24th thereafter as a Day of Remembrance for the victims of the Armenian Genocide; and urges all to end the denial of the Armenian Genocide.

Section 3. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 6th day of May 2015.

Hans Liang
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

Resolution No.

Page 3

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 6th day of May 2015, by the following vote:

Ayes:

Noyes:

Absent:

Abstain:

Dated this 6th day of May 2015

Vincent D. Chang, City Clerk
Monterey Park, California

Resolution No.
May 6, 2015

PASSED, APPROVED, AND ADOPTED this 6th day of May 2015.

Hans Liang
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 6th day of May 2015, by the following vote:

Ayes:
Noyes:
Absent:
Abstain:

Dated this 6th day of May 2015

Vincent D. Chang, City Clerk
Monterey Park, California