

**CITY COUNCIL 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 W. Newmark Avenue, Monterey Park, CA 91754**

**Wednesday
April 17, 2019**

7:00 p.m.

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.**

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

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 Police Explorers**

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATION - None.

[2.] OLD BUSINESS – None.

[3.] CONSENT CALENDAR ITEMS NOS. 3A-3J

3-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF APRIL 17, 2019

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 April 17, 2019 totaling \$41.46 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. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – MARCH 2019

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

- (1) Receive and file the Monthly Investment Report; and
- (2) Take such additional, related, action that may be desirable.

3-C. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF APRIL 17, 2019

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 April 17, 2019 totaling \$1,055,951.54 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

3-D. MONTHLY INVESTMENT REPORT – MARCH 2019

It is recommended that the City Council:

- (1) Receive and file the monthly investment report; and
- (2) Take such additional, related, action that may be desirable.

3-E. CITY COUNCIL MINUTES

It is recommended that the City Council:

- (1) Approve the minutes from the special and regular meeting of March 6, 2019 and the special meeting of March 11, 2019; and
- (2) Take such additional, related, action that may be desirable.

3-F. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING THE CITY'S CALPERS CONTRACT CAUSING MEMBERS OF THE MONTEREY PARK FIREFIGHTERS ASSOCIATION ("FFA") TO MAKE ADDITIONAL PAYMENTS TOWARD CALPERS COST AS FOLLOWS: AN ADDITIONAL 3% BY CLASSIC EMPLOYEES; AND 0.5% FOR NEW EMPLOYEES

It is recommended that the City Council:

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

3-G. RENEWAL OF THE ASSESSMENT DISTRICT FOR FISCAL YEAR 2019-20 AND SCHEDULE A PUBLIC HEARING PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, ET SEQ.

It is recommended that the City Council:

- (1) Adopting a resolution declaring the City Council's intent to levy and collect assessments for Fiscal Year 2019-20 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code §§ 22500, *et seq.* and setting a time and place for a public hearing; and
- (2) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The proposed action is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA Guidelines (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. The proposed action, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273.

3-H. 2018-19 VARIOUS STREET RESURFACING – AUTHORIZATION TO ADVERTISE

It is recommended that the City Council:

- (1) Adopt a resolution authorizing staff to advertise the 2018-19 Various Street Resurfacing project; and
- (2) Take such additional, related, action that may be desirable.

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).

3-I. RESOLUTION IDENTIFYING A PUBLIC WORKS MAINTENANCE TO BE INCLUDED IN THE FY 2019-20 BUDGET AND FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

It is recommended that the City Council:

- (1) Adopt a resolution identifying a street maintenance project to be included in the FY 2019-20 budget and funded with Road Maintenance and Rehabilitation Act (RMRA) funds, in a form approved by the City Attorney; and
- (2) Take such additional, related, action that may be desirable.

3-J. RECOMMENDATION FOR PURCHASE OF POLICE CANINE AND TRAINING

It is recommended that the City Council:

- (1) Accept the Department of Homeland Security Investigation State Local Overtime grant funding of approximately \$20,000 towards the purchase of a police canine, equipment and training;
- (2) Authorize the City Manager, or designee, to execute a Service Agreement with Adlerhorst International, Inc. in the amount of \$24,000.00, in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. PUBLIC HEARING TO RECEIVE INPUT FROM THE COMMUNITY REGARDING THE CREATION OF A CITY COUNCIL DISTRICT-BASED ELECTORAL SYSTEM PURSUANT TO ELECTIONS CODE §10010

It is recommended that the City Council consider:

- (1) Conducting a continued Public Hearing to receive public testimony on the composition of districts for a district-based electoral system pursuant to Elections Code § 10010;
- (2) Introduce and waive first reading of an Ordinance establishing City Council Districts or provide direction to the City's demographer regarding the composition of districts for a district-based electoral system pursuant to Elections Code § 10010 for consideration at a future Council meeting;
- (3) Authorizing an additional \$15,000 to cover the costs for implementation of district voting; and
- (4) Taking such additional, related, action that may be desirable.

4-B. PUBLIC HEARING REGARDING THE ANNUAL REPORT FOR LEVY OF ASSESSMENTS AND RECOMMENDED INCREASE IN ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 IN PROGRAM YEAR 2019

It is recommended that the City Council consider:

- (1) Opening the public hearing; receiving both written and oral evidence; close the public hearing;
- (2) After considering the evidence, adopt a Resolution confirming the 2018 Annual Report and increasing the levy of assessments for Business Improvement District No. 1 in Program Year 2019; and
- (3) Taking such additional, related, action that may be desirable.

4-C. APPEAL BY MAYOR PETER CHAN AND COUNCILMEMBER HANS LIANG OF PLANNING COMMISSION RESOLUTION NO. 05-19, ADOPTED ON MARCH 12, 2019, APPROVING A CONDITIONAL USE PERMIT (CUP-18-06) TO ALLOW A NEW FOOT MASSAGE ESTABLISHMENT IN THE C-P (COMMERCIAL PROFESSIONAL) ZONE – 523 SOUTH ATLANTIC BOULEVARD #C

It is recommended that the City Council consider:

- (1) Opening a public hearing to consider the appeal by Mayor Chan and Councilmember Liang;
- (2) Taking testimonial and documentary evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission Resolution No. 05-19; and
- (5) Taking such additional, related, action that may be desirable.

4-D. A PUBLIC HEARING TO CONSIDER A ZONE CHANGE (ZC-18-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-18-01) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT – 130-206 SOUTH CHANDLER AVENUE

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Taking the following action:
 - a. Waive first reading and introduce an Ordinance approving a Zone Change (ZC-18-01);
 - b. Adopt a Resolution approving a Tentative Map No. 73741 (TM-18-01) subject to ZC-18-01 along with conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

[5.] NEW BUSINESS – None.

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

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING APRIL 7, 2019 – APRIL 13, 2019 AS NATIONAL LIBRARY WEEK (REQUESTED BY MAYOR CHAN)

[7.] CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

ADJOURN



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Director of Management Services
SUBJECT: Warrant Register for Successor Agency to the Former Community Redevelopment Agency of
April 17, 2019

RECOMMENDATION:

It is recommended that the City Council:

- (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 **April 17, 2019 totaling \$41.46** 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 Warrant numbered **377**.

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.

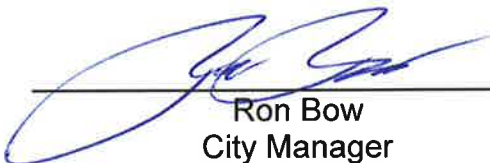
FISCAL IMPACT:

Disbursements from all funds total **\$41.46.**

Respectfully submitted:

Approved By:



Annie Yaung, CPFO
Director of Management Services

Ron Bow
City Manager

Attachments 1: Resolution
Attachments 2: Warrant Register

ATTACHMENT 1

Resolution

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
17TH OF APRIL 2019
TOTALING \$41.46 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	41.46
Total	\$ <u>41.46</u>

PASSED, APPROVED AND ADOPTED THE 17TH OF APRIL 2019.

Peter Chan, 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 17th of April 2019 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

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

ATTACHMENT 2

Warrant Register

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	41.46	INTERNET/PHONE SERVICE		377	41.46
TOTAL FOR PREPAID WARRANTS						41.46
PRINTED		41.46				

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019

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TOTAL FOR PREPAID WARRANTS	\$41.46
TOTAL FOR PRINTED WARRANTS	\$0.00
TOTAL FOR ACH-PAYMENTS	\$0.00
TOTAL WARRANTS	\$41.46
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	1
TOTAL ACH-PAYMENTS PRINTED	0
TOTAL CHECKS PRINTED	0
TOTAL CHECKS ISSUED	1

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 04/17/2019
 FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	41.46	0.00	41.46
	TOTAL	41.46	0.00	41.46



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Director of Management Services
SUBJECT: Successor Agency Monthly Investment Report – March 2019

RECOMMENDATION: It is recommended that the City Council:

- (1) Receive and file the Monthly Investment Report; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

As of March 31, 2019 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Checking	124,837.53
• Successor Agency (SA) RORF	<u>69,190.00</u>
Total	<u>\$ 194,027.53</u>

BACKGROUND:

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates of maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months.

Respectfully submitted and prepared by:

Approved by:



Annie Yaung, CPFO
Director of Management Services



Ron Bow
City Manager



City Council Staff Report

DATE: April 17, 2019
AGENDA ITEM NO: Consent Calendar
Agenda Item 3-C.

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Director of Management Services
SUBJECT: Warrant Register for the City of Monterey Park of
April 17, 2019

RECOMMENDATION:

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 **April 17, 2019 totaling \$1,055,951.54** 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 **323263-323475** and ACH numbered **000388-000431**.

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 **\$1,055,951.54.**

Respectfully submitted:

Approved By:



Annie Young, CPFO
Director of Management Services

Ron Bow
City Manager

Attachments 1: Resolution

Attachments 2: Warrant Register

ATTACHMENT 1

Resolution

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
17TH OF APRIL 2019
TOTALING \$1,055,951.54 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	\$ 243,514.71
State Gas Tax Fund	7,407.00
Sewer Fund	77.25
Refuse Fund	415,305.49
City Shop Fund	168,675.68
Payroll Clearing Account	576.00
Special Deposits Fund	16,229.83
Business Improvement Area #1	454.98
Water Fund	48,989.81
Water Treatment WQA-EPA Fund	25,305.40
Water Treatment City Fund	1,106.00
OPA Proposition A	139.04
Measure R Fund	30,042.12
STC Standards/Training/Corrections	38.04
POST	1,705.62
Home Housing Program	4,326.04
Recreation Fund	16,419.72
Asset Forfeiture-Justice	1,801.57
CDBG Fund	1,082.94
Maintenance District 93-1	2,000.50
Used Oil Recycling Block Grant	1,021.25
ELAC Instructional Serv Prog	1,665.00
Asset Forfeiture - Treasury	11,426.25
Urban Area Initiative - 2016	56,641.30
TOTAL	\$ 1,055,951.54

PASSED, APPROVED AND ADOPTED THE 17TH OF APRIL 2019.

Peter Chan, 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 17th of April 2019 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 2

Warrant Register

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ACME ELECTRIC MOTOR, INC.	0470-801-3201-39400	107.88	DEWALT TOOL KITS	19-0350	323263	
	0470-801-3201-39400	10.25	DEWALT TOOL KITS-USE TAX	19-0350	323263	
	0010-431	10.25-	DEWALT TOOL KITS-USE TAX		323263	
						107.88
	0470-801-3201-39400	342.24	DEWALT TOOL KITS	19-0350	323275	
	0010-431	29.69-	DEWALT TOOL KITS-USE TAX		323275	
						312.55
ALHAMBRA CAR WASH	0060-801-4211-38400	396.00	CAR WASH		323276	
						396.00
ALLSTAR FIRE EQUIPMENT INC.	0470-801-5002-99731	29,246.46	HASTY SEARCH KITS	19-0323	323277	
						29,246.46
ANTHEM BLUE CROSS	0010-801-5102-12330	3,688.80	04/19 MEDICAL INSURANCE		323264	
						3,688.80
AT & T	0010-801-3112-32050	89.06	PHONE SERVICE		323266	
	0022-801-4206-32050	630.15	PHONE SERVICE		323266	
	0092-801-4222-32050	117.40	PHONE SERVICE		323266	
						836.61
	0010-801-3201-32050	49.73	PHONE SERVICE		323265	
						49.73
AT&T	0010-801-1301-32050	41.44	INTERNET/PHONE SERVICE		323278	
	0010-801-1404-32050	2,271.43	INTERNET/PHONE SERVICE		323278	
	0010-801-1408-32050	1,927.12	INTERNET/PHONE SERVICE		323278	
	0010-801-1801-32050	19.08	INTERNET/PHONE SERVICE		323278	
	0010-801-3112-32050	9,172.39	INTERNET/PHONE SERVICE		323278	
	0010-801-3113-32050	19.07	INTERNET/PHONE SERVICE		323278	
	0010-801-3114-41100	41.44	INTERNET/PHONE SERVICE		323278	
	0010-801-3201-32050	2,612.37	INTERNET/PHONE SERVICE		323278	
	0010-801-4209-32050	556.72	INTERNET/PHONE SERVICE		323278	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0010-801-6001-32050	386.65	INTERNET/PHONE SERVICE		323278	
	0010-801-6502-32050	342.38	INTERNET/PHONE SERVICE		323278	
	0010-801-6517-32050	20.72	INTERNET/PHONE SERVICE		323278	
	0022-801-4206-32050	744.79	INTERNET/PHONE SERVICE		323278	
	0043-801-1404-32050	1,659.63	INTERNET/PHONE SERVICE		323278	
	0092-801-1404-32050	2,015.27	INTERNET/PHONE SERVICE		323278	
	0092-801-4222-32050	794.38	INTERNET/PHONE SERVICE		323278	
	0109-801-6511-32050	139.04	INTERNET/PHONE SERVICE		323278	
	0169-801-2201-32050	182.94	INTERNET/PHONE SERVICE		323278	
						22,946.86
JULIENNE BAUTISTA	0010-801-6505-23910	155.15	POSTER STAND		323279	
	0010-801-6505-23910	866.70	SPRING BAZAAR LUNCH		323279	
						1,021.85
CALIFORNIA ASSOCIATION OF	0065-464	576.00	LTD FIREFIGHTERS		323267	
						576.00
CHARTER COMMUNICATIONS	0010-801-3201-32050	615.94	INTERNET/CABLE SERVICE		323268	
	0010-801-4210-38400	99.98	INTERNET/CABLE SERVICE		323268	
						715.92
MICHELLE CHEN	0010-801-6505-23910	230.93	LANGLEY SENOR LUNCH		323280	
	0010-801-6505-23910	92.85	LANGLEY COFFEE SUPPLIES		323280	
	0010-801-6505-23910	30.14	LANGLEY DANCE SUPPLIES		323280	
						353.92
CORIDAN FUND 3, LP	0071-701-0071-03570	17,123.12	REFUND DEVELOPMENT IMPACT FEE		323269	
						17,123.12
CORIDAN FUND 5, LP	0071-701-0071-03570	17,123.12-	VOID CHECK		322997	
						17,123.12-
EZEQUIEL LOPEZ VELASCO	0010-801-3113-38250	2,326.88	JAIL JANITORIAL SERVICES	19-0165	323281	
						2,326.88

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
FUTURE INDUSTRIAL TECHNOLOGIES, INC	0010-801-1801-39400	3,579.33	EMPLOYEE SAFETY TRAINING		323270	3,579.33
GARVEY EQUIPMENT COMPANY	0010-801-3210-38460	1,061.06-	VOID CHECK		323184	
	0060-801-4211-23500	7.23-	VOID CHECK		323184	
	0060-801-4211-23500	17.39-	VOID CHECK		323184	1,085.68-
	0010-801-3210-38460	1,061.06	GENERATOR REPLACEMENT		323282	
	0060-801-4211-23500	7.23	FUEL TANK BUSHING		323282	1,068.29
YA QIN GENG	0010-701-0010-06160	75.48	REFUND HOME OCCUPATION INSP		323283	75.48
LOUIS GORDON	0152-801-2206-38650	1,054.71	HOME REHAB-234 W GLEASON		323271	
	0152-801-2206-38650	866.03	HOME REHAB-212 W GLEASON		323271	
	0152-801-2206-38650	2,405.30	HOME REHAB-1730 S ORANGE		323271	4,326.04
LEXIPOL LLC	0010-801-3230-39400	5,550.00	FIRE POLICY SUBSCRIPTION	19-0345	323284	5,550.00
LIEBERT CASSIDY WHITMORE	0010-801-1801-39400	129.00	GROUP TRAINING		323285	129.00
JORGE MEDINA	0092-801-4223-39300	105.00	SWRCB CERTIFICATION		323286	
	0092-801-4223-39300	60.00	SWRCB CERTIFICATION		323286	165.00
MICHAEL HUGH BRADY	0470-801-3201-31950	24,204.47	EOC TRAINING CADRE PROJECT	19-0303	323272	24,204.47
MONTEREY PARK PETTY CASH	0010-801-1703-32200	7.90	PETTY CASH-POSTAGE		323287	
	0010-801-3120-22750	46.15	PETTY CASH-SUPPLIES		323287	
	0010-801-6517-39400	70.00	PETTY CASH-TRAINING		323287	
	0010-801-1301-33100	35.84	PETTY CASH-MILEAGE		323287	

**CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0010-801-3120-39700	53.73	PETTY CASH-ACADEMY SUPPLIES		323287	213.62
PATHOMRAT NEIL KUNAWONGSE	0075-450-0075-08520	125.00	CINCO DE MAYO POSTER-TRUST		323273	125.00
	0010-801-6508-31990	425.00	CHERRY BLOSSOME POSTER (TRUST)		323288	425.00
	0075-450-0075-08610	225.00	PLAYDAYS POSTER (TRUST)		323289	225.00
PITNEY BOWES POSTAGE BY PHONE	0043-801-1408-37500	2,000.00	POSTAGE		323290	2,000.00
	0010-801-1301-32200	16.35	POSTAGE		323291	
	0010-801-1403-32200	57.00	POSTAGE		323291	
	0010-801-1406-32200	85.20	POSTAGE		323291	
	0010-801-1407-32200	6.00	POSTAGE		323291	
	0010-801-1701-32200	93.05	POSTAGE		323291	
	0010-801-1702-32200	31.35	POSTAGE		323291	
	0010-801-1703-32200	0.50	POSTAGE		323291	
	0010-801-1801-32200	2.60	POSTAGE		323291	
	0010-801-1802-32200	8.65	POSTAGE		323291	
	0010-801-1301-32200	5.50	POSTAGE		323291	
	0010-801-3102-32200	14.00	POSTAGE		323291	
	0010-801-3104-32200	1.50	POSTAGE		323291	
	0010-801-3113-32200	7.48	POSTAGE		323291	
	0010-801-3114-32200	89.15	POSTAGE		323291	
	0010-801-3201-32200	2.35	POSTAGE		323291	
	0010-801-3205-32200	45.95	POSTAGE		323291	
	0010-801-3210-32200	1.30	POSTAGE		323291	
	0010-801-3220-32200	3.80	POSTAGE		323291	
	0010-801-6001-32200	19.00	POSTAGE		323291	

**CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0043-801-4212-32200	26.20	POSTAGE		323291	
	0075-450-0075-09230	88.20	POSTAGE (TRUST)		323291	
	0077-801-1111-31950	277.55	POSTAGE		323291	
	0092-801-4221-32200	24.80	POSTAGE		323291	907.48
QI HANG EXPRESS INC	0010-701-0010-06160	75.48-	VOID CHECK		322707	75.48-
OSCAR VERDUZCO	0349-801-3201-39400	240.00	FIRE INSPECTOR 1A CLASS		323292	240.00
VERIZON WIRELESS	0022-801-4206-32050	199.83	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-4209-32050	13.98	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-4212-32050	309.60	WIRELESS VOICE & DATA SERVICE		323274	
	0092-801-4221-32050	14.99	WIRELESS VOICE & DATA SERVICE		323274	
	0092-801-4222-32050	0.38	WIRELESS VOICE & DATA SERVICE		323274	
	0092-801-4223-32050	70.45	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-6502-32050	0.19	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-6517-32050	56.69	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-1201-38400	38.01	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-1701-32050	38.26	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-1702-32050	157.65	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-1703-32050	45.08	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-1704-32050	42.86	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-3205-32050	28.47	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-3210-32050	177.55	WIRELESS VOICE & DATA SERVICE		323274	
	0010-801-3220-32050	234.56	WIRELESS VOICE & DATA SERVICE		323274	1,428.55
	0092-801-4222-32050	152.04	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-1408-32050	0.19	WIRELESS VOICE & DATA SERVICE		323293	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VERIZON WIRELESS	0010-801-1701-32050	38.01	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-1702-32050	10.65	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-1703-32050	38.01	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-3112-32050	137.71	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-4202-32050	111.56	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-4209-32050	148.51	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-4210-32050	11.60	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-4212-32050	94.32	WIRELESS VOICE & DATA SERVICE		323293	
	0010-801-6517-32050	14.26	WIRELESS VOICE & DATA SERVICE		323293	
	0092-801-4221-32050	25.37	WIRELESS VOICE & DATA SERVICE		323293	
	0092-801-4222-32050	0.19	WIRELESS VOICE & DATA SERVICE		323293	
						820.43
TOTAL FOR PREPAID WARRANTS						106,900.99
PRINTED		106,900.99				

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AAA ELECTRICAL SUPPLY, INC.	0010-801-4210-23400	1,033.06	DIGITAL METER, LINE SPLITTER		388 **	1,033.06
AIKO INSTITUTE	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323294	100.00
AIRGAS	0092-801-4222-23700	243.89	ELECT STCKS, GLV DRVERS, DC FLPS		323295	243.89
ALCO TARGET CO.,	0010-801-3103-22720	90.06	CUSTOM TARGETS		323296	90.06
ALFONSO VELAZQUEZ	0075-450-0075-09010	1,876.28	CHERRY BLOSSOM T-SHIRTS(TRUST)		323297	1,876.28
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22320	1,544.63	RUBBER BUNKER BOOTS-RESERVES		389 **	2,176.64
	0010-801-3230-39460	572.73	HELMETS, SHIELDS		389 **	
	0010-801-3210-22300	59.28	LEATHER SHIELD		389 **	
CHRISTINE ALU-QUEZADA	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		323298	125.00
AMERICAN DYNAMIC SERVICES, INC.	0010-801-3230-22750	89.97	SECURITY ALARM SERVICE		390 **	194.97
	0010-801-3230-22750	105.00	SECURITY ALARM SERVICE		390 **	
ARAMARK UNIFORM & CAREER APPAREL GF	0060-801-4211-22300	172.83	UNIFORM CLEANING		391 **	172.83
ARC IMAGING RESOURCE - CALIFORNIA	0092-801-4222-38400	203.59	ENGINEERING PRINTER RENTAL	19-0289	323299	203.59
ARMORCAST PRODUCTS CO.	0092-801-4223-23350	2,483.25	RPM BOXES, RPM COVERS		323300	2,483.25
ARROW INTERNATIONAL	0010-801-3220-24200	602.25	NEEDLES		323301	602.25
ATHENS SERVICES	0043-801-4208-41200	403,065.03	REFUSE COLLECTION SERVICES		323302	

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						403,065.03
AUTOZONE PARTS, INC.	0060-801-4211-22250	43.78	LUBRICANTS		323303	43.78
TYLER AYALA	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323304	195.00
	0010-801-1801-39400	419.00	TUITION REIMBURSEMENT		323305	419.00
B W GRAPHICS	0092-801-4222-21250	580.35	SHUT OFF TAGS		323306	
	0060-250-8701-21250	1,781.12	EMPLOYEE ABSENCE FORMS		323306	
	0010-801-1406-39250	1,222.73	CASH REGISTER RECEIPTS		323306	
	0092-801-1406-39250	400.00	CASH REGISTER RECEIPTS		323306	
	0010-801-1408-39250	180.94	CASH REGISTER RECEIPTS		323306	4,165.14
VINCENT BALTIERRA III	0010-801-1801-39400	277.85	TUITION REIMBURSEMENT		323307	277.85
BARTECH	0010-701-0010-02500	254.59	REFUND BUILDING PERMIT		323308	254.59
KATALINA BELTRAN	0159-801-6507-31930	3,564.94	INSTRUCTOR-RECREATION CLASS		392 **	3,564.94
ROBERT BLAKE	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323309	195.00
BOB BARKER CO., INC.	0010-801-3113-22600	283.98	JAIL SUPPLIES		323310	
	0010-801-3113-22600	192.24	JAIL SUPPLIES		323310	
	0010-801-3113-22600	108.32	JAIL SUPPLIES		323310	584.54
BRIGHT LIGHT M, INC	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323311	100.00
CAAD LLC	0010-801-1406-32200	156.16	LIFELINE,UUT RENEWAL MAILING		393 **	

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CITY OF MONTEREY PARK
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						156.16
CURTIS CACCIATORI	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323312	195.00
CALOX, INC	0010-801-3220-24200	8.50	CYLINDER OXYGEN		394 **	
	0010-801-3220-24200	8.50	CYLINDER OXYGEN		394 **	
	0010-801-3220-24200	29.75	CYLINDER OXYGEN		394 **	
	0010-801-3220-24200	21.25	CYLINDER OXYGEN		394 **	68.00
CANON FINANCIAL SERVICES, INC.	0092-801-4220-37500	801.81	COPIER MACHINE RENTAL		395 **	801.81
JOSEPH CARTER	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323313	195.00
GABRIEL CERVANTES	0075-450-0075-09083	50.00	3 CAUSES 1 WALK LOGO (TRUST)		323314	50.00
PETER CHAN	0010-801-1101-11100	80.00	MAYOR'S EXPENSES		323315	
	0043-801-1101-11100	60.00	MAYOR'S EXPENSES		323315	
	0092-801-1101-11100	60.00	MAYOR'S EXPENSES		323315	200.00
PHYLLIS CHANG	0075-450-0075-09010	350.00	CHERRY BLOSSOM PERFORMER-TRUST		323316	350.00
CHANNING BETE COMPANY INC	0010-801-3230-39460	363.52	FIRE CPR CERT SUPPLIES		323317	363.52
CHRIS THOMPSON	0010-801-3230-39400	289.48	REIMBURSE DISASTER MITIGATION		323318	289.48
CITATION MANAGEMENT	0010-701-0010-03630	4,693.29	PARKING CITATIONS SERVICE		323319	
	0010-701-0010-03630	4,965.88	PARKING CITATIONS SERVICE		323319	9,659.17
CITY LASER SERVICE INC.	0010-801-1403-38400	120.00	PRINTER REPAIR		396 **	

** Indicates an ACH-Payment transaction

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						120.00
DANIEL CLINE	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323320	195.00
STEVEN CODAY	0010-801-3104-22310	53.25	UNIFORM REIMBURSEMENT		323321	
	0010-801-3103-22310	362.50	UNIFORM REIMBURSEMENT		323321	
	0010-801-3102-22310	181.25	UNIFORM REIMBURSEMENT		323321	597.00
CODE RED FIRE INC.	0010-801-3210-38400	288.69	EXTINGUISHERS SERVICES		323322	
	0010-801-3210-38400	143.92	EXTINGUISHERS SERVICES		323322	
	0010-801-3210-38400	296.24	EXTINGUISHERS SERVICES		323322	728.85
COMPLETE LANDSCAPE CARE, INC.	0010-850-6516-31190	825.00	MONTHLY MAINTENANCE	18-0304	397 **	
	0010-850-6516-31190	339.00	MONTHLY MAINTENANCE	18-0304	397 **	
	0010-801-6516-31190	486.00	MONTHLY MAINTENANCE		397 **	
	0022-801-4202-31950	1,728.00	WEED ABATEMENT		397 **	
	0022-801-4202-31950	2,492.00	WEED ABATEMENT		397 **	5,870.00
COMPUTER SERVICE COMPANY	0010-801-4206-38400	3,200.00	TRAFFIC SIGNAL MAINTENANCE	19-0103	323323	3,200.00
COUNTY OF LOS ANGELES	0010-801-3111-31950	847.69	ANIMAL CONTROL SERVICE	19-0032	323324	847.69
COUNTY OF ORANGE - SHERIFF CORONER	0136-801-3101-33250	340.00	POST TRAINING		323325	340.00
CRANE PRODUCTIONS	0075-450-0075-09010	700.00	CHERRY BLOSSOM PERFORMER-TRUST		323326	700.00
CSMFO	0092-801-4220-39400	40.00	SGV CHAPTER MEETING		323327	40.00
CSULB FOUNDATION -	0136-801-3101-33250	666.00	POST TRAINING		323328	

** Indicates an ACH-Payment transaction

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						666.00
D-PREP, LLC	0136-801-3101-33250	223.00	POST TRAINING		323329	223.00
TENRIKYO YOKI DAIKO	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323330	100.00
DAILY JOURNAL CORPORATION	0010-850-1301-31750	869.76	LEGAL NOTICE	19-0316	398 **	
	0010-850-1301-31750	217.65	LEGAL NOTICE	19-0316	398 **	
	0010-850-1301-31750	165.00	LEGAL NOTICE	19-0316	398 **	
	0010-850-1301-31750	217.65	LEGAL NOTICE	19-0316	398 **	
	0010-850-1301-31750	175.00	LEGAL NOTICE	19-0316	398 **	
	0010-850-1301-31750	933.16	LEGAL NOTICE	19-0316	398 **	
	0092-801-1301-34050	45.87	LEGAL NOTICE	19-0073	398 **	
	0092-801-1301-34050	45.87	LEGAL NOTICE	19-0073	398 **	
	0043-801-1301-34050	68.81	LEGAL NOTICE	19-0073	398 **	
	0010-801-1301-34050	30.58	LEGAL NOTICE	19-0073	398 **	
	0010-801-1301-34050	38.23	LEGAL NOTICE	19-0073	398 **	
						2,807.58
DANIEL SCOTT BUEHLER	0010-801-3104-31950	900.00	BACKGROUND INVESTIGATION	19-0319	323331	
	0010-801-3104-31950	600.00	BACKGROUND INVESTIGATION	19-0319	323331	
						1,500.00
DAY WIRELESS SYSTEMS	0060-801-3210-38400	1,854.22	RADIO MOUNTING BRACKETS	19-0244	323332	1,854.22
DELL MARKETING LP	0010-801-1403-22750	75.33	KEYBOARD, MOUSE		399 **	75.33
DEPT OF SOCIAL SERVICES	0010-801-6506-22750	484.00	DAY CARE LICENSING FEE		323333	484.00
VAY DIEP	0159-701-0159-07040	100.00	REFUND RECREATION CLASS		323334	100.00

** Indicates an ACH-Payment transaction

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DUAL CORE LLC	0010-801-3101-22750	164.74	RIBBON		323335	164.74
GEORGE DUONG	0159-801-6507-31930	72.03	INSTRUCTOR-RECREATION CLASS		323336	72.03
ECONOMY RENTALS INC.	0010-801-4210-23700	540.00	SCISSOR LIFT RENTAL		323337	810.00
	0010-801-4210-23700	270.00	SCISSOR LIFT RENTAL		323337	
EDUARDO STARY	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323338	195.00
EMPIRE CLEANING SUPPLY	0010-801-6517-22150	492.26	JANITORIAL SUPPLIES-PARKS	19-0093	323339	590.11
	0010-801-3113-22600	97.85	JANITORIAL SUPPLIES-JAIL		323339	
ENTERPRISE FM TRUST	0060-801-4211-37800	6,058.78	POLICE LEASED VEHICLES	19-0008	400 **	6,058.78
ERIC JASON ARROYO	0010-801-3210-31900	2,000.00	BACKGROUND INVESTIGATIONS	19-0234	401 **	2,800.00
	0010-801-3210-31900	800.00	BACKGROUND INVESTIGATIONS	19-0234	401 **	
GABRIEL ESCARSEGA	0136-801-3101-33250	36.00	POST TRAINING		323340	36.00
EUROFINS EATON ANALYTICAL, INC.	0093-801-4231-23300	235.00	WATER ANALYSIS	19-0185	323341	18,650.00
	0093-801-4226-23300	3,090.00	WATER ANALYSIS	19-0185	323341	
	0092-801-4222-31950	50.00	WATER ANALYSIS	19-0185	323341	
	0092-801-4222-31950	2,830.00	WATER ANALYSIS	19-0185	323341	
	0093-801-4227-23300	1,660.00	WATER ANALYSIS	19-0185	323341	
	0093-801-4229-23300	4,695.00	WATER ANALYSIS	19-0185	323341	
	0092-801-4222-31950	2,035.00	WATER ANALYSIS	19-0185	323341	
	0093-801-4230-23300	4,055.00	WATER ANALYSIS	19-0185	323341	

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GUADALUPE MARIE FARIAS	0159-801-6507-31930	107.70	INSTRUCTOR-RECREATION CLASS		323342	107.70
ROSA FELIX	0159-701-0159-07030	118.00	REFUND RECREATION CLASS		323343	118.00
FENSCO SERVICES INC	0176-801-6516-38500	1,280.00	FENCE REPAIR/INSTALLATION		323344	2,147.00
	0010-801-6517-38100	389.00	FENCE REPAIR/INSTALLATION		323344	
	0010-801-6517-38100	478.00	FENCE REPAIR/INSTALLATION		323344	
FOOTHILL COMMUNICATIONS, LLC	0362-801-3103-22750	2,463.75	POLICE ENCRYPTION UPGRADE		323345	2,463.75
GONZALO GABRIEL	0075-450-0075-08360	2,500.00	EE COMPUTER PROGRAM (TRUST)		323346	2,500.00
GALLS, LLC	0010-801-3210-22300	563.42	UNIFORMS-KELLEY, SANTANA		402 **	2,496.59
	0010-801-3210-22300	830.13	UNIFORMS-MONZON, STARK, BAILEY		402 **	
	0010-801-3210-22310	102.80	UNIFORMS-N LIMA		402 **	
	0010-801-3210-22310	6.79	UNIFORMS-F PADILLA		402 **	
	0010-801-3210-22310	121.55	UNIFORMS-R BLAKE-CREDIT		402 **	
	0010-801-3210-22310	130.53	UNIFORMS-J CHANG		402 **	
	0010-801-3210-22310	69.75	UNIFORMS-D GARCIA		402 **	
	0010-801-3210-22310	222.02	UNIFORMS-C GOMEZ		402 **	
	0010-801-3210-22310	34.89	UNIFORMS-B GOMORY		402 **	
	0010-801-3210-22310	125.44	UNIFORMS-B GOMORY		402 **	
	0010-801-3210-22310	281.25	UNIFORMS-B GOMORY		402 **	
	0010-801-3210-22310	133.04	UNIFORMS-M HALLOCK		402 **	
	0010-801-3210-22310	118.08	UNIFORMS-C HENRICH		402 **	
DOMINIC GARCIA	0075-450-0075-08360	2,419.98	EE COMPUTER PROGRAM (TRUST)		323347	2,419.98

** Indicates an ACH-Payment transaction

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GARVEY EQUIPMENT COMPANY	0010-801-6517-23050	1,361.13	BACKPACK BLOWER,HAND BLOWER	19-0288	403 **	1,427.89
	0010-801-6517-23050	66.76	AUTO CUT ASSY,NO SPILL CAN	19-0288	403 **	
GILBARCO INC.	0060-801-4211-31950	1,238.15	CNG STATION MAINTENANCE		323348	1,238.15
JONATHAN GIN	0349-801-3201-39400	1,425.00	REIMBURSE TRUCK ACADEMY		323349	1,425.00
	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323350	195.00
DAVID GOETZ	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323351	195.00
GOLD LAKE RESTAURANT	0010-701-0010-06850	239.23	REFUND INDUSTRIAL WASTE FEE		323352	239.23
GOLD-IN INTERNATIONAL CORP.	0010-701-0010-06850	239.23	REFUND INDUSTRIAL WASTE FEE		323353	239.23
GRICELDA GOMEZ	0010-801-3210-39050	15.69	UNIFORM CLEANING		323354	44.01
	0010-801-3210-39050	18.88	UNIFORM CLEANING		323354	
	0010-801-3210-39050	9.44	UNIFORM CLEANING		323354	
BEN GOMORY	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323355	195.00
GOVCONNECTION INC.	0010-801-3115-38400	779.54	DVD FOR EVIDENCE		323356	876.18
	0010-801-1403-22750	96.64	HARD DRIVE		323356	
GRAINGER	0110-801-4202-23600	2,245.96	CLEANING SOLVENT	19-0184	323357	
	0092-801-4222-23400	288.32	PRINTER KIT,LABELS		323357	
	0010-801-4210-38100	711.68	HYDRAULIC DOOR CLOSER		323357	
	0022-801-4202-22400	367.82	RESPIRATORS,SAFETY GLASSES		323357	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						3,613.78
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	127.89	TIRES	19-0020	323358	127.89
GRP 2 UNIFORMS INC	0010-801-3103-22310	550.41	UNIFORMS-M SCHMIDT		404 **	550.41
SAMUEL JIE GUO	0159-801-6507-31930	6,343.17	INSTRUCTOR-RECREATION CLASS		323359	6,343.17
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	94.30	BREAK PADS	19-0155	323360	94.30
H20 RESTORATION INC.	0010-801-4210-38100	2,500.00	WATER DAMAGE CLEAN UP		323361	2,500.00
HAAKER EQUIPMENT COMPANY	0092-801-4223-38400	1,116.90	RIPSAWS		405 **	1,116.90
MATTHEW HALLOCK	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323362	195.00
BING HAN	0010-801-3103-22310	70.04	UNIFORM REIMBURSEMENT		323363	
	0010-801-3103-22310	32.83	UNIFORM REIMBURSEMENT		323363	102.87
	0160-801-3101-39400	57.54	POLICE TRAINING		323364	57.54
HAROLD'S KEY SHOP, INC.	0010-801-6502-23050	175.20	KEY/LOCK SERVICES		406 **	
	0010-801-4210-23700	15.95	KEY/LOCK SERVICES		406 **	191.15
HARRINGTON INDUSTRIAL PLASTICS LLC	0093-801-4227-23300	893.61	CPVC PIPE, ELBOWS		407 **	
	0093-801-4227-23300	43.98	ADAPTER MPT		407 **	
	0093-801-4227-23300	231.72	ADAPTER, CLAMP PIPES, COUPLING		407 **	
	0093-801-4227-23300	321.40	ELBOW, CPVC		407 **	1,490.71

