

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
MARCH 2, 2016**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 2, 2016 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Chan called the meeting to order at 7:04 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan, Mitchell Ing

Council Members Absent: None.

ALSO PRESENT: City Manager Paul Talbot, Assistant City Attorney Karl Berger, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Police Chief Jim Smith, Recreation and Community Services Director Dan Costley, Community and Economic Development Director Michael Huntley, Human Resources Director Tom Cody, Controller Annie Yaung, Water Utility Manager Frank Heldman, Deputy City Clerk Cindy Trang, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonion talked about the recent automobile and pedestrian accident at Atlantic Square. He suggested more traffic safety outreach and suggested bicycle patrol or security guard at busy business centers.
- Jerry Wong and Lydia Lee, representatives of the Census Bureau, spoke of the upcoming event, the Special Census Testing for the 2020 census beginning March 21.

- Margaret Leung spoke about two police officers that died in the line of duty, George Elder and William Guidera and asked the council to consider erecting statues of the officers in commemoration of the officers.
- Delario Robinson commended the city management team under the oversight of city manager Paul Talbot and urges the Council to continue to retaining him.
- Grace, Jeanna, and Jade of Girl Scout Troop 5631 thanked the elected officials and city staff for their donations and purchases of Girl Scout cookies and presented them with thank you cards.

1. PRESENTATION

1A. CALIFORNIA WATER SERVICE – UPDATE ON THE SERVICE THEY PROVIDE TO MONTEREY PARK

Discussion: Daniel Armendariz Jr., District Manager of the East Los Angeles District, California Water Service, provided a brief summary of the services they provide in the East Los Angeles area.

1B. SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT - UPDATE ON THE WATER THEY PROVIDE TO THE CITY OF MONTEREY PARK

Discussion: Thomas Wong, President, Board of Directors, San Gabriel Valley Municipal Water District, talked about their proposed rate increases and gave a brief overview of their services. They service a portion of the southeastern portion of the city.

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

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF MARCH 2, 2016

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 312.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved Item Nos. 2A-2B. The City Council approved payment of warrants and adopted Resolution No. SA-114 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated March 2, 2016 totaling \$16.78 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. SA-114, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2ND DAY OF MARCH 2016 TOTALING \$16.78 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of February 3, 2016.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved the minutes from the regular meeting of February 3, 2016. Motion taken with Item No. 2A.

2C. A REQUEST THAT THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY ("SUCCESSOR AGENCY") ENTER INTO A PURCHASE AND SALE AGREEMENT ("PSA") BY AND BETWEEN SELINA LUONG AND HAU XUAN LUONG ("BUYERS") FOR THE PURCHASE OF REAL PROPERTY ADDRESSED AT 540 WEST GARVEY AVENUE ("SITE"); APN 5257-005-904-905

On August 15, 2013 the Oversight Board approved a Long Range Property Management Plan (LRPMP) that was subsequently approved by the California Department of Finance on December 24, 2013. The remaining unsold property of the former Redevelopment Agency detailed in the LRPMP was the vacant commercial parcel located at 540 West Garvey Avenue.

As a component of the winding down of the former Redevelopment Agency activities, the SA is required to liquidate all real property assets. Staff was directed to market the property located at 540 W. Garvey Avenue for sale on the open market. Subsequent to marketing the property on Loop Net and posting the property for sale, staff only received one viable offer.

The City Council, acting on behalf of the Successor Agency, was directed staff to retain the services of a commercial real estate broker to assist in the marketing and sale of the property. On December 16, 2015, the City Council awarded a professional service agreement to BP International, Inc. Staff has maintained the one existing offer as a viable option for consideration by the Successor Agency.

BP International, Inc., conducted extensive marketing of the property and presented two viable offers for consideration by the Successor Agency. In total, there are three offers under consideration.

Recommendations:

1. Adopt a resolution authorizing the City Manager to execute all agreements and related documents, in a form approved by the City Attorney, needed to convey real property at 540 W. Garvey Avenue;
2. Forward this matter to the Oversight Board for confirmation; and
3. Take such additional, related, action that may be desirable.

Public Speaker:

- Ken Lee, representative of the Pacific Plaza Investment, explaining his reasoning for the last minute counter offer submittal.

Discussion: Directed staff to set the deadline for the buyers to submit their last and best offer by March 8, 2016 by 5:30 pm to the Development Services Department and bring back this item for approval at the next council meeting.

Action Taken: Council Member Lam declared a potential conflict of interest; recused himself and left the Council Chambers as he recently sold property to one of the potential buyers. This item was tabled to the next council meeting.

