

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 20, 2017**

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, December 20, 2017 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 Real Sebastian called the meeting to order at 7:01 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Karl Berger, City Treasurer Joseph Leon, Police Chief Jim Smith, Director of Human Resources and Risk Management Tom Cody, Director of Community & Economic Development Michael Huntley, Director of Management Services Annie Yaung, Interim Public Works Director Tito Haes, Assistant City Engineer Rey Alfonso, Division Chief Matt Hallock, Support Services Manager Timothy Shay, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Shannon Asquith, Manager for the Animal Care Center in Downey, showcased one of their puppies available for adoption.

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

- Caitlyn Yang, Mohamed El moussawi, Raymond Tran, and Douglas Chin, students of Mark Keppel High School Zero Robotics Team, spoke about their achievements and asked the community to visit their GoFundMe, page and support their team so that everyone in their team can attend the Massachusetts Institute of Technology Summit.
- Shelton Dong, Stanley Lin, and Alyssa Wong, students of Mark Keppel High School, provided an update on the upcoming school events.
- Shuanglong Liu, expressed concerns regarding parking time restriction for street sweeping on his block.
- Richard Fruto, spoke in support of the Monterey Pass Road streets bike project.
- Bennarith Chhun, expressed concerns on the Monterey Pass Road streets bike project.

1. PRESENTATIONS

1A. OUTGOING MAYOR TERESA REAL SEBASTIAN ADDRESS

Outgoing Mayor Teresa Real Sebastian gave her outgoing address.

Action Taken: Discussion only, no action taken.

1B. 2018 HOMELESS COUNTS – LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA): INFORMATION RELATED TO THE UPCOMING HOMELESS COUNTS IN JANUARY 2018

Michael Huntley, Director of Community and Economic Development, provided information on the upcoming homeless count event.

Action Taken: Discussion only, no action taken.

1C. TAKE BACK OUR COMMUNITY PROGRAM

Ron Bow, City Manager, explained the concepts of the Take Back Our Community Program and said information will be disseminated to the community for public safety.

Action Taken: Discussion only, no action taken.

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

NEW BUSINESS

2A. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT - NOVEMBER 2017

As of November 30, 2017 invested funds for the City of Monterey Park is \$75,121,962.86.

Action Taken: The City Council, acting on behalf of the Successor Agency, received and filed the monthly investment report.

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

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

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of November 15, 2017.

Action Taken: The City Council, acting on behalf of the Successor Agency, approved the minutes from the regular meeting of November 15, 2017.

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

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

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

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

None.

5. OLD BUSINESS

5A. AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE TO ADD REGULATIONS GOVERNING MOBILE FOOD FACILITIES WITHIN THE CITY OF MONTEREY PARK

On November 1, 2017, the City Council directed staff to address a variety of concerns related to the recent influx of food trucks in the City. Staff prepared the ordinance attached to the staff report for City Council consideration.

CEQA (California Environmental Quality Act):

This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulation (14 California Code of Regulations §§ 15000, et seq.) because it consists only of revisions and clarifications to existing regulations. Adoption of this ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings. This ordinance is an action being taken for enhanced protection of the environment.

Action Taken: The City Council introduced and waived first reading of an ordinance amending the Monterey Park Municipal Code ("MPMC") to implement regulations governing mobile food facilities. Second reading and adoption would occur January 17, 2018, as amended to the sections relating the definition of private restrooms in section 2 of the ordinance, adding in the term odor in section 7 of the ordinance, take out section 3 of the ordinance regarding the letter grade, and restroom permissions.

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

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

Ordinance, first reading entitled:

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE TO ADD REGULATIONS GOVERNING MOBILE FOOD FACILITIES WITHIN THE CITY OF MONTEREY PARK.

RECESSED AND RECONVENED

The City Council recessed at 9:40 p.m. and reconvened with all council members present at 9:54 p.m.

5B. CONSIDER THE PROPOSED CODE AMENDMENTS TO SECTIONS OF TITLE 21 (ZONING REGULATIONS) OF THE MONTEREY PARK MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS

The City Council previously considered the proposed code amendments at its meetings on July 19, 2017 and December 6, 2017. During the December 6, 2017 meeting, the City Council made changes to the proposed regulations including limiting the number of bathrooms to match the number of bedrooms; prohibiting home occupations in an accessory dwelling unit; and allowing the off-street parking areas and automobile areas for an accessory dwelling units to be parked on a permeable surface such as gravel, permeable pavers, and turf blocks. These changes were incorporated into the draft ordinance. Copies of the previous staff reports are attached to the staff report for reference.

CEQA (California Environmental Quality Act):

This action 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 involves the adoption of an ordinance regarding accessory dwelling units in a single-family or multifamily residential zone to implement the Government Code § 65852.2 as set forth in Public Resources Code § 21080.17, pursuant to CEQA Guidelines § 15282(h).

Action Taken: The City Council introduced and waived first reading of the ordinance and scheduled second reading and adoption for January 17, 2018.