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HAWK LABELING SYSTEMS	0010-801-3230-21350	75.50	FIRE LABEL SUPPLIES		323365	75.50
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	902.00	PRE-EMPLOYMENT PHYSICALS		323366	902.00
HOME DEPOT CREDIT SERVICES	0010-801-6517-22100	127.93	SHEDLESS KNIT,PRO FRAME	19-0096	323367	
	0010-801-6517-22100	87.62	DREWDRIVER,MAXFIT SET	19-0096	323367	
	0010-801-6517-22100	175.30	LINE POSTS,POST CAP	19-0096	323367	
	0010-801-6517-22100	14.96	LUMBER	19-0096	323367	
	0010-801-6517-22100	208.05	PORT AIR COMPRESSOR	19-0096	323367	
	0010-801-6517-22100	122.14	COUPLER,PLUBS,PISTOL GRIP	19-0096	323367	
	0010-801-3210-24100	6.29	CAM LOCKS		323367	
	0010-801-3210-38400	30.61	POWER MAX BROOM,AIR KIT		323367	
	0010-801-3210-22750	102.74	TIRE INFLATER,ICE MAKER KIT		323367	
	0042-801-4204-23700	77.25	MAXFIT SET W/HOLDER		323367	
	0010-801-4210-38100	39.66	SEAT BOLTS,SEAT HINGES		323367	
	0010-801-4210-38100	73.95-	SLIP JOINT,END CAP-CREDIT		323367	
	0010-801-4210-38100	2.17-	END CAP-CREDIT		323367	
	0010-801-4210-38100	340.21	DOWNSPOUT,ELBOW,SPONGE		323367	
	0092-801-4222-24100	1,311.81	10 DRAW GARAGE WORKCE		323367	
	0092-801-4222-23700	158.61	BOARD ORGANIZER KIT		323367	
	0092-801-4222-23700	149.80	MOVING BLANKET,RATCHET TIEDOWN		323367	
	0110-801-4202-23600	14.86	PVC CEMENT,PVC PIPES		323367	
	0110-801-4202-23600	36.45	BITS,HEX BOLTS,LOCK,WASHER		323367	
	0110-801-4202-23600	14.48	ABS PIPE,FLEX COUPLING		323367	
	0022-801-4206-24100	366.46	RAKE,SHOVELS,WRENCH SET		323367	
	0010-801-4202-23950	667.05	DROP CLOTH,WIRE FRAME,PAINTS		323367	3,976.16
YUPO BOB HUNG	0010-801-3120-39250	158.78	UNIFORM REIMBURSEMENT		323368	158.78

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SUSAN K. IMOTO	0075-450-0075-09010	200.00	CHERRY BLOSSOM PERFORMER-TRUST		323369	200.00
INDUSTRY SHERIFF'S KENDO DOJO	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323370	100.00
INTERWEST CONSULTING GROUP, INC	0010-801-1703-31950	5,652.50	PLAN CHECK SERVICES	19-0010	408 **	6,103.75
	0010-801-1703-31950	451.25	PLAN CHECK SERVICES	19-0010	408 **	
SHELLY MARIE ISHIDA	0159-801-6507-31930	577.82	INSTRUCTOR-RECREATION CLASS		323371	577.82
J L GROUP LLC	0010-801-1801-31953	258.88	ADMINISTRATIVE INVESTIGATION		323372	13,017.70
	0092-801-1801-31953	12,758.82	ADMINISTRATIVE INVESTIGATION		323372	
JAMES P. RODINO	0010-801-3104-31950	1,061.40	BACKGROUND INVESTIGATIONS	19-0030	323373	1,061.40
JC FOODSERVICE, INC.	0010-801-3210-24300	12.05	THERMOMETER		409 **	12.05
JCL TRAFFIC SERVICES	0022-801-4206-23800	21.95	AVERY OVERLAY	19-0058	410 **	21.95
JHM SUPPLY INC	0010-801-6517-23300	158.68	ELEC VALVE,WIRE CUTTER	19-0094	411 **	349.60
	0176-801-6516-23300	34.73	ELEC VALVE,WIRE CUTTER	19-0094	411 **	
	0176-801-6516-23300	9.02	IRRIGATION BOX	19-0094	411 **	
	0176-801-6516-23300	32.15	IRRIGATION BOX		411 **	
	0176-801-6516-38500	115.02	DIAPHRAGM,ELEC VALVE		411 **	
GUSTAVO JIMENEZ JR	0136-801-3101-33250	101.62	POST TRAINING		412 **	101.62
JOHN L. HUNTER & ASSOC.,INC.	0043-801-4203-31950	1,728.39	NPDES SERVICES	19-0174	413 **	
	0043-801-4208-39740	237.50	EARTH DAY FLYER		413 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JOHN L. HUNTER & ASSOC., INC.	0184-801-4208-31950	1,021.25	USED OIL PROGRAM	19-0174	413 **	2,987.14
JSE EMERGENCY MEDICAL GROUP, INC	0010-801-3220-31950	1,000.00	MEDICAL DIRECTOR SERVICES	19-0105	323374	1,000.00
JSJ TANG, INC.	0010-701-0010-06850	245.50	REFUND INDUSTRIAL WASTE FEE		323375	245.50
JUDITH NOBUKO KAMINISHI	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323376	100.00
RICHARD KAGEYAMA	0159-801-6507-31930	226.69	INSTRUCTOR-RECREATION CLASS		323377	226.69
KAZUYUKI KITAJIMA	0075-450-0075-09010	400.00	CHERRY BLOSSOM PERFORMER-TRUST		323378	400.00
KNIGHT COMMUNICATIONS INC	0010-801-3115-31700	1,537.50	IT MANAGEMENT SERVICE	19-0129	323379	
	0362-801-3115-31700	8,962.50	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-1301-38400	527.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-1404-38400	492.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0043-801-1404-38400	581.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0092-801-1404-38400	758.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-1701-38400	400.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-1702-38400	400.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-1703-38400	400.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-1801-38400	778.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-3115-38400	1,726.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-3201-38400	952.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0022-801-4202-38400	556.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0092-801-4210-38400	208.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0060-801-4211-38400	1,238.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0043-801-4212-38400	417.00	IT MANAGEMENT SERVICE	19-0129	323379	

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KNIGHT COMMUNICATIONS INC	0092-801-4220-38400	1,417.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-6001-38400	1,083.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0010-801-6502-38400	797.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0093-801-4226-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0093-801-4227-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0093-801-4229-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0093-801-4230-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0093-801-4231-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0094-801-4226-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0094-801-4227-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0094-801-4229-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0094-801-4230-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
	0094-801-4231-38400	167.00	IT MANAGEMENT SERVICE	19-0129	323379	
						24,900.00
KNOWLES-MCNIFF	0010-801-1404-31700	5,006.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0010-801-3115-31700	599.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0010-801-3220-31700	209.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0010-801-6001-31700	803.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0043-801-1404-31700	1,571.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0092-801-1404-31700	1,964.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0092-801-4221-31700	989.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0093-801-4226-31700	204.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0093-801-4227-31700	241.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0093-801-4229-31700	193.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0093-801-4230-31700	204.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0093-801-4231-31700	246.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0094-801-4226-31700	42.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0094-801-4227-31700	52.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0094-801-4229-31700	40.00	FINANCE SOFTWARE MAINTENANCE		414 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
KNOWLES-MCNIFF	0094-801-4230-31700	42.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0094-801-4231-31700	53.00	FINANCE SOFTWARE MAINTENANCE		414 **	
	0094-801-4232-31700	42.00	FINANCE SOFTWARE MAINTENANCE		414 **	12,500.00
L & M FOOTWEAR INC	0010-801-4212-22300	198.95	SAFETY BOOTS-J LIEU		415 **	198.95
L.A.U.S.D. PERSONNEL	0010-801-1801-39400	90.00	BILINGUAL TESTING SERVICES		323380	90.00
LABELLE-MARVIN INC	0110-801-5003-91943	24,760.00	PAVEMENT EVALUATION	19-0357	323381	24,760.00
LEAGUE OF CALIFORNIA CITIES	0010-801-1110-39300	11,429.25	MEMBERSHIP		323382	
	0043-801-1110-39300	3,570.75	MEMBERSHIP		323382	
	0092-801-1110-39300	4,662.00	MEMBERSHIP		323382	19,662.00
JAMES LEGA	0010-801-1801-39400	419.00	TUITION REIMBURSEMENT		323383	419.00
LEHR AUTO ELECTRIC (CA CORP) STOMME	0160-850-5004-99323	485.70	MDC INSTALLATION-UNIT 019	17-0342	416 **	
	0160-850-5004-99323	485.70	MDC INSTALLATION-UNIT 961	17-0342	416 **	
	0160-850-5004-99323	772.63	MDC INSTALLATION-UNIT 147	17-0342	416 **	1,744.03
LIEBERT CASSIDY WHITMORE	0010-801-1801-31953	6,912.00	JR GRIEVANCE APPEAL		323384	
	0010-801-1601-31600	1,410.00	GENERAL SERVICES		323384	
	0010-801-1601-31600	2,690.00	FLSA PAY AUDIT		323384	
	0010-801-1601-31600	610.00	SEIU 721		323384	
	0010-801-1601-31600	385.00	POA MOU REVIEW		323384	12,007.00
LIFE-ASSIST INC	0010-801-3220-24200	38.00	FIRE MEDICAL SUPPLIES	19-0039	323385	
	0010-801-3220-24200	124.93	FIRE MEDICAL SUPPLIES	19-0039	323385	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LIFE-ASSIST INC	0010-801-3220-24200	1,196.37	FIRE MEDICAL SUPPLIES	19-0039	323385	
	0010-801-3220-22350	182.55	FIRE MEDICAL SUPPLIES	19-0039	323385	
	0010-801-3220-22350	72.00	FIRE MEDICAL SUPPLIES	19-0039	323385	
	0010-801-3220-22350	701.80	FIRE MEDICAL SUPPLIES	19-0039	323385	2,315.65
LINCOLN EQUIPMENT INC.	0010-801-6503-23050	710.71	POOL CHEMICALS	19-0049	323386	
	0010-801-6503-23050	145.36	POOL CHEMICALS	19-0049	323386	
	0010-801-6503-23050	625.52	POOL CHEMICALS	19-0049	323386	
	0010-801-6503-23050	106.60	POOL CHEMICALS	19-0049	323386	
	0010-801-6503-23050	229.95	POOL CHEMICALS	19-0049	323386	
	0010-801-6503-23050	347.11	POOL CHEMICALS	19-0049	323386	
	0010-801-6503-23050	663.84	POOL CHEMICALS	19-0049	323386	
	0010-801-6503-23050	193.81	POOL CHEMICALS	19-0049	323386	3,022.90
LOOMIS ARMORED US, INC.	0010-801-1403-31950	282.09	ARMORED CARRIER SERVICE		323387	
	0092-801-4223-31950	282.10	ARMORED CARRIER SERVICE		323387	
	0010-801-1403-31950	282.09	ARMORED CARRIER SERVICE		323387	
	0092-801-4223-31950	282.10	ARMORED CARRIER SERVICE		323387	1,128.38
LOS ANGELES COUNTY SHERIFF'S DEPART	0010-801-3113-22600	634.90	INMATE MEALS SERVICES	19-0037	323388	634.90
ADAM MALOUF	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323389	195.00
MARILYNN HARA	0022-801-4206-39400	300.00	PW DAY PROMOTION ITEMS		323390	
	0043-801-4208-22750	320.18	PW DAY PROMOTION ITEMS		323390	620.18
MARIO REYES CONSTRUCTION	0010-801-5004-91737	7,357.00	SERVICE CLUB MOLD RESTORATION		323391	7,357.00

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MARK A. TANG	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TURST		323392	100.00
MARK KEPPEL H.S. AZTEC BAND	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		323393	125.00
DAVID MARQUARDT	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323394	195.00
TETSUYA MATSUMOTO	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323395	100.00
MCMASTER-CARR SUPPLY CO.	0092-801-4222-23700	90.28	HOOK,ROUTING RING		417 **	1,005.04
	0092-801-4222-23700	46.68	PVP PIPE FITTINGS		417 **	
	0092-801-4222-23700	772.72	HOOK,PRESSURE GAUGE,TOWELS		417 **	
	0092-801-4222-23700	95.36	DISPOSABLE COVERALLS		417 **	
MILES CHEMICAL COMPANY INC	0093-801-4227-23300	7,495.17	HYDROCHLORIC ACID	19-0123	418 **	7,495.17
MARGARET MKRTICHIAN	0010-801-3114-22310	166.41	UNIFORM REIMBURSEMENT		323396	166.41
LEILANI MORALES	0159-701-0159-07040	120.00	REFUND RECREATION CLASS		323397	279.00
	0159-701-0159-07040	159.00	REFUND RECREATION CLASS		323397	
CAROLYN K MORINISHI	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		323398	125.00
MP HONEY PIG INC	0010-701-0010-02010	1,001.25	REFUND BUSINESS LICENSE		323399	1,001.25
RICKY MUNDER	0136-801-3101-33250	90.00	POST TRAINING		323400	90.00
WAYNE KUNIO NAGAO	0075-450-0075-09010	700.00	CHERRY BLOSSOM PERFORMER-TRUST		323401	700.00

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NATIONAL TELEPHONE MESSAGE CORP.	0010-801-3120-39700	1,785.09	POLICE PROMOTIONAL ITEMS		323402	1,785.09
NETWORK INNOVATIONS US INC.	0010-801-3230-32050	31.02	EOC SATELLITE PHONE SERVICE		323403	31.02
NEW CENTURY MOTORSPORTS LLC	0060-801-4211-38400	781.75	REAR TIRE-UNIT 141		323404	781.75
YVETTE NII	0075-450-0075-09010	300.00	CHERRY BLOSSOM PERFORMER-TRUST		323405	300.00
NORTH STAR GRAPHICS (DBA)	0010-801-3103-38400	357.50	VEHICLE GRAPHICS-UNIT 151		323406	896.50
	0010-801-3103-38400	539.00	VEHICLE GRAPHICS-UNIT 147		323406	
OFFICE DEPOT INC.	0176-801-6516-24100	170.29	CHAIR		323407	
	0176-801-6516-24100	21.89	DESK ORGANIZER		323407	
	0176-801-6516-24100	130.94	UPRIGHT FILES		323407	
	0176-801-6516-24100	16.11	MOUSE PAD		323407	
	0176-801-6516-21350	77.86	DIVIDERS,LIP BOARDS,WRIST REST	19-0089	323407	
	0010-801-6517-21350	168.26	DIVIDERS,LIP BOARDS,WRIST REST	19-0089	323407	
	0176-801-6516-24100	64.49	DIVIDERS,LIP BOARDS,WRIST REST		323407	
	0092-801-4221-24100	459.89	CHAIR		323407	
	0092-801-4220-22750	747.73	MONITOR RISER,PAPER,MOUSEPADS		323407	
	0010-801-3102-22750	149.77	CHAIRMAT		323407	
	0010-801-3103-22750	440.45	USB DRIVE,CD WRITER		323407	
	0010-801-3104-38400	75.45	USB DRIVE		323407	
	0010-801-3114-21350	173.90	BINDER,INDEX MARKER		323407	
	0010-801-3114-21350	102.36	RING BINDER		323407	
	0010-801-3114-21350	60.85	STAMP,METAL SIGN		323407	
	0010-801-3114-21350	145.07-	RING BINDER-CREDIT		323407	
	0010-801-3205-21250	61.30	POST CARD,MARKER,TAPE	19-0090	323407	
	0010-801-3205-21350	19.84	POST CARD,MARKER,TAPE	19-0090	323407	

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OFFICE DEPOT INC.	0010-801-3205-21350	9.81	PEN, FOLDERS	19-0090	323407	
	0010-801-3205-21350	129.34	HOLE PUNCHER	19-0090	323407	
	0010-801-3210-22750	245.26	BATTERIES FOR BA MASKS		323407	
	0010-801-3201-21250	43.86	PAPER	19-0090	323407	
	0010-801-3201-21300	12.09	TAPE, PAPER	19-0090	323407	
	0010-801-3210-21350	130.66	TONER CARTRIDGES	19-0090	323407	
	0010-801-1703-22750	434.21	TONER CARTRIDGES		323407	
	0010-801-1703-22750	82.47	PAPER		323407	
	0010-801-1701-21250	20.83	PAPER		323407	
						3,904.84
OFFICE SOLUTIONS BUSINESS PRODUCTS	0010-801-1403-22750	714.08	TONER, PAPER, STORAGE, TAPE		419 **	
	0010-801-4212-21250	151.68	PAPER		419 **	
	0010-801-1301-21300	84.91	PAPER		419 **	
	0010-801-1704-21250	46.03	FOLDER, ENVELOPE		419 **	
						996.70
OHANA POLYNESIAN DANCERS	0075-450-0075-09010	125.00	CHERRY BLOSSOM PERFORMER-TRUST		323408	
						125.00
JEREMY ORATE	0136-801-3101-33250	54.00	POST TRAINING		323409	
						54.00
HELEN H. OTA	0075-450-0075-09010	200.00	CHERRY BLOSSOM PERFORMER-TRUST		323410	
						200.00
DANIEL PARK	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323411	
						195.00
PARKHOUSE TIRE SERVICES, INC.	0060-801-4211-23500	2,644.14	TIRES	19-0339	420 **	
						2,644.14
PERFORMANCE ELEVATOR CONTRACTORS IN	0010-801-4210-38400	1,100.00	ELEVATOR MAINTENANCE		421 **	
	0010-801-4210-38400	1,100.00	ELEVATOR MAINTENANCE		421 **	
						2,200.00