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

RECESSED AND RECONVENED

The City Council recessed at 9:13 p.m. and reconvened with all council members present at 9:20 p.m.

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

4A. ANNUAL WEED ABATEMENT PROTEST HEARING

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures submitted the annual Weed Abatement Declaration List and resolution to the City declaring that weeds, brush, rubbish, refuse, and dirt maintained on certain private properties in the City, are a public nuisance. At the regular Council meeting on February 3, 2016, the Council adopted Resolution No.11819 approving the Weed Abatement Declaration List as posted by the County. By adopting the resolution, the Council declared its intention to provide for the abatement of said public nuisances.

To complete the process, the Council must hold a protest hearing to allow parcel owners whose parcels are included on the Declaration List an opportunity to challenge their parcels inclusion on the Weed Abatement Declaration List.

Public Speaker:

- Mina Montejano spoke on behalf of Juan Morales Degollado City Living Trust, expressed an interest to work with the City to develop the land with townhomes or condos on parcel no. 5254-01-7040.

Action Taken: The City Council (1) opened public hearing at 9:20 p.m., received public comment, closed the public hearing at 9:24 p.m.; and (2) any complaints received from parcel owners will be referred to L.A. County for follow-up and City staff will monitor the status of any complaints.

5. UNFINISHED BUSINESS

5A. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING SPECIFIC SECTIONS OF TITLE 21 (ZONING REGULATIONS) OF THE MONTEREY PARK MUNICIPAL CODE

In April 2013, the City Council adopted an ordinance amending Title 21 of the Monterey Park Municipal Code in its entirety. That Title regulates the City's zoning. At that time, the City Council directed staff to examine 13 matters and return to the Planning Commission and City Council with recommended changes. Since 2013, two of the 13 items have been addressed including:

1. Commercial Property Reports – A code amendment was adopted by the City Council deleting this provision from the code.
2. Residential Property Reports – A code amendment was adopted by the City Council deleting this provision from the code.

The code amendments were first presented to the Planning Commission on April 14, 2015. On April 28, 2015, this item was brought back to the Commission to receive direction. The Commission after considering the evidence presented during the public hearing directed staff to prepare a resolution recommending that the City Council amend Monterey Park Municipal Code ("MPMC") Chapter 21.08 and MPMC Chapter 21.10. On May 12, 2015, staff presented a resolution for Commission consideration. At the time, the Commission underwent reorganization. Since the Planning Commission now included a number of new members, the item was held over to allow for the new members to better understand the proposed code amendments.

On January 26, 2016, the Planning Commission considered the proposed code amendments. Subsequent to a lengthy review and discussion on the matter, the Commission unanimously approved a resolution recommending that the City Council approve the code amendments.

However, the Commission requested that the proposed amendment to Section 21.08.040 (W) Landscaping related to the residential landscape provisions be pulled from the proposed amendment for further evaluation before it comes back to the Planning Commission.

The first reading and public hearing occurred on February 17, 2016. At the City Council meeting, minor edits to draft ordinance were requested by the Council. Those edits have been made to the draft ordinance and it is now ready for second reading and adoption by the City Council.

Action Taken: The City Council waived second reading and adopted Ordinance No. 2131.

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

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

Ordinance No. 2131, entitled:

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING THE RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, OFF-STREET PARKING AND PROCEDURAL REQUIREMENTS FOR LAND USE

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MARCH 2, 2016

It is required that the City Council approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 308091-308293 and e-Payables numbered 000206-000219.

Action Taken: The City Council approved payment of warrants and adopted a Resolution No. 11823 allowing certain claims and demands per Warrant Register dated March 2, 2016 totaling \$566,043.79 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11823, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED MARCH 2, 2016 TOTALING \$566,043.79 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. CITY COUNCIL MINUTES

Approve the minutes from the special joint meeting of January 23, 2016, regular meeting of February 3, 2016 and the special centennial meeting of February 10, 2016.

Action Taken: The City Council approved the minutes from the special joint meeting of January 23, 2016, regular meeting of February 3, 2016 and the special centennial meeting of February 10, 2016.

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

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

6C. APPEALS ORDINANCE

During the City's ongoing review of the MPMC (most recently for zoning and code enforcement updates), the City Attorney's office noted that the MPMC contains a number of different procedures for appealing various decisions made by staff and commissions. These different regulations are not uniform and they include multiple time limits within which appeals must be filed. The draft ordinance would implement uniform time periods and procedures for appealing most decisions under the MPMC.