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

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

Ordinance, first reading entitled:

AN ORDINANCE AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE TO REGULATE ACCESSORY DWELLING UNITS IN ACCORDANCE WITH GOVERNMENT CODE §65852.2.

5C. CONSIDER AN ORDINANCE AMENDING MPMC CHAPTERS 21.04 AND 21.24 REGULATING SIGNS (CA-17-02)

At its meeting on November 15, 2017, the City Council requested staff to provide additional renderings of sign heights and sizes for comparison. The requested renderings are included as attachment 9 in the staff report. Also attached in the staff report is the original staff report from November 15th for reference.

Public Speakers:

- Camilla Lim, Representative of Saint Thomas Aquinas Church, spoke about the need for a permanent monument sign for the church.

Action Taken: The City Council (1) opened the public hearing at 9:57 p.m.; (2) took documentary and testimonial evidence; (3) closed the public hearing at 10:09 p.m. and considered the draft ordinance; (4) introduced and waived first reading of the ordinance and scheduled second reading and adoption for January 17, 2018, as amended adding that lots with greater than 200 feet frontage to allow for a 60 square feet sign in R2 and R3 zone, and to allow one signage on each floor and the main floor to remain the same in a business tower.

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

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

Ordinance, first reading entitled:

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE SECTIONS 21.24.650 AND 21.24.655 REGARDING REGULATION OF SIGNS.

5D. SECOND READING AND ADOPTION: AN ORDINANCE TO CONSOLIDATE GENERAL MUNICIPAL ELECTIONS WITH A STATEWIDE GENERAL ELECTIONS IN EVEN YEARS BEGINNING MARCH 3, 2020

On December 6, 2017, the City Council unanimously introduced and waived the first reading of an ordinance adding Section 2.04.050 of the Monterey Park Municipal Code ("MPMC"). The staff report from that meeting is attached to the staff report for reference.

The ordinance will become effective 30 days following second reading and adoption.

Public Speakers:

- David Barron, former City Clerk of Monterey Park, spoke against the consolidation of general municipal elections with a statewide general election citing it will have a negative impact on voter turnarounds.

Action Taken: The City Council waived reading and adopted Ordinance No. 2145 to change the election dates to March even years beginning March 3, 2020.

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

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

Ordinance, No. 2145, entitled:

AN ORDINANCE REPEALING ORDINANCE NO. 1885 AND ADDING SECTION 2.04.050 TO THE MONTEREY PARK MUNICIPAL CODE AFFECTING THE ELECTION DATE OF GENERAL MUNICIPAL ELECTIONS AND REQUESTING CONSOLIDATION WITH LOS ANGELES COUNTY PURSUANT TO ELECTIONS CODE SECTION 10403.

5E. 2017 VARIOUS STREET RESURFACING – AWARD OF CONTRACT

On May 17, 2017, the City Council approved bid specifications and authorized the City to solicit bids for the 2017 Various Street Resurfacing. Following a public bid opening on November 16, 2017, Hardy & Harper Inc. is the apparent lowest responsive bidder in the amount of \$765,000. At the December 6, 2017 City Council meeting, staff was directed to bring the staff report back for Council consideration including a one-year contract for on-call asphalt pavement maintenance work.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the California Environmental Quality Act (CEQA).

Action Taken: Council Member Ing and Council Member Liang recused themselves and left the dais due to a conflict of interest as they both live within 500 feet from one of the proposed streets. The City Council (1) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Hardy & Harper Inc. of Santa Ana, CA, in the amount of \$765,000 for the 2017 Various Street Resurfacing; (2) authorized the Interim Director of Public Works to approve change orders and contingency up to \$76,500.00 or 10% of the contract amount for this project; (3) allocated an additional \$76,500 Measure R funds to cover the 10% contingency; and (4) authorized the City Manager to execute a separate one-year contract with Hardy & Harper in the amount of \$100,000 (Additive Bid Alternate 1) to provide on-call asphalt pavement maintenance work.

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

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

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the council meeting to 11:10 p.m.

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

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

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF DECEMBER 20, 2017

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 317149-317288 and e-Payables numbered 000822-000829.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11983 allowing certain claims and demands per Warrant Register dated December 20, 2017 totaling \$2,468,997.08 specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11983, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 20TH OF DECEMBER 2017 TOTALING \$2,468,997.08 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. MONTHLY INVESTMENT REPORT – NOVEMBER 2017

As of November 30, 2017 invested funds for the City of Monterey Park is \$75,121,962.86.

Action Taken: The City Council received and filed the monthly investment report.

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

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

6C. CITY COUNCIL MINUTES

Approve the minutes from the regular meeting of November 15, 2017.

Action Taken: The City Council approved the minutes from the regular meeting of November 15, 2017.