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SUSAN PERRY	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323412	100.00
PHILIP REYES	0075-450-0075-09010	1,500.00	CHERRY BLOSSOM PERFORMER-TRUST		323413	1,500.00
POPROCK ACADEMY INC.	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323414	100.00
PRIORITY LANDSCAPE SERVICES	0010-801-6516-31190	1,925.00	LANDSCAPE SERVICES		422 **	1,925.00
PROGRESS PRINTERS	0010-801-1701-21250	184.78	ENVELOPES		323415	184.78
PUBLIC WORKS SAFETY SUPPLIES	0010-801-6517-23300	1,513.36	GLOVES		323416	1,513.36
PUI SHEUNG YUK	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		423 **	100.00
PVP COMMUNICATIONS INC	0010-801-3115-38400	627.43	MOTOR HELMET REPAIR		424 **	627.43
R. M. BODY SHOP	0060-801-4211-38450	719.36	REPAIR-UNIT 130		323417	4,266.28
	0060-801-4211-38450	3,546.92	REPAIR-UNIT 955		323417	
R.C.A. INVESTMENTS, INC.	0060-801-4211-38400	594.07	TIRE-UNIT 146	19-0239	425 **	594.07
RCF BUILDING MATERIALS	0176-801-6516-23300	48.00	LARGE TILLER		323418	48.00
REY C POZON II	0075-450-0075-09010	150.00	CHERRY BLOSSOM PERFORMER-TURST		323419	150.00
MANUEL REYES	0159-801-6507-31930	1,568.74	INSTRUCTOR-RECREATION CLASS		323420	3,137.48
	0159-801-6507-31940	1,568.74	INSTRUCTOR-RECREATION CLASS		323420	

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
RINA E. MELGAR	0010-701-0010-03550	16.32	REFUND YARD SALE PERMIT		323421	16.32
RIVERSIDE COUNTY SHERIFFS DEPT	0136-801-3101-33250	141.00	POST TRAINING		323422	141.00
ROADLINE PRODUCTS INC. USA	0060-850-4211-54100	142,350.00	STENCIL TRUCK-UNIT 152	18-0369	323423	142,350.00
EVERARDO ROMO	0136-801-3101-33250	54.00	POST TRAINING		323424	54.00
	0010-801-3104-22310	99.95	UNIFORM REIMBURSEMENT		323425	99.95
RYUKYU-KOKU MATSURI DAIKO	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323426	100.00
SAN GABRIEL VALLEY ECONOMIC	0010-801-1704-31860	750.00	ICSC PARTICIPATION		323427	750.00
ROBERT T. SCOTT	0010-801-3210-31900	950.00	GRIEF DEBRIEFING	19-0106	323428	950.00
RENA R. SEARS	0132-801-3101-33300	38.04	POLICE TRAINING		323429	38.04
TERESA REAL SEBASTIAN	0159-701-0159-06090	25.00	REFUND 3 CAUSES 1 WALK		323430	50.00
	0159-701-0159-06090	25.00	REFUND 3 CAUSES 1 WALK		323430	
SECURITY SIGNAL DEVICES INC	0092-801-4222-31950	644.81	ALARM SERVICES		426 **	644.81
SERGIO BALANDRAN	0075-450-0075-08610	61.32	BANNER OVERLAY (TRUST)		323431	2,504.42
	0075-450-0075-09010	1,134.05	STREET BANNER (TRUST)		323431	
	0010-801-6508-31990	1,134.05	STREET BANNER		323431	
	0075-450-0075-08610	175.00	PLAY DAYS POSTER (TRUST)		323431	

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
YUKI SHINGAKI	0075-450-0075-09010	150.00	CHERRY BLOSSOM PERFORMER-TRUST		323432	150.00
JAY SIMPER	0159-801-6507-31930	251.62	INSTRUCTOR-RECREATION CLASS		323433	251.62
SMARDAN SUPPLY COMPANY	0010-801-4210-23300	84.15	RELIANT LAVY		323434	84.15
SMART & FINAL #321	0010-801-3210-22750	41.90	FIRE ENGINES WATER CACHE		323435	41.90
SOUTH COAST AIR QUALITY	0010-801-3230-41100	406.79	AQMD FEES		323436	538.58
	0010-801-3230-41100	131.79	AQMD FEES		323436	
SPICY HOT POT, INC.	0010-701-0010-06850	239.23	REFUND INDUSTRIAL WASTE FEE		323437	239.23
STATION AUTOMATION INC.	0060-801-3210-38400	3,345.00	SOFTWARE LICENSE	19-0346	323438	6,690.00
	0010-801-3220-38400	3,345.00	SOFTWARE LICENSE	19-0346	323438	
STATUS ONE MEDICAL INC	0092-801-4222-22750	241.50	FIRST AID SUPPLIES		427 **	241.50
STETSON ENGINEERS, INC	0093-801-4229-31950	301.49	NPDES APP SERVICES		323439	661.52
	0093-801-4230-31950	301.49	NPDES APP SERVICES		323439	
	0093-801-4226-31950	58.54	NPDES APP SERVICES		323439	
SUCCESS PRINTING & SIGN INC.	0092-801-6509-31880	3,599.80	CASCADES	19-0082	323440	3,599.80
SUPREME TROPHIES & GIFTS CO.	0010-801-1703-22750	24.09	STAMPS		323441	24.09
TAIKO CTR OF LOS ANGELES	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323442	100.00

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**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TAIKO PROJECT	0075-450-0075-09010	175.00	CHERRY BLOSSOM PERFORMER-TRUST		323443	175.00
KOSHIN TAIKO	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323444	100.00
TAKAKO S. OSUMI	0075-450-0075-09010	200.00	CHERRY BLOSSOM PERFORMER-TRUST		323445	200.00
	0075-450-0075-09010	300.00	CHERRY BLOSSOM PERFORMER-TRUST		323446	300.00
ASHLEY TANG	0010-701-0010-02010	56.25	REFUND BUSINESS FEE		323447	56.25
KIRK A. TEMPLEMAN	0470-801-3201-39400	195.00	USAR TASK FORCE LEADER		323448	195.00
THOMAS J. CODY	0159-701-0159-06090	78.00	REFUND 3 CAUSES 1 WALK		323449	78.00
TITO AUTO TRIM	0060-801-4211-38400	280.00	FLEET REPAIR-UNIT 966		323450	280.00
TOM'S CLOTHING & UNIFORMS INC	0010-801-3103-22310	506.96	UNIFORMS-J FRESCAS		323451	
	0010-801-3103-22310	350.40	UNIFORMS-B HUNG		323451	
	0010-801-3103-22310	50.37	UNIFORMS-TONY HUYNH		323451	
	0010-801-3103-22310	38.33	UNIFORMS-D LAM		323451	
	0010-801-3103-22310	9.86	UNIFORMS-A MENA		323451	
	0010-801-3104-22310	282.51	UNIFORMS-R LOPEZ		323451	
	0010-801-3114-22310	191.57	UNIFORMS-D CASEY		323451	
	0010-801-4209-22300	98.00	UNIFORMS-MARK AGUILAR		323451	
	0010-801-4209-22300	199.29	UNIFORMS-MARK AGUILAR		323451	
	0092-801-4222-22310	347.12	UNIFORMS-J GREEN		323451	
	0092-801-4222-22310	120.45	UNIFORMS-F FUENTES		323451	
	0092-801-4222-22310	284.65	UNIFORMS-R MARTINEZ		323451	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOM'S CLOTHING & UNIFORMS INC	0010-801-3101-22320	13.14	UNIFORMS-R DUTREAUX		323451	
	0010-801-3101-22320	93.06	UNIFORMS-A LOUIE		323451	
	0010-801-3103-22310	655.86	UNIFORMS-B ANDRUS		323451	
	0010-801-3103-22310	134.69	UNIFORMS-R ESPARZA		323451	
	0010-801-3103-22310	180.68	UNIFORMS-T GRANT		323451	
	0010-801-3103-22310	71.18	UNIFORMS-B HUNG		323451	
	0010-801-3111-22310	246.34	UNIFORMS-C HUBERT		323451	3,874.46
DAVID TORRES	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323452	100.00
LAURA R. TORRES-HOAGLAND	0159-801-6507-31930	112.63	INSTRUCTOR-RECREATION CLASS		323453	112.63
TRANSTECH	0010-801-4212-31950	280.00	SKYLIGHT GLASS REPAIR		323454	
	0010-801-4212-31950	560.00	SKYLIGHT GLASS REPAIR		323454	
	0010-801-4212-31950	209.00	BIKE LANE PRESENTATION		323454	
	0010-801-4212-31950	772.25	MONTEREY PASS ROAD		323454	
	0010-801-4212-31950	143.00	MONTEREY PASS ROAD		323454	
	0010-801-4212-31950	214.50	MONTEREY PASS ROAD		323454	2,178.75
TRI-MOUNTAIN	0010-801-1301-22750	418.75	UNIFORM-ELECTED OFFICIALS		323455	
	0010-801-1301-22670	67.50	UNIFORM-ELECTED OFFICIALS		323455	486.25
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-22300	210.24	FIRE UNIFORM CLEAN/REPAIR		323456	210.24
TURTLE ALA, LLC	0010-801-4210-23400	2,348.77	CABLE,WIRE		323457	
	0010-801-4210-23400	1,778.21	REEL TRANSPORTER,FUSES,GLOVES		323457	4,126.98
ULINE, INC.	0010-801-1703-22750	112.02	METAL RIM TAGS		428 **	

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						112.02
V & V MANUFACTURING INC	0010-801-3103-22300	201.26	POLICE BADGES REPAIR		323458	
	0010-801-3103-22300	234.22	POLICE BADGES		323458	
	0010-801-3104-22750	43.80	POLICE BADGES		323458	
						479.28
VETERINARY HEALTHCARE CENTER	0010-801-3111-31950	25.00	ANIMAL SERVICE/SUPPLIES		323459	
						25.00
VISTA PAINT CO.	0010-801-6517-23100	700.00	PAINT AND SUPPLIES		323460	
	0010-801-6517-22400	785.39	PAINT AND SUPPLIES		323460	
						1,485.39
VULCAN MATERIAL CO	0110-801-4202-23600	326.81	ASPHALT	19-0045	323461	
	0110-801-4202-23600	286.85	ASPHALT	19-0045	323461	
	0110-801-4202-23600	285.25	ASPHALT	19-0045	323461	
	0110-801-4202-23600	283.65	ASPHALT	19-0045	323461	
	0110-801-4202-23600	326.01	ASPHALT	19-0045	323461	
	0110-801-4202-23600	1,461.80	ASPHALT	19-0045	323461	
						2,970.37
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	1,113.31	TIMESWITCH CLOCKS		323462	
	0010-801-4210-23400	217.52	ELEC CONTACTOR		323462	
	0010-801-4210-23400	125.17	CONTACT BLOCK		323462	
						1,456.00
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	34,046.00	TREE MAINTENANCE SERVICES	19-0086	429 **	
	0010-801-6516-31190	20,318.00	TREE MAINTENANCE SERVICES	19-0086	429 **	
						54,364.00
WESTCO SERVICE COMPANY	0010-801-4210-38150	612.50	AIR CONDITIONING REPAIR	19-0001	430 **	
						612.50
WESTERN WATER WORKS SUPPLY CO.	0092-801-4221-23300	1,992.46	SADDLES, HYD EXT GROOVED		431 **	
						1,992.46

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WHITE NELSON DIEHL EVANS LLP	0169-801-2201-31800	900.00	SINGLE AUDIT		323463	900.00
WHITTIER FERTILIZER CO.	0010-801-6517-22100	46.31	TOP SOIL	19-0088	323464	
	0010-801-6517-22100	138.92	TOP SOIL	19-0088	323464	
	0010-801-6517-22100	69.46	TOP SOIL	19-0088	323464	254.69
WITTMAN ENTERPRISES	0010-801-3220-31400	5,200.00	AMBULANCE BILLING SERVICES	19-0040	323465	5,200.00
WONDRIES FAMILY COLLISION CENTER	0060-801-4211-38450	1,364.56	REPAIR-UNIT 123		323466	1,364.56
WONDRIES TOYOTA	0060-801-4211-23500	62.20	HUB NUTS-UNIT 097		323467	62.20
RICKY WONG	0159-801-6507-31930	203.34	INSTRUCTOR-RECREATION CLASS		323468	203.34
THOMAS WONG	0159-801-6507-31930	1,197.30	INSTRUCTOR-RECREATION CLASS		323469	1,197.30
SWAIN WUKELICH	0010-801-3103-22310	56.84	UNIFORM REIMBURSEMENT		323470	
	0010-801-3103-22310	72.16	UNIFORM REIMBURSEMENT		323470	129.00
WWW.MAGICWAYNE.COM	0075-450-0075-09010	250.00	CHERRY BLOSSOM PERFORMER-TRUST		323471	250.00
ROMIO YAMASHITA	0075-450-0075-09010	100.00	CHERRY BLOSSOM PERFORMER-TRUST		323472	100.00
YI BBQ LLC	0010-701-0010-06850	239.23	REFUND INDUSTRIAL WASTE FEE		323473	239.23
GUOTAO ZENG	0010-801-3103-22310	481.80	UNIFORM REIMBURSEMENT		323474	
	0010-801-3103-22310	18.99	UNIFORM REIMBURSEMENT		323474	
	0010-801-3103-22310	18.99	UNIFORM REIMBURSEMENT		323474	

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 04/17/2019

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GUOTAO ZENG	0010-801-3103-22310	8.71	UNIFORM REIMBURSEMENT		323474	528.49
QIANG ZHUANG	0010-701-0010-02010	206.25	REFUND BUSINESS LINCENSE		323475	
	0077-701-0077-02110	177.43	REFUND BID FEE		323475	383.68
TOTAL FOR REGULAR WARRANTS						949,050.55
	PRINTED	816,302.87				
	ACH-PAYMENTS	132,747.68				

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019**

TOTAL FOR PREPAID WARRANTS	\$106,900.99
TOTAL FOR PRINTED WARRANTS	\$816,302.87
TOTAL FOR ACH-PAYMENTS	\$132,747.68
TOTAL WARRANTS	\$1,055,951.54
TOTAL VOID CHECKS	3
TOTAL PREPAID CHECKS	31
TOTAL ACH-PAYMENTS PRINTED	44
TOTAL CHECKS PRINTED	182
TOTAL CHECKS ISSUED	257

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/17/2019
FUND SUMMARY**

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	37,790.44	205,724.27	243,514.71
0022	STATE GAS TAX FUND	1,574.77	5,832.23	7,407.00
0042	SEWER FUND	0.00	77.25	77.25
0043	REFUSE FUND	3,685.83	411,619.66	415,305.49
0060	CITY SHOP FUND	378.61	168,297.07	168,675.68
0065	PAYROLL CLEARING ACCOUNT	576.00	0.00	576.00
0071	LAW ENFORCEMENT/FIRE DIF FUND	0.00	0.00	0.00
0075	SPECIAL DEPOSITS FUND	438.20	15,791.63	16,229.83
0077	BUSINESS IMPROVEMENT AREA #1	277.55	177.43	454.98
0092	WATER FUND	3,380.27	45,609.54	48,989.81
0093	WATER TREATMENT WQA-EPA FUND	0.00	25,305.40	25,305.40
0094	WATER TREATMENT CITY FUND	0.00	1,106.00	1,106.00
0109	OPA PROPOSITION A	139.04	0.00	139.04
0110	MEASURE R FUND	0.00	30,042.12	30,042.12
0132	STC STANDARDS/TRAINING/CORREC	0.00	38.04	38.04
0136	POST	0.00	1,705.62	1,705.62
0152	HOME HOUSING PROGRAM	4,326.04	0.00	4,326.04
0159	RECREATION FUND	0.00	16,419.72	16,419.72
0160	ASSET FORFEITURE-JUSTICE	0.00	1,801.57	1,801.57
0169	CDBG FUND	182.94	900.00	1,082.94
0176	MAINTENANCE DISTRICT 93-1	0.00	2,000.50	2,000.50
0184	USED OIL RECYCLING BLOCK GRANT	0.00	1,021.25	1,021.25
0349	ELAC INSTRUCTIONAL SERV PROG	240.00	1,425.00	1,665.00
0362	ASSET FORFEITURE - TREASURY	0.00	11,426.25	11,426.25
0470	URBAN AREA INITIATIVE - 2016	53,911.30	2,730.00	56,641.30
TOTAL		106,900.99	949,050.55	1,055,951.54



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council
FROM: Joseph Leon, City Treasurer
SUBJECT: Monthly Investment Report – March 2019

RECOMMENDATION: It is recommended that the City Council:

- (1) Receive and file the monthly investment report; and
- (2) Take such additional, related, action that may be desirable.

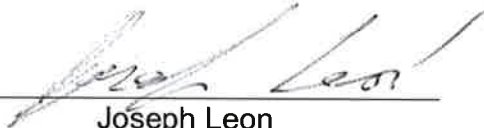
EXECUTIVE SUMMARY:

As of March 31, 2019 invested funds for the City of Monterey Park is \$85,799,033.39.

BACKGROUND:

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates of maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months. The attached monthly investment report includes a summary investment report for the LA County Pooled Investment Fund, which displays the composition by type for the entire pooled investment fund.