Action Taken: The City Council (1) waived first reading and introduced an ordinance adding a new Chapter 1.10 to the Monterey Park Municipal Code ("MPMC") regarding appeals, and repealing multiple sections of the MPMC that separately regulate appeals was amended to replace the word "planning commission with "city council" on Section 1.10.010 (D) and on Section 1.10.060, add "at a city council meeting" after "by motion"; and (2) scheduled second reading and potential adoption for March 16, 2016.

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

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

Ordinance - 1st Reading, entitled:

AN ORDINANCE ADDING A NEW CHAPTER 1.10 TO THE MONTEREY PARK MUNICIPAL CODE REGARDING APPEALS AND REPEALING MULTIPLE SECTIONS SEPARATELY REGULATING APPEALS

6D. SECOND RESPONSE ORDINANCE

In January, the City Council adopted three ordinances that, among other things, consolidated various code enforcement regulations within a new Title 4 of the MPMC. The proposed ordinance continues the process of updating the MPMC's code enforcement regulations. This ordinance, if adopted, would clarify and streamline the City's existing regulations for recovering costs associated with second responses to unruly gatherings within the City.

Recommendation:

1. Waive first reading and introduce an ordinance amending the Monterey Park Municipal Code ("MPMC") regulations regarding recovering costs for second responses to unruly gatherings;
2. Schedule second reading and potential adoption for March 16, 2016; and
3. Take such additional, related, action that may be desirable.

Discussion: By consensus, the City Council directed the City Attorney's office to amend the draft ordinance in order to allow the City to recover code enforcement costs resulting from second responses to public nuisances including, in particular, boarding houses.

Action Taken: This item was continued to a future council meeting date.

Ordinance - Proposed, entitled:

AN ORDINANCE REPEALING MONTEREY PARK MUNICIPAL CODE CHAPTER 9.52 AND ADDING A NEW CHAPTER 4.40 TO THE MONTEREY PARK MUNICIPAL CODE ENTITLED "UNRULY GATHERINGS AND DISTURBANCES; SECOND RESPONSE CALLS."

6E. SANITARY SEWER CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION AND CONDITION ASSESSMENT SERVICES – AWARD OF CONTRACT

At the January 6, 2016 City Council meeting, the Council adopted a resolution authorizing staff to advertise for Sanitary Sewer Close Circuit Television Inspection and Condition Assessment Services. City staff advertised the project and two firms submitted bids. Staff is recommending award of contract to National Plant Services, Inc.

Action Taken: The City Council (1) awarded the contract for Sanitary Sewer CCTV Inspection and Condition Assessment Services to the lowest bidder, National Plant Services, Inc. of Long Beach, in the amount of \$101,004.00; (2) authorized the Director of Public Works to approve change orders up to \$10,100.40 (up to 10% of construction contract amount) for this project; and (3) authorized the City Manager, or designee, to execute an agreement with National Plant Services, Inc., in a form approved by the City Attorney.

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

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

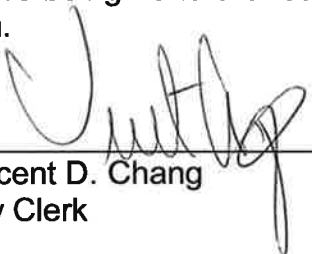
7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang reported that he attended the inaugural opening of seasons for the Monterey Park Softball and Baseball Leagues season. He commended the police officers and first responders for their service. Council Member Lam said he attended several spring festival banquets. Council Member Real Sebastian said she also attended the Monterey Park Sports Club Girls Baseball Opening Season Day and the Monterey Park inaugural ceremony. She reported she attended the Metro Board Meeting and the meeting regarding the SR60 with Mayor Chan, South California Association of Governments (SCAG) Transportation meeting and San Gabriel Valley Council of Governments (SGVCOG) Transportation meeting. She directed staff to bring back to the next council meeting a resolution paying tribute to the Women's History Month. She invited the residents to the Metro Goldline Foothill Extension Grand Opening Celebration on March 5, 2016 in Duarte, and on March 19, 2016, the Monterey Park Woman's Club will be hosting their annual fashion show luncheon at Almansor Court. Mayor Pro Tem Ing also thanked the police officers and first responders for their service. Mayor Chan echoed the sentiment of his colleagues. He reported he was invited to light the firecrackers at the Chinatown Firecrackers Annual 5K/10K run. He had a Town Hall meeting and planning on another one in April at Hillcrest school. He thanked Allen Wong for his service on the Design Review Board and appointed John Man as his replacement.

8. **CLOSED SESSION**
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:40 p.m.



Vincent D. Chang
City Clerk

Approved on April 6, 2016 at the Regular City Council Meeting