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

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

6D. SEEK CITY COUNCIL CONSENT TO ALLOW THE INSTALLATION OF SOLAR FACILITIES UNDER THE CITY'S AGREEMENT WITH MONTEREY PARK APARTMENTS HOUSING INVESTORS, LP C/O LINC COMMUNITY DEVELOPMENT CORPORATION

The City of Monterey Park is one of the lenders of the Mosaic Gardens at Monterey Park affordable housing project across the street from City Hall. LINC Community Development Corporation (Living in Communities), the entity that developed Mosaic Gardens, has created its own solar energy subsidiary, SEED (Sustainable and Energy Efficient Development) Solar, to develop a platform to bring energy savings to five properties in Southern California, one of which would be the Mosaic Gardens at Monterey Park apartments.

To accommodate the installation of the solar facilities at Mosaic Gardens, the solar project investors is asking that LINC record an easement allowing SEED Solar to own, build, operate, and maintain the solar systems for 20 years, with a possible 5 year extension. Since the City of Monterey Park is one of the lenders, such decision requires review and approval by the City Council.

Public Speakers:

- Rebecca Clark, President and Chief Executive Officer of LINC Housing, explained to the Council that if no action was done by the end of the year the opportunity to bring tax credits will expire.

Recommendation: (1) Allowing Monterey Park Apartments Housing Investors, LP c/o LINC Community Development Corporation to install solar facilities and authorizing the City Manager memorialize such authority as appropriate; and (2) Take such additional, related, action that may be desirable.

Action Taken: The City Council continued this item to December 28, 2017 5:00 p.m. Special Meeting.

6E. AMENDMENT TO CONSULTANT AGREEMENT FOR WATER, WASTEWATER, AND SOLID WASTE RATE STUDIES

City staff recommends amending the existing agreement with Raftelis Financial Consultants, Inc. for an additional \$49,190 for the 2017-2018 comprehensive study on the City's water, wastewater, and solid waste rates per Council direction.

Recommendations: (1) Authorizing the City Manager to amend the current agreement with Raftelis Financial Consultants, Inc. for an additional \$49,190 in a form to be approved by the City Attorney; and (2) Take such additional, related, action that may be desirable.

Action Taken: The City Council continued this item to the January 17, 2018 Council Meeting.

6F. REPAINTING OF BARNES PARK DAYCARE CLASSROOM AND GARVEY RANCH PARK DAYCARE CLASSROOM - AWARD OF CONTRACT

On August 16, 2017, the City Council approved the bid specifications and authorized the City to solicit bids for the Repainting of the Barnes Park Daycare Classroom and Garvey Ranch Park Daycare Classroom. Staff recommends the contract be awarded to Color New Co., of Woodland Hills, CA, in the amount of \$51,000.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the California Environmental Quality Act (CEQA).

Recommendations: (1) Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Color New Co. of Woodland Hills, CA, in the amount of \$51,000 for the Repainting of the Barnes Park Daycare Classroom, Garvey Ranch Park Daycare Classroom, and Additive Bid Alternate 2 (Police Department areas); (2) authorized the Interim Director of Public Works to approve change orders and contingency up to \$5,100 or 10% of the contract amount for this project; and (3) Take such additional, related, action that may be desirable.

Action Taken: The City Council continued this item to the January 17, 2018 Council Meeting.

6G. ORDINANCE TO REPEAL OF CHAPTER 9.60 OF THE MONTEREY PARK MUNICIPAL CODE REGULATING PROFANITY IN PUBLIC

Staff is recommending the repeal of Chapter 9.60 of the Monterey Park Municipal code regarding profanity.

Recommendations: (1) Introduce and waive first reading of an ordinance that repeals Monterey Park Municipal Code (MPMC) Chapter 9.60. Second reading and adoption would occur on January 17, 2018; and (2) Take such additional, related, action that may be desirable.

Action Taken: The City Council continued this item to the January 17, 2018 Council Meeting.

Draft Ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK REPEALING CHAPTER 9.60 OF THE MONTEREY PARK MUNICIPAL CODE

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Mayor Real Sebastian thanked the community for allowing her to serve as their mayor.

Mayor Pro Tem Lam invited the community to attend his Mayoral Installation on December 28.

Council Member Chan thanked all the staff for their hard work and announced that the library honored the library tutors on December 16. He also announced that the January 3, 2018 Council Meeting is cancelled and the next meeting will be on January 17, 2018, along with the Special Meeting scheduled on December 28, 2017.

Council Member Liang announced that he was unable to attend the employee Luncheon, but thanked the staff for all their hard work. He reported that he attended the Monterey Pass Road Bike Path Business Outreach meeting.

Council Member Ing had nothing to report.

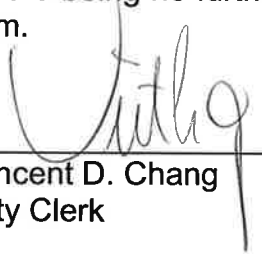
City Manager Ron Bow announced that City Hall will be closed December 21, 2017 and December 24, 2017.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:14 p.m.



Vincent D. Chang
City Clerk

Approved on January 17, 2018 at the Regular City Council Meeting