Respectfully submitted by:



Joseph Leon
City Treasurer

Prepared by:



Annie Young, CPFO
Director of Management Services

Approved by:



Ron Bow
City Manager

**CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF MARCH 31, 2019**

INVESTMENTS PORTFOLIO PROFILE:

TOTAL BALANCE AT 3/31/19

\$ 85,799,033.39

INVESTMENT COMPOSITION

(1) <u>LA COUNTY POOLED INVESTMENT FUND</u> <i>(See Schedule A for LA County Pool Composition)</i>	ON DEMAND	2.300%	<u>\$ 1,238,626.14</u>
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(2) <u>LOCAL AGENCY INVESTMENT FUND</u>	ON DEMAND	2.390%	<u>\$ 49,492,407.25</u>
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(3) <u>U.S. GOVERNMENT TREASURY BILLS</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	
	10/16/2018	4/11/2019	2.35%	\$ 1,000,000
	10/22/2018	4/18/2019	2.35%	2,000,000
	11/14/2018	11/7/2019	2.50%	2,000,000
	11/21/2018	5/23/2019	2.36%	1,000,000
	11/27/2018	11/7/2019	2.49%	1,500,000
	11/30/2018	11/7/2019	2.49%	2,000,000
	12/06/2018	6/6/2019	2.35%	2,000,000
	12/20/2018	6/20/2019	2.35%	2,000,000
	12/21/2018	12/5/2019	2.44%	2,000,000
	12/28/2018	12/5/2019	2.39%	2,000,000
	12/28/2018	6/27/2019	2.30%	2,000,000
	01/03/2019	7/5/2019	2.35%	2,000,000
			2.39%	<u>\$ 21,500,000</u>

(4) <u>CERTIFICATES OF DEPOSIT</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	
PACIFIC PREMIER BANK	02/28/18	08/28/19	2.10%	245,000
PREFERRED BANK	03/03/18	09/03/19	2.00%	140,000
ROYAL BUSINESS BANK	06/23/18	06/23/19	2.20%	250,000
AFFINITY FEDERAL BANK	08/03/18	08/02/19	2.65%	245,000
AFFINITY FEDERAL CREDIT UNION	10/15/18	10/15/19	2.85%	245,000
ALLY BANK MIDVALE	10/06/17	10/05/20	1.95%	245,000
AMERICAN EXPRESS BANK	05/03/17	05/04/20	1.80%	245,000
BANK OF HOPE	05/26/17	11/26/19	1.70%	245,000
BANKUNITED NA	02/09/18	02/10/20	2.20%	245,000
BMW BK NORTH AMERICA	09/21/17	03/16/20	1.85%	238,000
BROOKLINE BANK	06/29/17	06/28/19	1.65%	245,000
CAPITAL ONE NATL BANK	10/25/17	10/26/20	2.00%	245,000
CHARTER BANK	04/10/18	04/10/19	2.05%	245,000
CITIBANK NATIONAL BANK	02/07/19	02/08/21	2.65%	245,000
CITIZENS COMMUNITY FED NATIONAL ASSN	03/06/19	03/06/20	2.45%	245,000
COMMERCIAL BANK	06/21/18	06/22/20	2.75%	245,000
COMMUNITY WEST BANK	05/29/18	05/29/19	2.25%	245,000
CONGRESSIONAL BANK	03/01/19	03/02/20	2.45%	245,000
DIRECT CFED CREDIT UNION	11/22/17	11/23/20	2.00%	245,000
DISCOVER BANK	09/01/17	09/01/20	1.90%	245,000
DOUGLAS NATIONAL BANK	05/09/18	05/09/19	2.10%	245,000
ELGA CREDIT UNION	09/19/18	03/19/20	2.70%	245,000
EVERBANK	01/02/18	09/16/19	1.25%	245,000
FIFTH THIRD BANK	05/23/18	05/23/19	2.20%	245,000
FIRST FED SAVINGS & LOAN	12/22/17	12/20/19	2.05%	245,000

**CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF MARCH 31, 2019**

FIRST FINAL BANK	04/10/18	10/10/19	2.25%	245,000
FIRST MERCHANTS BANK	12/30/16	06/28/19	1.50%	245,000
FIRST TECH FEDERAL CREDIT UNION	10/16/17	10/16/19	1.80%	245,000
GARRETT BANK	05/09/18	05/11/20	2.55%	245,000
GOLDMAN SACHS BANK	10/18/17	10/19/20	1.95%	245,000
GRAND RIVER BANK	11/28/17	05/28/20	1.80%	245,000
GUARANTY BANK	03/15/18	09/15/20	2.40%	245,000
IBERIABANK	05/30/18	11/30/20	2.70%	245,000
JP MORGAN CHASE BANK	04/19/16	04/19/19	1.20%	245,000
KEESLER FEDERAL CREDIT UNION	12/21/18	06/22/20	3.00%	245,000
LAKESIDE BANK CHICAGO	05/10/17	05/11/20	1.65%	245,000
MB FINANCIAL BANK	08/24/17	02/24/20	1.75%	245,000
MEMORIAL CREDIT UNION	08/15/18	08/15/19	2.60%	245,000
MERRICK BK SOUTH	04/19/17	04/18/19	1.50%	245,000
MIDLAND BANK	03/22/18	09/23/19	2.20%	245,000
MORGAN STANLEY	12/28/17	12/30/19	2.05%	245,000
MORGAN STANLEY BANK	11/30/17	12/02/19	1.90%	245,000
NATIONWIDE BANK	11/30/17	08/31/20	2.00%	245,000
NEW YORK COMMUNITY BANK	02/28/19	02/28/20	2.45%	245,000
POST OAK BANK	02/21/18	08/21/19	2.05%	245,000
RIA FEDERAL CREDIT UNION	10/12/18	10/11/19	2.75%	245,000
SAFRA NATIONAL BANK	01/18/18	04/15/19	1.80%	245,000
STEARNS BANK	05/31/18	05/29/20	2.70%	245,000
SYNCHRONY BK RETAIL	04/27/18	04/27/20	2.55%	245,000
THIRD FED SAVINGS & LOAN	12/21/17	12/21/20	2.10%	245,000
UNITED BANKERS BANK	05/11/18	11/12/19	2.30%	245,000
UNIVERSITY IOWA CMNTY	04/30/18	04/30/21	2.75%	245,000
VIBRANT CREDIT UNION	12/21/18	06/22/20	2.95%	245,000
WELLS FARGO BANK	02/13/19	02/16/21	2.65%	245,000
WEX BANK	06/02/17	06/02/20	1.80%	245,000
WORLDS FOREMOST BANK	04/07/16	04/05/19	1.35%	200,000
<i>Total CDs (56)</i>			2.236%	<u>\$ 13,568,000.00</u>

OTHER INFORMATION:

BANK BALANCE: ⁽¹⁾	<u>\$ 5,312,965.07</u>
AVERAGE MATURITY DAYS	98
AVERAGE INTEREST RATE FOR THE MONTH	2.952%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

INTEREST EARNINGS FOR 3RD QUARTER 2018-2019 (CUMULATIVE) **\$442,223.84**

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

(1) Bank balance is maintained to cover outstanding warrants, payroll checks and on-going operating costs.

POOLED SURPLUS AND SPECIFIC PURPOSE INVESTMENTS
AS OF FEBRUARY 28, 2019

SCHEDULE A

<u>PORTFOLIO PROFILE</u>	<u>Pooled Surplus Investments</u>	<u>Specific Purpose Investments</u>
Inventory Balance at 02/28/19		
At Cost	\$ 30,639,016,962	\$ 173,462,756
At Market	\$ 30,391,213,405	\$ 168,626,681
Repurchase Agreements	\$ -	\$ -
Reverse Repurchase Agreements	\$ -	\$ -
Composition by Security Type:		
Certificates of Deposit	6.69%	14.41%
United States Government and Agency Obligations	67.64%	59.25%
Bankers Acceptances	0.00%	0.00%
Commercial Paper	25.25%	0.00%
Municipal Obligations	0.11%	2.18%
Corporate and Deposit Notes	0.31%	0.00%
Repurchase Agreements	0.00%	0.00%
Asset-Backed	0.00%	0.00%
Other	0.00%	24.16%
1-60 days	38.37%	0.00%
61 days-1 year	10.32%	58.80%
Over 1 year	51.31%	41.20%
Weighted Average Days to Maturity	555	



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Minutes

RECOMMENDATION:

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

- (1) Approve the minutes from the special and regular meetings of March 6, 2019 and the special meeting of March 11, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

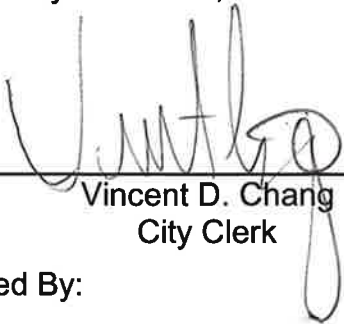
BACKGROUND:

None.

FISCAL IMPACT:

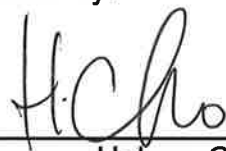
None.

Respectfully submitted,



Vincent D. Chang
City Clerk

Prepared by:



Helena Cho
Assistant Deputy City Clerk

Approved By:



Ron Bow
City Manager

Attachments: Minutes

ATTACHMENT 1

Minutes

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
MARCH 6, 2019**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 6, 2019 at 6:00 p.m.

CALL TO ORDER:

Mayor Chan called the meeting to order at 6:00 p.m.

ROLL CALL:

City Manager Ron Bow called the roll:

Council Members Present: Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian arrived at 6:07 p.m.

Council Members Absent: Mitchell Ing was absent for Closed Session Item No. 5

ALSO PRESENT: Director of Human Resources and Risk Management
Tom Cody

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL & WRITTEN COMMUNICATIONS

None.

1. APPOINT LABOR NEGOTIATORS:

Appoint the City Manager and the Director of Human Resources as the City's Labor Negotiators for Bargaining Units General Employees SEIU 721, Confidential Employee Association.

Action Taken: The City Council appointed the City Manager and the Director of Human Resources as the City's Labor Negotiators for Bargaining Unites General Employees SEIU 721, Confidential Employee Association.

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

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

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

CLOSED SESSION - The City Council adjourned to Closed Session at 6:07 p.m.

2. CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54957.6

City Negotiators: Ron Bow, City Manager; Tom Cody, Human Resources Director
Employee Bargaining Units General Employees SEIU 721,
Organizations: Confidential Employee Association

3. CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54957.6

City Negotiators: Ron Bow, City Manager; Tom Cody, Human Resources Director
Employee Monterey Park Professional Chief Officers' Association
Organizations: (PCOA), POA/Captains' Unit, Police Officer's Mid-Management Association (POMMA.)

4. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code § 54956.9(d)(4):
Number of Potential Cases: two.

Potential defendants and properties listed below (not required by applicable law; voluntarily disclosed):

- A. Mary C. Perez; Does 1-12. 229 E. Markland, Monterey Park, CA.
- B. Willard Schuppel Jr.; Does 1-12. 547 S. Garfield, Monterey Park, CA.

5. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION -
GOVERNMENT CODE § 54956.9(d). Number of Case(s): One

Chu Thai v. City of Monterey Park (filed March 6, 2018), LASC Case No. BC696884.

RECONVENE & ADJOURNMENT

The City Council reconvened from Closed Session with Mayor Chan, Mayor Pro Tem Liang, Council Member Real Sebastian and Council Member Lam present. The meeting was adjourned at 7:00 p.m.

Action Taken: No reportable action taken in Closed Session.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
MARCH 6, 2019**

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 6, 2019 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 7:08 p.m.

FLAG SALUTE:

The Monterey Park Fire 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, City Attorney Mark Hensley, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Community & Economic Development Michael Huntley, Director of Management Services Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources & Risk Management Tom Cody, Acting City Librarian Diana Garcia, Police Captain Steven Coday, Assistant City Engineer Frank Lopez, Parks Superintendent Chris Reyes, Financial Services Manager Harry Wong, Recreation Superintendent Robert Aguirre

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

None.

1. PRESENTATION

None.

2. OLD BUSINESS

None.

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

3. CONSENT CALENDAR ITEMS NOS. 3A-3G

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Item Nos. 3A, 3B as amended to reflect that Council Members Ing and Real Sebastian were not present for the Item No. 4 instead of Item No. 3 of Closed Session for the February 6, 2019 Special Meeting, and 3F on the Consent Calendar, except for Item Nos. 3C, 3D, 3E, and 3G, which were pulled for discussion and separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

3A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF MARCH 6, 2019

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 322738-322924 and ACH numbered 000293-000325.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12061 allowing certain claims and demands per Warrant Register dated March 6, 2019 totaling \$823,393.58 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12061, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED MARCH 6, 2019 TOTALING \$823,393.58 SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID.

3B. MINUTES

Approve the minutes from the special and regular meeting of February 6, 2019

Action Taken: The City Council approved the minutes from the special and regular meeting of February 6, 2019, as amended to reflect that Council Members Ing and Real Sebastian were not present for Item No. 4 instead of Item No. 3 of Closed Session for the February 6, 2019 Special Meeting on Consent Calendar.

3C. BOULEVARD MEDIAN LANDSCAPING – AWARD OF CONTRACT

On August 15, 2012, the City Council awarded Complete Landscape Care Inc. a contract to provide landscape and irrigation maintenance to City medians and other areas of Parks operations. Any and all applicable contract extensions were utilized and exhausted. On January 24, 2019, staff released a Notice Inviting Sealed Bids as Spec. 885, for Boulevard Median Landscaping. Five bids were received by the February 7, 2019 deadline. Upon the completed review of all bid required components and background verification, four were found to be compliant and qualified, and were thereby deemed as responsive bidders. Staff recommends the City Council authorize entering into a three year maintenance service agreement with the lowest responsive bidder, Quality Sprayers, Inc. in an amount not to exceed \$395,000. This Item was heard after Item No. 3E.

Public Speakers:

- Justin Casey, General Manager of Quality Sprayers, Inc., spoke about the history of his company and the general services it provides. He was available to answer questions.

Action Taken: The City Council authorized the City Manager to execute a three year agreement, in a form approved by the City Attorney, with Quality Sprayers, Inc., for an amount not to exceed \$395,000 for Boulevard Median Landscaping, as amended to amend the contract amount to \$339,000 including a 10% contingency amount of \$33,930 for change orders.

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

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

3D. ON-CALL WEED ABATEMENT FOR STREETS, ALLEYS, AND SIDEWALKS – AWARD OF CONTRACT

Staff recently completed the bidding process for boulevard median landscaping services (Spec. 885). Five (5) bids were received by the February 7, 2019 deadline. Upon the completed review of all bid required components and background verification, four (4) were found to be compliant and qualified, and were deemed responsive bidders. The bid package included a component requesting bidders to submit supplemental unit costs of typical landscape materials, replacement parts, and standard hourly labor rates for typical landscape maintenance duties. Included in those unit costs was the hourly rate to be charged for a four (4) man weed abatement crew. Staff recommends the City Council authorize entering into a three (3) year maintenance service agreement with the lowest responsive bidder, Quality Sprayers, Inc. in an amount not to exceed \$75,000.

Action Taken: The City Council authorized the City Manager to execute a three (3) year agreement, in a form approved by the City Attorney, with Quality Sprayers, Inc., for an amount not to exceed \$75,000 for on-call Weed Abatement, as amended to change the contract amount to \$69,000 including a 10% contingency amount of \$6,900 for change orders.

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

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

3E. LANDSCAPING AND WEED ABATEMENT AT WATER SITES IN MONTEREY PARK / ROSEMEAD – AWARD OF CONTRACT

On February 7, 2019, staff released a Notice Inviting Sealed Bids as Spec. 886, for Landscaping & Weed Abatement at Water Dept. Pumping Plant, Reservoir, Well, & Maintenance Sites. Five bids were received by the February 19, 2019 deadline. Upon the completed review of all bid required components and background verification, one bidder withdrew from the process, and three of the remaining four were responsive bidders. Staff recommends the City Council authorize entering into a three year maintenance service agreement with the lowest responsive bidder, Lawnscape Systems, Inc. for an amount not to exceed \$187,200. This Item was heard after the Consent Calendar.

Public Speakers:

- Richard Wills, Vice President and General Manager of Lawnscape Systems, Inc. provided the Council with a history of his company and the general services it provides. He was available to answer questions.

Action Taken: The City Council authorized the City Manager to execute a three year agreement, in a form approved by the City Attorney, with Lawnscape Systems, Inc., for an amount not to exceed \$187,200 for Water Site Landscape and Weed Abatement; and authorized the Director of Public Works to approve change orders up to \$18,720 (up to 10% of PSA amount) for this project.

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

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

3F. RENEWAL OF THE LOS ANGELES COUNTY GENERAL SERVICES AGREEMENT

On April 16, 2014, City Council authorized the renewal of the General Services Agreement (GSA) with the County of Los Angeles to provide certain services for the city. The term of that agreement was from July 1, 2014 to June 30, 2019. To ensure the continuation of the services, the city would need to renew a new 5-year agreement.

Action Taken: The City Council adopted Resolution No. 12062 authorizing the Mayor to sign the General Services Agreement with Los Angeles County on Consent Calendar.

Resolution No. 12062, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, AUTHORIZING THE MAYOR TO EXECUTE THE GENERAL SERVICES AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND THE COUNTY OF LOS ANGELES.

3G. LOS ANGELES AREA REGIONAL TRAINING GROUP (RTG) JOINT POWERS AGREEMENT (JPA) – APPROVAL OF AGREEMENT

Los Angeles Area Fire Chiefs Association is seeking support from all 30 fire departments within the Los Angeles Area to create the Regional Training Group (RTG) Joint Powers Agreement (JPA). By doing so, the Los Angeles Area Fire Chiefs will develop a governance structure that ensures an equitable and sustainable level of cost-effective standardized all-risk training (inclusive of all in-service related training that is not supported by homeland security grants). Currently, 19 fire departments have approved the RTG JPA.

Action Taken: The City Council (1) approved the Los Angeles Area Regional Training Group (RTG) Joint Powers Agreement (JPA); (2) adopted Resolution No. 12063 approving membership within the Los Angeles Area Regional Training Group (RTG) Joint Powers Authority; and (3) authorized the City Manager to execute the JPA agreement and to take such reasonable actions as may be required to implement the intent of the agreement, in a form approved by the City Attorney as amended to tentatively approve the agreement subject to the City Attorney's review of the bylaws and budget, and also ensuring that the JPA is for training purposes only.

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

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

Resolution No. 12063, entitled:

A RESOLUTION BY THE MONTEREY PARK CITY COUNCIL APPROVING THE LOS ANGELES AREA REGIONAL TRAINING GROUP (RTG) JOINT POWERS AGREEMENT; AUTHORIZING THE CITY'S MEMBERSHIP IN THE LOS ANGELES AREA REGIONAL TRAINING GROUP AUTHORITY; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE JPA AGREEMENT.

4. PUBLIC HEARING None.

5. NEW BUSINESS

5A. RENAMING OF CITY'S BIRTHDAY CELEBRATION

The City of Monterey Park traditionally celebrates its "birthday" in May with a four-day long celebration named "Play Days" parade and carnival. As part of the festivities, the City hosts a carnival of various rides, game booths, and concessions. In addition to the carnival, the event also includes entertainment, food and a parade.

City staff has tried various methods to highlight that the "Play Days" event is in celebration of the City's birthday by incorporating birthday type graphics and images such as a birthday cake, candles, cupcakes, as well as "Happy Birthday Monterey Park" wording. Recent examples of flyers illustrating an emphasis on the City's birthday are attached (Attachment 1) for reference.

On December 5, 2018, City Council directed staff to ask community members for their input and coordinate a contest to rename the event with an emphasis on a birthday theme.

Action Taken: After considering several options, both from a recent public survey and City Council suggestions, the City Council, by consensus, approved "Happy Birthday Monterey Park" and also decreed that "Play Days" be included in the advertisement for the event.

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

6A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF MARCH AS AMERICAN RED CROSS MONTH (REQUESTED BY MAYOR CHAN)

A resolution of the city council of the City of Monterey Park, California declaring the month of March as American Red Cross Month.

Action Taken: The City Council passed, approved, and adopted Resolution No. 12064 declaring the month of March as American Red Cross Month.

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

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

Resolution No. 12064, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF MARCH AS AMERICAN RED CROSS MONTH.

COUNCIL COMMUNICATIONS

Mayor Chan invited Michael Huntley, Economic Development Director, to bid farewell to the City Council as it was his last day of service to the City. He also invited everyone to the Town Hall Meeting on Tuesday, March 12, at 6:00 p.m., at Brightwood Elementary School.

Council Member Liang had nothing to report.

Council Member Ing reported that he attended the grand re-opening of Carrows Restaurant with Mayor Chan.

Council Member Real Sebastian wished everyone a Happy St. Patrick's Day. She also invited Diana Garcia, Acting City Librarian, to speak about various events held at Bruggemeyer Library in honor of Women's History Month. Council Member Real Sebastian also requested a resolution for the following meeting declaring March Women's History Month.

Council Member Lam had nothing to report.

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:32 p.m.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
MARCH 11, 2019**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 11, 2019 at 6:00 p.m.

CALL TO ORDER:

Mayor Chan called the meeting to order at 6:00 p.m.

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Hans Liang, Teresa Real Sebastian,
Stephen Lam arrived at 6:10 p.m

Council Members Absent: Mitchell Ing

ALSO PRESENT:

City Manager Ron Bow, Acting City Librarian Diana Garcia, Library Board of Trustees Members Larry Sullivan, Jason Dhing, and David Barron

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL & WRITTEN COMMUNICATIONS

None.

NEW BUSINESS

1. APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES

The Library Board of Trustees is an administrative body established pursuant to the California Education Code and Monterey Park Municipal Code ("MPMC"). MPMC Chapter 2.80 regulates the Library Board (in addition to applicable California law). The Library Board of Trustees is responsible for administering the Monterey Park Bruggemeyer Library. The Library Board of Trustees also administers all library trust funds received by gift, bequest or devise.

Education Code § 18910 provides that:

"[t]he public library shall be managed by a board of library trustees, consisting of five members, to be appointed by the mayor ... with the consent of the legislative body of the municipality."

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

This is reflected in MPMC § 2.80.020 which provides that:

"[t]here is created and established a board of library trustees consisting of five members appointed by the mayor with the approval of the city council."

Pursuant to Education Code § 18911, the term of office for a trustee is three years. No person may serve more than two consecutive terms as a member of the board (MPMC § 2.80.030).

Discussion: The City Council interviewed Michael Becerra and Lisa Duong to fill a vacancy that arose from the resignation of Gloria Guerrero in the Library Board of Trustees.

Substitute Motion: Moved by Council Member Real Sebastian to appoint Michael Bacerra to the Library Board of Trustees. Motion failed due to a lack of a second.

Motion: Moved by Mayor Pro Tem Liang and seconded by Council Member Lam to appoint Lisa Duong to the Library Board of Trustees, motion carried by the following vote:

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

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 6:49 p.m.

Vincent D. Chang
City Clerk



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council
FROM: Tom Cody, Director of Human Resources and Risk Management
SUBJECT: Second reading and adoption: An ordinance amending the City's CalPERS contract causing members of the Monterey Park Firefighters Association ("FFA") to make additional payments toward CalPERS cost as follows: an additional 3% by classic employees; and 0.5% for new employees.

RECOMMENDATION:

It is recommended that the City Council:

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

EXECUTIVE SUMMARY:

On March 20, 2019, the City Council introduced and waived the first reading of an ordinance amending the City's CalPERS contract. The staff report from that meeting is attached for reference.

Second reading and adoption of this ordinance is recommended; the ordinance will become effective 30 days after adoption.

Approved by:



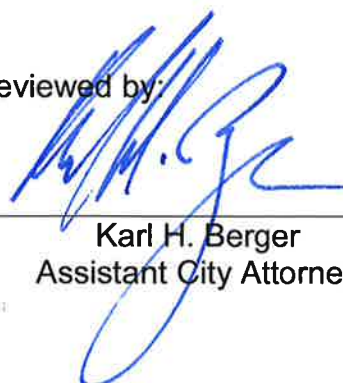
Thomas J Cody
Director of Human Resources
and Risk Management

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. CalPERS Draft Ordinance
2. Amendment to Contract between the Board of CalPERS and the City Council of City of Monterey Park
3. March 20, 2019 City Council Staff Report

ATTACHMENT 1

CalPERS Draft Ordinance

ORDINANCE NO. _____

**An Ordinance of the City Council of the City of Monterey Park authorizing
an amendment to the contract between the City Council of the City of
Monterey Park and the Board of Administration of the California Public
Employees' Retirement System.**

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

SECTION 1. That an amendment to the contract between the City Council of the City of Monterey Park and the Board of Administration, California Public Employees' Retirement System is hereby authorized, a copy of said amendment being attached hereto, marked Exhibit, and by such reference made a part hereof as though herein set out in full.

SECTION 2. The Mayor of the City Council City of Monterey Park is hereby authorized, empowered, and directed to execute said amendment for and on behalf of said Agency.

SECTION 3. This Ordinance shall take effect 30 days after the date of its adoption, and prior to the expiration of 15 days from the passage thereof shall be published at least once in *The Wave*, a newspaper of general circulation, published and circulated in the County of Los Angeles and thenceforth and thereafter the same shall be in full force and effect.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Ordinance and to its approval by the Mayor and said Ordinance shall become effective thirty days after adoption.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2019.

Peter Chan, Mayor
City of Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
City of 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 regular meeting held on the ____ day of _____, 2019 by the following vote:

Ayes:	Council Members:
Nays:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this ____ day of _____, 2019..

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

ATTACHMENT 2

Amendment to Contract between the Board of CalPERS and the City Council of City of Monterey Park



EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Monterey Park

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective November 1, 1952, and witnessed August 11, 1952, and as amended effective March 1, 1961, July 1, 1963, March 15, 1969, January 1, 1971, March 20, 1976, April 3, 1976, June 27, 1987, June 24, 1989, July 7, 1990, December 31, 1990, June 15, 1996, May 8, 1999, June 24, 2000, October 7, 2000, August 18, 2001, November 1, 2003, April 5, 2008, June 27, 2009, January 9, 2010 and July 17, 2010 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

- A. Paragraphs 1 through 15 are hereby stricken from said contract as executed effective July 17, 2010, and hereby replaced by the following paragraphs numbered 1 through 17 inclusive:
1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members, age 62 for new local miscellaneous members, age 55 for classic local safety members and age 57 for new local safety members.

PLEASE DO NOT SIGN "EXHIBIT ONLY"

2. Public Agency shall participate in the Public Employees' Retirement System from and after November 1, 1952 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.
3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:
 - (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.
 - (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.
 - (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.
4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:
 - a. Local Fire Fighters (herein referred to as local safety members);
 - b. Local Police Officers (herein referred to as local safety members);
 - c. Employees other than local safety members (herein referred to as local miscellaneous members).
5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

PLEASE DO NOT SIGN "EXHIBIT ONLY"

- a. MISCELLANEOUS EMPLOYEES AGE 55 OR OVER ON APRIL 13, 1976; AND**
 - b. PART-TIME RECREATION LEADER POOL MANAGER/SWIM COACH FOR THE FIRST 36 MONTHS OF EMPLOYMENT.**
- 6. The percentage of final compensation to be provided for classic local miscellaneous members in employment before and not on or after April 5, 2008 for each year of credited prior service is 0% and the percentage of final compensation to be provided for each year of credited current service is 100% and determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).
- 7. The percentage of final compensation to be provided for classic local miscellaneous members in employment on or after April 5, 2008 and prior to January 9, 2010 for each year of credited prior service is 0% and the percentage of final compensation to be provided for each year of credited current service is 100% and determined in accordance with Section 21354.4 of said Retirement Law (2.5% at age 55 Full).
- 8. The percentage of final compensation to be provided for classic local miscellaneous members in employment on or after January 9, 2010 for each year of credited prior service is 0% and the percentage of final compensation to be provided for each year of credited current service is 100% and determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).
- 9. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Full).
- 10. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local safety member shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).
- 11. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Full).
- 12. Public Agency elected and elects to be subject to the following optional provisions:
 - a. Section 20965 (Credit for Unused Sick Leave).
 - b. Section 20042 (One-Year Final Compensation) for classic members only.

PLEASE DO NOT SIGN "EXHIBIT ONLY"

- c. Sections 21624 and 21626 (Post-Retirement Survivor Allowance) for local safety members only.
- d. Section 21574 (Fourth Level of 1959 Survivor Benefits).
- e. Section 21024 (Military Service Credit as Public Service).
- f. Section 21548 (Pre-Retirement Option 2W Death Benefit) for local miscellaneous members only.
- g. Section 20903 (Two Years Additional Service Credit).
- h. Section 20516 (Employees Sharing Additional Cost):

From and after the effective date of this amendment to contract, 3% for classic local fire members in the Monterey Park Firefighters' Association.

From an after the effective date of this amendment to contract, .5% for new local fire members in the Monterey Park Firefighters' Association.

- 13. Public Agency, in accordance with Government Code Section 20834, shall not be considered an "employer" for purposes of the Public Employees' Retirement Law. Contributions of the Public Agency shall be fixed and determined as provided in Government Code Section 20834, and such contributions hereafter made shall be held by the Board as provided in Government Code Section 20834.
- 14. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.
- 15. Public Agency shall also contribute to said Retirement System as follows:
 - a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.
 - b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

- c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.
16. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.
17. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY MONTEREY PARK

BY _____
ARNITA PAIGE, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION

BY _____
PRESIDING OFFICER

Witness Date _____

Attest: _____

Clerk _____

ATTACHMENT 3
March 20, 2019 City Council Staff Report



City Council Staff Report

DATE: March 20, 2019

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: The Honorable Mayor and City Council
FROM: Tom Cody, Director of Human Resources and Risk Management
SUBJECT: Consideration and possible action to adopt a Resolution of Intent to amend the City's CalPERS contract causing members of the Monterey Park Firefighters Association ("FFA") to make additional payments toward CalPERS cost as follows: an additional 3% by classic employees; and 0.5% for new employees. The proposed action includes introducing an Ordinance that, if adopted, would amend the CalPERS contract.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution providing notice of an intent to amend the City's CalPERS contract to increase contributions made by FFA members to CalPERS retirement costs;
2. Waive first reading and introduce an Ordinance that would amend the City's CalPERS contract. Second reading and adoption would be scheduled for April 3, 2019;
3. Authorize the City Clerk to sign the "*Certificate of Compliance with Government Code Section 7507*"; and
4. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The 2018-2022 Memorandum of Understanding (MOU) between the City and Monterey Park Firefighters' Association includes an agreement that the City amend the CalPERS contract to increase the contribution by FFA members toward retirement costs. That amendment would result in FFA members increasing their own contributions as follows: a 3% increase for classic employees and 0.5% for new employees. Included in the MOU is a provision that FFA classic and FFA PEPRAs members pay a share of PERS for a total contribution of 12%.

BACKGROUND:

On November 7, 2018, the City Council adopted Resolution No. 12047 which approved the MOU with FFA for contract year 2018-2022. Among other things, the MOU provides that the City and FFA will amend the terms of 1) Article 21-Retirement Benefits and 2)

Article 27-401(a) Plan/Deferred Compensation Plan. For CalPERS purposes, this is governed by Government Code § 20516 which requires an amendment to the City's CalPERS contract.

Article 21 contains a provision that increases FFA members' CalPERS contributions up to a total 12%. As a result, the present action is required to increase contributions by classic employees by 3% and new employees by 0.5%. These increased costs will be funded by employees in the following manner:

1. The 31 classic FFA members commence payment of an additional 3.0% employee share of PERS for a total contribution of 12% effective the date of the amendment to the contract.
2. The 17 new FFA members commence payment of an additional 0.5% employee share of PERS for a total contribution of 12% effective the date of the amendment to the contract.

Pursuant to CalPERS requirements, the following actions are necessary to amend the contract:

1. Adopt a Resolution of Intention to amend the CalPERS contract. That Resolution is attached.
2. Adopt an ordinance amending the CalPERS contract. First reading and introduction is proposed for tonight's meeting.
3. In accordance with Government Code §7507, make public the future annual costs at least two weeks prior to adoption of the Ordinance. The fiscal impact is reflected in the "Fiscal Impact" section below.
4. Cause the "Certification of Governing Body's Action (PERS Form No. CON-12) and the "Certificate of Compliance with Government code section 7505 (PERS Form No. CON-12A) to be executed by the City Clerk. Those forms are attached.
5. Provide for a 20-day period between the Adoption of the Resolution of Intention and the Adoption of the final Ordinance. Final Adoption of the Ordinance will be April 17, 2019 (28 days from introduction). The Ordinance will be effective May 17, 2019.
6. Certification that the City's Firefighters' Association members have approved the contract amendment and understand and agree that the required member contribution rate for members subject to Section 20516 (Employees Sharing Additional Cost) of 3% for classic local fire members in the Monterey Park Firefighters' Association and .5% for new local fire members in the Monterey Park Firefighters' Association.

An employee election has been conducted. The results and City Clerk's certification is attachment eight.

Under Article 27 of the MOU, the 401(a) deferred compensation plan was amended to permit City employer contributions on behalf of unit members. Effective the beginning pay period following this CalPERS contract change and each FFA members increase contribution to 12%, the City will contribute to the 401(a) Plan for all members of the bargaining unit as follows:

Tier 1: Classic Members will receive 3% regular monthly salary to the 401(a) Plan.

Tier 2: "New Members" (PEPRA) will receive \$185 per month to the 401(a) Plan.

Each of the City's FFA members have either voted or indicated majority agreement to proceed with the amendment and to bear the cost of the employee share of PERS.

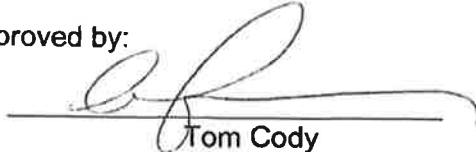
Note: These resolution and certifications are CalPERS documents and cannot be altered.

FISCAL IMPACT:

Effective the date of the amendment to the contract, the City's CalPERS "employee" rate for FFA "Classic" and FFA PEPRA will increase 3.0% and 0.5%, respectively. This is in addition to the 9% ("Classic") and 11.5% (PEPRA) employee contributions for FFA members currently in place.

The proposed CalPERS contract amendment reflects additional employees' contributions to the pension plan and to offset members' additional pension contributions, the City will contribute 3% regular monthly salary to the FFA Classic members' 401(a) Plan and a fixed \$185 to the FFA PEPRA members' 401(a) Plan. The net effect of these particular MOU provisions will be a cost of approximately \$28,000 annually encumbered with General Fund monies.

Approved by:



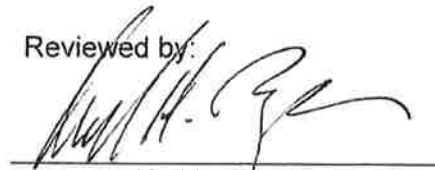
Tom Cody
Director of Human Resources
and Risk Management

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Resolution No. 12047
2. Amendment to CalPERS Contract
3. Resolution of Intention to Approve an Amendment to Contract
4. Ordinance
5. Certification of Compliance with Government Code Section 7507 – Form PERS-12A
6. Certification of Governing Body Action – Form PERS-CON-12
7. City of Monterey Park/CalPERS Contract
8. Certification of Employee Election - Form PERS-CON-15

ATTACHMENT 1
Resolution 12047

RESOLUTION NO. 12047

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2018-2022 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK FIREFIGHTERS' ASSOCIATION.

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

SECTION 1: The City, acting by and through its City Council appointed negotiation team, and representatives of the Monterey Park Firefighters' Association (FFA), a duly recognized employee organization representing the City of Monterey Parks Firefighters' Association employees, met and conferred in good faith and fully communicated and exchanged information concerning wages, retirement funding, hours, and the terms and conditions of employment for contract year 2018-2022.

SECTION 2: The appointed representatives of the parties agreed on certain matters as stated in the attached MOU and recommended that the City and the Union implement those agreements.

SECTION 3: FFA accepted the attached Memorandum of Understanding ("MOU") on September 3, 2018

SECTION 4: The City Council approves the Memorandum of Understanding for Contract Year 2018-2022 between the City of Monterey Park and the Monterey Park Firefighters' Association (FFA), which is attached as Exhibit "A," and incorporated by reference.

SECTION 5: The City Manager is authorized to execute the MOU on the City's behalf in a form approved by the City Attorney.

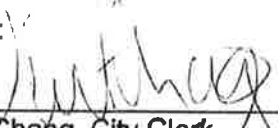
SECTION 6: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

SECTION 7: The City Clerk will certify to the passage and adoption of this Resolution; will enter the same in the book of original Resolutions of said City; and will make a minute of the passage and adoption thereof in the record of proceedings of the City Council of said City, in the minutes of the meeting at which the same is passed and adopted.

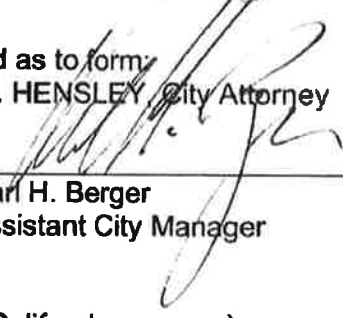
PASSED, AND ADOPTED this 7th day of November, 2018.


Peter Chan
Mayor, City of Monterey Park

ATTEST:


Vincent Chang, City Clerk

Approved as to form:
MARK D. HENSLEY, City Attorney

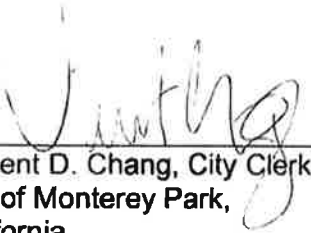
By: 
Karl H. Berger
Assistant City Manager

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. 12047 was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on this 7th day of November, 2018 by the following vote:

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

Dated this 7th day of November, 2018.


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

ATTACHMENT 2
Amendment to CalPERS Contract



EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Monterey Park

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective November 1, 1952, and witnessed August 11, 1952, and as amended effective March 1, 1961, July 1, 1963, March 15, 1969, January 1, 1971, March 20, 1976, April 3, 1976, June 27, 1987, June 24, 1989, July 7, 1990, December 31, 1990, June 15, 1996, May 8, 1999, June 24, 2000, October 7, 2000, August 18, 2001, November 1, 2003, April 5, 2008, June 27, 2009, January 9, 2010 and July 17, 2010 which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

- A. Paragraphs 1 through 15 are hereby stricken from said contract as executed effective July 17, 2010, and hereby replaced by the following paragraphs numbered 1 through 17 inclusive:
1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for classic local miscellaneous members, age 62 for new local miscellaneous members, age 55 for classic local safety members and age 57 for new local safety members.

PLEASE DO NOT SIGN "EXHIBIT ONLY"

2. Public Agency shall participate in the Public Employees' Retirement System from and after November 1, 1952 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.
3. Public Agency agrees to indemnify, defend and hold harmless the California Public Employees' Retirement System (CalPERS) and its trustees, agents and employees, the CalPERS Board of Administration, and the California Public Employees' Retirement Fund from any claims, demands, actions, losses, liabilities, damages, judgments, expenses and costs, including but not limited to interest, penalties and attorney fees that may arise as a result of any of the following:
 - (a) Public Agency's election to provide retirement benefits, provisions or formulas under this Contract that are different than the retirement benefits, provisions or formulas provided under the Public Agency's prior non-CalPERS retirement program.
 - (b) Any dispute, disagreement, claim, or proceeding (including without limitation arbitration, administrative hearing, or litigation) between Public Agency and its employees (or their representatives) which relates to Public Agency's election to amend this Contract to provide retirement benefits, provisions or formulas that are different than such employees' existing retirement benefits, provisions or formulas.
 - (c) Public Agency's agreement with a third party other than CalPERS to provide retirement benefits, provisions, or formulas that are different than the retirement benefits, provisions or formulas provided under this Contract and provided for under the California Public Employees' Retirement Law.
4. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:
 - a. Local Fire Fighters (herein referred to as local safety members);
 - b. Local Police Officers (herein referred to as local safety members);
 - c. Employees other than local safety members (herein referred to as local miscellaneous members).
5. In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

PLEASE DO NOT SIGN "EXHIBIT ONLY"

- a. MISCELLANEOUS EMPLOYEES AGE 55 OR OVER ON APRIL 13, 1976; AND**
 - b. PART-TIME RECREATION LEADER POOL MANAGER/SWIM COACH FOR THE FIRST 36 MONTHS OF EMPLOYMENT.**
- 6. The percentage of final compensation to be provided for classic local miscellaneous members in employment before and not on or after April 5, 2008 for each year of credited prior service is 0% and the percentage of final compensation to be provided for each year of credited current service is 100% and determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).
- 7. The percentage of final compensation to be provided for classic local miscellaneous members in employment on or after April 5, 2008 and prior to January 9, 2010 for each year of credited prior service is 0% and the percentage of final compensation to be provided for each year of credited current service is 100% and determined in accordance with Section 21354.4 of said Retirement Law (2.5% at age 55 Full).
- 8. The percentage of final compensation to be provided for classic local miscellaneous members in employment on or after January 9, 2010 for each year of credited prior service is 0% and the percentage of final compensation to be provided for each year of credited current service is 100% and determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).
- 9. The percentage of final compensation to be provided for each year of credited prior and current service as a new local miscellaneous member shall be determined in accordance with Section 7522.20 of said Retirement Law (2% at age 62 Full).
- 10. The percentage of final compensation to be provided for each year of credited prior and current service as a classic local safety member shall be determined in accordance with Section 21363.1 of said Retirement Law (3% at age 55 Full).
- 11. The percentage of final compensation to be provided for each year of credited prior and current service as a new local safety member shall be determined in accordance with Section 7522.25(d) of said Retirement Law (2.7% at age 57 Full).
- 12. Public Agency elected and elects to be subject to the following optional provisions:
 - a. Section 20965 (Credit for Unused Sick Leave).
 - b. Section 20042 (One-Year Final Compensation) for classic members only.

PLEASE DO NOT SIGN "EXHIBIT ONLY"

- c. Sections 21624 and 21626 (Post-Retirement Survivor Allowance) for local safety members only.
- d. Section 21574 (Fourth Level of 1959 Survivor Benefits).
- e. Section 21024 (Military Service Credit as Public Service).
- f. Section 21548 (Pre-Retirement Option 2W Death Benefit) for local miscellaneous members only.
- g. Section 20903 (Two Years Additional Service Credit).
- h. Section 20516 (Employees Sharing Additional Cost):

From and after the effective date of this amendment to contract, 3% for classic local fire members in the Monterey Park Firefighters' Association.

From an after the effective date of this amendment to contract, .5% for new local fire members in the Monterey Park Firefighters' Association.

- 13. Public Agency, in accordance with Government Code Section 20834, shall not be considered an "employer" for purposes of the Public Employees' Retirement Law. Contributions of the Public Agency shall be fixed and determined as provided in Government Code Section 20834, and such contributions hereafter made shall be held by the Board as provided in Government Code Section 20834.
- 14. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members and local safety members of said Retirement System.
- 15. Public Agency shall also contribute to said Retirement System as follows:
 - a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members and local safety members.
 - b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

- c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.
16. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.
17. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY MONTEREY PARK

BY _____
ARNITA PAIGE, CHIEF
PENSION CONTRACTS AND PREFUNDING
PROGRAMS DIVISION

BY _____
PRESIDING OFFICER

Witness Date _____

Attest: _____

Clerk _____

AMENDMENT CalPERS ID #6309261745
PERS-CON-702A

ATTACHMENT 3
**Resolution of Intention to Approve an Amendment
to Contract**

RESOLUTION NO. _____

**A RESOLUTION OF INTENTION
TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN
THE
BOARD OF ADMINISTRATION
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
AND THE
CITY COUNCIL
CITY OF MONTEREY PARK, CALIFORNIA**

WHEREAS, the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said Law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

To provide Section 20516 (Employees Sharing Additional Cost) of 3% for classic local fire members in the Monterey Park Firefighters' Association and .5% for local fire members in the Monterey Park Firefighters' Association.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice of intention to approve an amendment to the contract between the City of Monterey Park and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an "Exhibit" and by this reference made a part hereof.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2019.

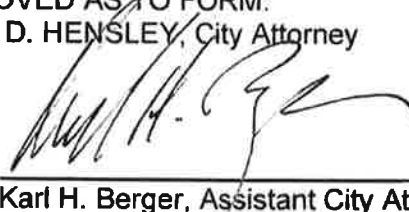
Peter Chan
Mayor, City of Monterey Park

Resolution No. _____
Page 2 of 2

ATTEST:

Vincent D. Chang, City Clerk

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 regular meeting held on the ____ day of _____, 2019 by the following vote:

Ayes:	Council Members:
Nays:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this ____ day of _____, 2019..

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

ATTACHMENT 4

Ordinance

ORDINANCE NO. _____

**An Ordinance of the City Council of the City of Monterey Park authorizing
an amendment to the contract between the City Council of the City of
Monterey Park and the Board of Administration of the California Public
Employees' Retirement System.**

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

SECTION 1. That an amendment to the contract between the City Council of the City of Monterey Park and the Board of Administration, California Public Employees' Retirement System is hereby authorized, a copy of said amendment being attached hereto, marked Exhibit, and by such reference made a part hereof as though herein set out in full.

SECTION 2. The Mayor of the City Council City of Monterey Park is hereby authorized, empowered, and directed to execute said amendment for and on behalf of said Agency.

SECTION 3. This Ordinance shall take effect 30 days after the date of its adoption, and prior to the expiration of 15 days from the passage thereof shall be published at least once in *The Wave*, a newspaper of general circulation, published and circulated in the County of Los Angeles and thenceforth and thereafter the same shall be in full force and effect.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Ordinance and to its approval by the Mayor and said Ordinance shall become effective thirty days after adoption.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2019.

Peter Chan, Mayor
City of Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
City of 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 regular meeting held on the ____ day of _____, 2019 by the following vote:

Ayes:	Council Members:
Nays:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this ____ day of _____, 2019..

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

ATTACHMENT 5
Certification of Compliance with Government Code
Section 7507 – Form PERS-12A

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Financial Office | Pension Contract Management

Services & Prefunding Programs

P.O. Box 942703 Sacramento, CA 94229-2703

888 CalPERS (or 888-225-7377)

TTY: (877) 249-7442 | Fax: (916) 795-4673

www.calpers.ca.gov

**CERTIFICATION OF COMPLIANCE WITH
GOVERNMENT CODE SECTION 7507**

I hereby certify that in accordance with Section 7507 of the Government Code the future annual costs as determined by the California Public Employees' Retirement System for the increase or change in retirement Benefit(s) have been made public at a public meeting of the CITY COUNCIL of the CITY OF MONTEREY PARK on _____
(governing body) (public agency) (date)

which is at least two weeks prior to the adoption of the Resolution / Ordinance.

Adoption of the retirement benefit increase or change will not be placed on the consent calendar.

Clerk/Secretary

Title

Date _____

ATTACHMENT 6
Certification of Governing Body Action Form
PERS-CON-12

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Financial Office | Pension Contract Management

Services & Prefunding Programs

P.O. Box 942703 Sacramento, CA 94229-2703

888 CalPERS (or 888-225-7377)

TTY: (877) 249-7442 | Fax: (916) 795-4673

www.calpers.ca.gov

CERTIFICATION OF GOVERNING BODY'S ACTION

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the

City Council of Monterey Park

of the

(governing body)

City of Monterey Park

(public agency)

on _____

(date)

Clerk/Secretary

Title

ATTACHMENT 7

City of Monterey Park/CalPERS Contract

(The document is available by clicking the link <https://www.montereypark.ca.gov/DocumentCenter/View/9124/03-20-2019-Agenda-Item-5A---Calpers-Contract-regarding-Firefighters-Association> or you can visit the City Clerk's Office to view material)

ATTACHMENT 8
**Certification of Employee Election – Form PERS-
CON-15**

CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM

Financial Office | Pension Contract Management

Services & Prefunding Programs

P.O. Box 942703 Sacramento, CA 94229-2703

888 CalPERS (or 888-225-7377)

TTY: (877) 249-7442 | Fax: (916) 795-4673

www.calpers.ca.gov

CERTIFICATION OF EMPLOYEE ELECTION

I hereby certify that the following employees of the City of Monterey Park have expressed their approval or disapproval of said agency's intention to amend its contract to provide Section 20516 (Employees Sharing Additional Cost) of 3% for classic local fire members in the Monterey Park Firefighters' Association and .5% for new local fire members in the Monterey Park Firefighters' Association on the basis described in the Resolution of Intention adopted by said agency's governing body on March 20, 2019 in such manner as to permit each employee to separately and secretly express his choice and that the outcome of such election was as follows:

	Number of employees eligible to vote	Number of votes approving said participation	Number of votes disapproving said participation
Local Fire Fighters as defined in Govt. Code Section 20433	<u>48</u>	<u>32</u>	<u>0</u>


Clerk or Secretary

3/5/2019
Date



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council

FROM: Annie Yaung, CPFO, Director of Management Services

SUBJECT: Renewal of the Assessment District for Fiscal Year 2019-20 and schedule a public hearing pursuant to Streets and Highways Code §§ 22500, *et seq.*

RECOMMENDATION:

It is recommended that the City Council:

1. Adopting a resolution declaring the City Council's intent to levy and collect assessments for Fiscal Year 2019-20 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code §§ 22500, *et seq.* and setting a time and place for a public hearing; and
2. Take such additional, related, action that may be desirable.

CEQA

The proposed action is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA Guidelines (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. The proposed action, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273.

EXECUTIVE SUMMARY:

In 1993 the City formed a citywide benefit assessment district to finance the operation and maintenance of public street lighting and landscaping. The district was renewed each of the past 26 years and must be renewed for 2019-20 in order for the City to continue the collection of assessments. To begin the district renewal, staff recommends a public hearing be held on June 5, 2019. Scheduling the public hearing is a required process and it does not automatically renew the district. The district renewal will follow the City Council's action at the conclusion of the June 5th public hearing.

BACKGROUND:

In 1993, the State implemented Education Revenue Augmentation (ERAF) transfer that shifts property tax revenues from local governments to schools. The City's loss from ERAF was \$1.2 million. In 1993, after considering various options to balance the

budget, the City formed a benefit assessment district. The assessment revenues are used to pay for the costs for maintaining street lighting and public landscaping. The funds freed up by the assessment revenues are used to maintain essential City services such as police, fire, public works, recreation, and library.

The City is required to renew the assessment district annually. The City has renewed the district for the past 26 years. To start the renewal process, the attached resolution and the April 17, 2019 Engineer's Report has been prepared for the City Council's consideration.

RESOLUTION OF INTENTION

The resolution describes April 17, 2019 Engineer's Report, which was prepared pursuant to Streets and Highways Code § 22566, the assessment district and its boundaries, specifies date, time, and place of the public hearing. The proposed assessment per single family home for 2019-20 is \$40.97. There is no increase from 2018-19. As shown in the attached resolution, staff recommends that the hearing be scheduled for June 5, 2019 at 7:00 p.m. in the City Council Chamber. As required by law, a notice for the public hearing will be published. The renewal will be completed following the City Council's action at the June 5th hearing.

FISCAL IMPACT

The proposed assessment rates for 2019-20 are the same as for 2018-19. The projected assessment revenue is approximately \$984,082. If the City does not renew the assessment district, it must reduce expenditures by \$984,082 to balance the budget.

Respectfully submitted and prepared by:

Approved By:



Annie Yaung, CPFO
Director of Management Services



Ron Bow
City Manager

Reviewed By:


Karl H. Berger
Assistant City Attorney

Attachment(s):

1. Resolution
2. April 17, 2019 Engineer's Report

Attachment 1 Resolution

RESOLUTION NO. _____

RESOLUTION DECLARING THE CITY COUNCIL'S INTENT TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2019-20 IN CITYWIDE MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS AND HIGHWAYS CODE § 22587 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING.

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

SECTION 1: The City Council finds as follows:

- A. The City Council seeks to levy assessments for Fiscal Year 2019-20 pursuant to Streets and Highways Code §§ 22500, *et seq.* for Citywide Maintenance District No. 93-1 ("District"); and
- B. The District is exempt from the procedures and approval process of California Constitution art. XIID, § 4 pursuant to California Constitution, art. XIID, § 5(a).

SECTION 2: The April 17, 2019 Engineer's Report ("Report") was prepared pursuant to Streets and Highways Code § 22566 for Fiscal Year 2019-2020. While the Report is too voluminous to be reprinted with this Resolution, it is available for public inspection with the City Clerk and incorporated by this reference as if fully set forth.

SECTION 3: After reviewing the Report, the City Council finds as follows:

- A. The Report sufficient meets the requirements set forth in Streets and Highways Code §§ 22565, *et seq.*
- B. The Engineer's estimate of the itemized costs and expenses of said work, as contained in the Report is preliminarily approved and confirmed.
- C. The diagram, showing the boundaries of the land within the District referred to and described in the Report is preliminarily approved and confirmed.
- D. The proposed assessment upon the land in the District is in proportion to the estimated special benefit to be received by said land, as contained in the Report, is hereby preliminarily approved and confirmed.
- E. The Report may be used for the purposes of all subsequent proceedings pursuant to the proposed benefit assessment.

SECTION 4: The City Council directs the City Clerk to give notice that the City Council intends to undertake proceedings for levying and collecting of special assessments for Fiscal Year 2019-20 on real property within the District for the continual maintenance of certain improvements as shown and delineated on a map previously approved by City Council and on file with the City Clerk which is available for public inspection and incorporated into this Resolution as if fully set forth ("Map") pursuant to Streets and Highways Code § 22508. Any proposed changes to the map, maintenance, and assessments are set forth in the Report.

SECTION 5: On June 5, 2019, the City Council will consider ordering the annual assessment recommended by the Report. The annual assessment proposed for each Equivalent Dwelling Unit (EDU) in the Report is \$40.97 for Fiscal Year 2019-20, no increase from Fiscal Year 2018-19.

SECTION 6: If approved, the assessment levied and collected is for maintaining certain landscaping and street lighting improvements, as set forth in the Report, referenced and so incorporated herein.

SECTION 7: If approved, the County Auditor/Controller must enter on the County Assessment Roll the amount of the assessments and collect such assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, must be paid to the City Treasurer for purposes of paying the costs and expenses of the District.

SECTION 8: All monies collected for such assessments must be deposited in a special fund known as "Special Fund City of Monterey Park Citywide Maintenance District No. 93-1." Payment may be made out of said fund only for the purpose provided for in this Resolution and as set forth in an appropriate resolution on or about June 5, 2019.

SECTION 9: Any public property included within boundaries of the District is exempt from assessment.

SECTION 10: The public hearing to consider levying the assessments identified in this Resolution will take place on June 5, 2019, or as soon thereafter as is practicable, at a regular meeting of the City Council at the Council Chamber, 320 West Newmark Avenue, Monterey Park.

SECTION 11: The City Clerk is authorized and directed to publish this Resolution pursuant to Government Code § 6061 and Streets and Highways Code § 22554.

SECTION 12: A majority protest from the property owners may cause any proposed increase of assessment for the 2019-20 Fiscal Year to be abandoned. Written protest must be submitted to the City Clerk's office at City Hall, 320 West Newmark Avenue, Monterey Park, CA 91754, before the close of the public hearing on June 5, 2019. Each written protest must state the grounds of objection and contain a description of property owned.

SECTION 13: For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical-nature, your attention is directed to the below listed person so designated:

Annie Yaung, CPFO
Director of Management Services
City of Monterey Park
320 West Newmark Avenue
Monterey Park, California 91754
(626) 307-1349

SECTION 14: This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 17th of April 2019.

Peter Chan, Mayor
City of Monterey Park

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park

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 adopted by the City Council of the City of Monterey Park at a Regular Meeting held on the 17th of April 2019, by the following vote of the Council:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dated this 17th day of April 2019

Vincent D. Chang, City Clerk
City of Monterey Park

Attachment 2
April 17, 2019 Engineer's Report

APRIL 17, 2019
ENGINEER'S REPORT
CITY OF MONTEREY PARK

CITYWIDE MAINTENANCE DISTRICT NO. 93-1
FOR THE 2019-2020 FISCAL YEAR

**ENGINEER'S REPORT
CITY OF MONTEREY PARK
CITYWIDE MAINTENANCE DISTRICT NO. 93-1
FOR THE 2019-20 FISCAL YEAR**

PURPOSE

The purpose of this report is to establish the annual levy of assessments for the City of Monterey Park Citywide Maintenance District 93-1 (District) for the 2019-20 Fiscal Year.

INTRODUCTION

The District was formed in 1993 under the Landscaping and Lighting Act of 1972 (the "Act"). The District provides the City with a source of funds for the operation and maintenance of street trees, median landscaping, and streetlights on arterial streets within the City. Assessments are levied upon each parcel for the necessary costs of operating, servicing, and maintenance of the respective facilities, which provides safety protection and enhances the value of each and every parcel in the City.

Street tree and median landscaping maintenance are important services in any urban environment. Trees and landscaping, when well maintained, provide beautification, shade, traffic safety, and enhancement of the desirability of the surroundings, along with a direct, positive effect on property values.

Adequate street lighting is considered imperative for their contribution to public convenience and community safety. Protection of property, increased public safety, reduction of traffic accidents, savings in accident costs and lost working hours, are specific benefits that benefit properties within the City of Monterey Park. The lighting benefit is directly related to public safety and property protection.

Property values in a community are increased when public infrastructure such as street trees, median landscaping, and street lighting are in place, improved, operable, safe, clean and maintained. Facilities that are unsafe or destroyed by the elements or vandalism decrease quality of life.

The operation, servicing, and maintenance of the facilities within the District are consistent with the Act, and will be administered pursuant to the City of Monterey Park ordinances and regulations.

The properties that benefit from operation and maintenance of the street trees, median landscaping, and lighting will fund these activities in proportion to the specific benefits that each property receives.

Payment for the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes for each property. Revenues from these assessments must be placed in a special fund and cannot be used for any other purpose.

The City Council of the City of Monterey Park will set a date for a public hearing. The public hearing will be held on the date and at the time and place described specifically in the Resolution of Intention. Notice will be given by publishing the Resolution of Intention in accordance with requirements of the Government Code.

DESCRIPTION OF IMPROVEMENTS

The improvements are the operation, servicing, and maintenance of street trees, median landscaping, and street lighting, including but not limited to, personnel, electrical energy, utilities, materials, and contracting services for the satisfactory operation of these services described as follows:

Street Trees and Median Landscaping

Landscaping, planting shrubbery and trees, irrigation systems, hardscapes, and fixtures in public rights-of way within the proposed boundary of the District.

Street Lighting

Poles, fixtures, bulbs, conduits, equipment including anchors, posts and pedestals, and metering devices, as required to provide safety lighting in public rights-of-way within the proposed boundaries of the District.

Maintenance means the furnishing of services and materials for the ordinary and usual operation and servicing of the landscaping and public lighting facilities including repair, removal or replacement of all or part of any of the landscaping and public lighting facilities. Maintenance also means providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; and the removal of trimmings, rubbish, debris and other solid waste.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the public lighting facilities or improvements and the furnishing of electric current or energy, gas or other illuminating agent for the public lighting facilities, or for the lighting or operation of landscaping.

ESTIMATE OF COST

The estimated costs of the operation, servicing and maintenance of the improvements for Fiscal Year 2019-20, as summarized below same as last year.

I. STREET LANDSCAPING AND FACILITY MAINTENANCE

A. Street Trees and Median Landscaping

1. O & M	\$1,161,062
2. Reserves	<u>-0-</u>
Sub-Total	\$1,161,062

II. STREET LIGHTING

A. Street Lights	
1. O & M	\$603,594
2. Reserves	<u>-0-</u>
Sub-Total	\$603,594
Total Cost	\$1,764,656
Less City General Fund Contributions	<u><780,574></u>
Total Funded by Assessments	\$984,082

The Act requires that the City establish a special fund for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated in this report. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

ASSESSMENT ROLL

The proposed assessment and the amount of assessment for Fiscal Year 2019-20 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office are on file in the office of the City Clerk of the City of Monterey Park.

The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this report.

The total proposed assessment for fiscal year 2019-20 is approximately \$984,082.

METHODS OF APPORTIONMENT OF ASSESSMENT

1. GENERAL

Part 2 of Division 15 of the Streets and Highways Code (the Code), also known as the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include construction, operation, maintenance and servicing of street trees, median landscaping and street lights.

The Act requires that maintenance assessments be levied according to benefit rather than according to assessed value.

The Act also permits the designation of zones of benefit within any individual assessment district if by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement. Thus, the Act requires the levy of a true "assessment" rather than a "special tax."

Exempt from the assessment would be the areas of all publicly owned property in use in performance of a public function. The City has made a determination to also except public utility rights of way.

2. ASSESSMENT FORMULA

Section 22509 of the Code provides that the Act shall be liberally constructed to effectuate its purpose. Therefore, any reasonable formula, or method, when upheld by the City Council after a public hearing, is conclusive.

Section 22573 of the Code provides the net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated special benefit to be received by each such lot or parcel from the improvements.

Since the assessment will be levied against properties as shown on the Property Tax Rolls of the Los Angeles County Assessor, the final charges must be assigned by Assessor's Parcel Number. The formula shown below takes into the consideration of land use and parcel size.

Single Family Residential.

The single-family residential parcel has been selected as the basic unit for calculation of the benefit assessments. This basic unit shall be called an Equivalent Dwelling Unit (EDU). Parcels developed for single family residential uses, including condominiums, are assessed one (1) EDU.

Multi-Family Residential.

Multi-family residential uses are given a factor of 0.85 EDU per dwelling unit. Based on data from representative cities in urban Southern California, the multiple residential factor of 85 percent is determined by the statistical proportion of relative trip generation from various types of residential uses, in combination with population density per unit.

Mobile Home.

Parcels designated for mobile home park uses are assigned 0.5 EDU per unit.

Commercial/ Industrial.

In converting improved non-residential properties to EDU's the factor used is the typical lot size for single-family residential parcels, which is 6,000 square feet, or 7.26 dwelling units per acre.

The commercial/industrial parcels will be assessed 7.26 EDU for each acre, or any portion thereof up to five (5) acres and 0.73 for every additional acre or portion thereof above five acres. This lower EDU factor is based on the fact that many of the larger commercial/industrial developments contain internal street systems and provide their own street lighting. The minimum number of EDUs per commercial/industrial parcel will be one (1) EDU.

Vacant Residential.

Vacant residential property is described as parcels with no improved dwelling structures. These properties receive benefits based on their land, as this is the basis of their value. The land value portion of residential property in Monterey Park is about 50 percent. Parcels defined as single-family residential parcels which do not have structures on the parcels are therefore, assessed 50 percent of a single-family dwelling. The parcels will be assessed 0.50 EDU per parcel. Parcels defined as vacant multi-family residential will be assessed at 50 percent of the rate for vacant commercial/industrial property.

Vacant Commercial/Industrial.

Parcels which are not zoned for residential use and which do not have structures on the parcels are assessed based upon the acreage of the parcel. These parcels will be assessed at 50 percent of the rate of improved commercial/industrial property.

Institutional.

Institutional parcels are defined as those used for private schools, lodge halls, convalescent hospitals, and other similar uses. These parcels will be assessed at the same rate as improved commercial/industrial property.

Utility.

Parcels owned by private utility companies will be assessed at the same rate as improved commercial/industrial property based upon a comparable land use for the property. Utility rights-of-way will be exempt from assessments.

Exempt.

Parcels of land defined in the County Assessor's records as being exempt from property taxes will be exempt from District assessments. This includes all publicly owned property, all easements and rights-of-way, and common areas.

BENEFIT DETERMINATION

Special Benefits from the public improvements operated and maintained by the District are received directly by all parcels within the City. The maintenance of street lighting and landscaping is distributed throughout the district and is of direct and specific benefit to all parcels within the District. Therefore the costs associated with these benefits are spread equally, based on Equivalent Dwelling Units (EDU), to all parcels within the District.

Special benefits include maintenance of street trees and medians on the major thoroughfares, which are the main travel ways of the City. Street lighting is also considered a special benefit since all parcels within the City access public streets which have streetlights. Costs incurred by the City to administer these programs are also considered a citywide benefit. The primary benefits of streetlights are convenience, safety, security, and protection of property, property improvements, and persons. The primary benefits of street trees and median landscaping on arterial streets are the improved safety and aesthetic appeal within the community.

ASSESSMENT RATE BY MAINTENANCE CATEGORY

Category	2019-2020 Proposed	
	Budget	Rate Per EDU
Street Trees and Median Landscaping	\$466,757 ^(*)	\$ 19.43
Street Lighting	517,325 ^(*)	21.54
Total Assessment	\$984,082	\$ 40.97

* Net of City General Fund contributions

INVENTORY OF PARCELS

The following information was obtained from the Los Angeles County Assessor's Roll, Assessor's Parcel Maps, and the City of Monterey Park Development Services Department.

Land Use		Parcels	Units	Acres	EDUs
1. Single Family Residential (SFR)		13,703	13,703	1,763.54	13,703
2. Multi-Family Residential (MFR)		1,448	6,465	735.38	5,634.93
3. Vacant SFR		128	-	35.13	64.00
4. Vacant MFR		-	-	-	-
5. Mobile Home		2	23	1.58	11.50
6. Commercial Industrial		921	38	515.27	3,552.34
7. Vacant Commercial Industrial		64	-	219.28	326.42
8. Utilities		58	-	154.87	426.62
9. Exempt					
a.	Alhambra City School District	4	-	-	-
b.	Garvey School District	3	-	-	-
c.	L.A. City Community College	4	-	-	-
d.	LACO Flood Control District	4	-	-	-
e.	L.A. County	10	-	-	-
f.	L.A. Unified School District	2	-	-	-
g.	Metropolitan Water District	7	-	-	-
h.	Montebello Unified School District	2	-	-	-
i.	State of California	4	-	-	-
j.	City of Montebello	1	-	-	-
k.	City of Monterey Park	50	-	-	-
l.	SFR Common Area	9	-	-	-
	SUBTOTAL (9. a-l)	100	-	-	-
10. Institutional		50	50	41.32	300.77
TOTALS		16,474	20,279	3,466.37	24,019.58

PROPERTY OWNER LIST

A list of names and addresses of the owners of all parcels within the District is shown on the last equalized Property Tax Roll of the Assessor of the County of Los Angeles, which by reference is hereby made a part of this report.

ASSESSMENT DISTRICT BOUNDARY MAP AND ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City Clerk in the format required under the provisions of the Act. The attached is a facsimile of the map on file in the office of the City Clerk.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Los Angeles for the year when this report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this report.

RESOLUTION

Resolution of Intention is on file in the Office of the City Clerk.

CERTIFICATION

This report contains the necessary data required to conduct the proceedings and is submitted to the Office of the City Clerk for filing and public inspection.



Annie Young, CPFO
Director of Management Services

3/18/2019
Date



Mark A. McAvoy
Director of Public Works / City Engineer

3/18/19
Date



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: 2018-19 Various Street Resurfacing – Authorization to Advertise

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution authorizing staff to advertise the 2018-19 Various Street Resurfacing project; and
2. Take such additional, related action that may be desirable.

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).

EXECUTIVE SUMMARY:

Staff has prepared bid specifications for the 2018-19 Various Street Resurfacing project and is requesting the City Council's authorization to advertise the project for construction bids.

BACKGROUND:

The project involves the resurfacing of the following streets:

Street	Limits
Chandler Avenue	Newmark Avenue to Graves Avenue
Corporate Center Drive	Casuda Canyon Intersection
Crest Vista Drive	Wandering St to Crest Way
De la Fuente St	Cadiz St to Harding Ave
Fulton Ave	Kempton Ave (N) to Kempton Ave (S)
Keller Street	Kempton Ave to Fulton Ave
Mabel Ave	Marguerita Ave to Atlantic Ave
Marguerita Ave	Garvey Ave to Newmark Ave
McPherrin Avenue	Hellman Ave to Emerson Ave
Mooney Dr	Orange Ave to East City Limit
Moore Avenue	Newmark Avenue to Harding Avenue

Schoolside Ave	Cesar Chavez Ave to 1 st Street
Vancouver Ave	Floral Dr to Cesar Chavez Ave

The work includes cold milling the existing asphalt pavement and constructing a rubberized asphalt overlay; adjusting utility covers to grade; constructing new ADA curb ramps; replacing traffic loop detectors; restoring traffic striping and pavement markings; and providing and maintaining traffic control during construction.

FISCAL IMPACT:

The project is included in FY 2018-19 adopted budget and will be funded with RMRA (SB1) funds in the amount of \$1,023,000.00 and Measure R funds in the amount of \$221,437 (FY 2017-2018).

Respectfully submitted by:



Mark A. McAvoy
Director of Public Works/
City Engineer

Prepared by:



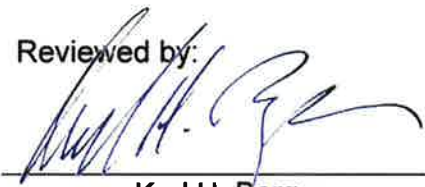
Frank A. Lopez
Assistant City Engineer

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT:

1. Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE 2018-19 VARIOUS STREET RESURFACING PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

THE CITY COUNCIL RESOLVES AS FOLLOWS:

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

- A. City staff has prepared bid specifications for the 2018-19 Various Street Resurfacing Project ("Project").
- B. The City Engineer reviewed the completed design and plans for the Project and agrees with staff that the plans are complete and the Project may be constructed.
- C. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the plans and construction of the Project.

SECTION 2. *Environmental Assessment.* The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

SECTION 3. *Design Immunity; Authorization.*

- A. The design and plans for the Project are determined to be consistent with the City's standards and are approved.
- B. The design approval set forth in this Resolution occurred before actual work on the Project construction commenced.
- C. The approval granted by this Resolution conforms to the City's General Plan.
- D. The City Engineer, or designee, is authorized to act on the City's behalf in approving any alterations or modifications of the design and plans approved by this Resolution.
- E. The approval and authorization granted by this Resolution is intended to

avail the City of the immunities set forth in Government Code § 830.6.

- F. The City Manager, or designee, may solicit bids for the Project in accordance with applicable law.

SECTION 4. *Project Payment Account.* For purposes of the Contract Documents administering the Project, the City Council directs the City Manager, or designee, to establish an account allocating SB-821, Measure R, and CDBG Funds from the current fiscal year budget to pay for the Project ("Project Payment Account"). The Project Payment Account is the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 5. The City Clerk is directed to certify the adoption of this Resolution.

SECTION 6. This Resolution takes effect immediately upon its adoption.

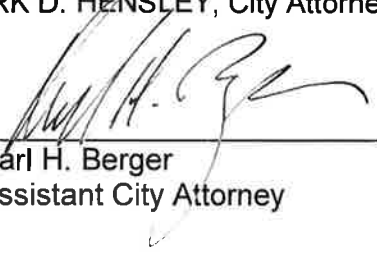
PASSED, APPROVED AND ADOPTED this 17th of April 2019.

Peter Chan, Mayor
City of Monterey Park

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park

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

By: 
Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Resolution Identifying a public works maintenance to be Included in the FY 2019-20 Budget and Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution identifying a street maintenance project to be included in the FY 2019-20 budget and funded with Road Maintenance and Rehabilitation Act (RMRA) funds, in a form approved by the City Attorney; and
2. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 addresses the significant multi-modal transportation funding shortfall statewide. As of November 2017, portions of SB 1 revenues are deposited into a Road Maintenance and Rehabilitation Account (RMRA) and made available to eligible cities and counties, which must comply with RMRA funding requirements as determined by the California Transportation Commission (CTC).

RMRA funds made available for the Local Streets and Roads Funding Program are prioritized for expenditure on basic road maintenance and rehabilitation projects, and on critical safety projects. The CTC provided a number of example projects and uses for RMRA funding that include, but are not limited to, the following: Road Maintenance and Rehabilitation, Safety Projects, Railroad Grade Separations, Complete Streets Components (including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and stormwater capture projects in conjunction with any other allowable project), and Traffic Control Devices.

BACKGROUND:

The most recent State estimates for FY 19-20 anticipate that Monterey Park will receive \$1,030,174 in RMRA funds. In order to be eligible to receive these funds, agencies must submit a proposed project list to the CTC by May 1, 2019 along with budget support

documentation including the council meeting minutes and/or resolution of the City Council committing to the project list.

The proposed project includes the resurfacing of various local streets as identified in the City's Pavement Management Study listed in the resolution. Staff reviewed the study and selected those street segments that would most benefit from a rehabilitation project based on their current conditions. Once the resolution is adopted and submitted, staff will begin the design plans and specifications with construction of the project during FY 18-19. Rehabilitation will include isolated repairs, patching, grinding, and overlay with new surfacing such as asphalt concrete and/or asphalt rubber hot mix, as well as some minor concrete items such as sidewalk and ramp repairs.

FISCAL IMPACT:

As the City's budget process for FY 2019-20 is now underway, the adoption of the resolution to include the capital improvement project in the upcoming budget and funded with RMRA funds will allow the City to receive the RMRA funding for street rehabilitation projects, and help the City improve the overall quality of the roadway system.

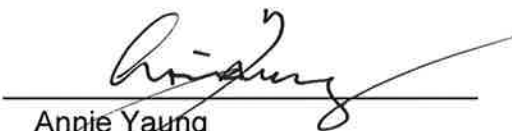
Respectfully submitted by:


Mark A. McAvoy
Director of Public Works/
City Engineer

Prepared by:


Frank A. Lopez
Assistant City Engineer

Reviewed by:


Annie Yaung
Director of Management Services

Approved by:


Ron Bow
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachment:

1. Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

**A RESOLUTION IDENTIFYING A STREET MAINTENANCE
PROJECT TO BE INCLUDED IN THE FY 2019-20 BUDGET AND
FUNDED BY SENATE BILL 1: ROAD REPAIR AND
ACCOUNTABILITY ACT OF 2017**

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds as follows:

A. Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 addresses the significant multi-modal transportation funding shortfalls statewide.

B. SB 1 includes accountability and transparency provisions that will ensure City residents City are aware of the projects proposed for funding in the community and which projects have been completed each fiscal year.

C. The City must adopt, by resolution, a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement.

D. The City will receive an estimated \$1,030,174 in RMRA funding in Fiscal Year 2019-20.

E. This is the third year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1.

F. The City used a Pavement Management Program to help develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment.

G. The funding from SB 1 will help the City maintain and rehabilitate its streets throughout the City this year and several similar projects into the future. This revenue will help us increase the overall quality of our road system over the next decade.

H. Cities and counties own and operate more than 81 percent of streets and roads in California, and from the moment we open our front door to drive to work, bike to school, or walk to the bus station, people are dependent upon a safe, reliable local transportation network.

I. The SB 1 project list and overall investment in local streets and roads infrastructure with a focus on basic maintenance and safety and investing in complete streets infrastructure will have significant positive co-benefits statewide.

SECTION 2. The City Council takes the following actions:

A. The Operating Budget for fiscal year 2019-2020 is amended to incorporate the following project planned to be funded with Road Maintenance and Rehabilitation Account revenues:

Project:	Various Street Resurfacing
Description:	Cold mill asphalt concrete pavement and construct rubberized asphalt concrete overlay on various local streets. Work includes but is not limited to grind, overlay, and replacement of curb ramps.
Location:	Chandler Ave – Newmark Ave to Graves Ave Crest Vista Dr – Wandering St to Crest Way De la Fuente St – Cadiz St to Harding Ave Fulton Ave – Kempton Ave (N) to Kempton Ave (S) Keller St – Kempton Ave to Fulton Ave Mabel Ave – Marguerita Ave to Atlantic Ave Marguerita Ave – Garvey Ave to Newmark Ave McPherrin Ave – Hellman Ave to Emerson Ave McPherrin Ave – Newmark Ave to Graves Ave Mooney Dr – Orange Ave to East City Limit Moore Ave – Newmark Ave to Harding Ave Schoolside Ave – Cesar Chavez Ave to 1 st St Vancouver Ave – Floral Dr to Cesar Chavez Ave Wilcox Ave - El Repetto Dr to Keller St Wilcox Ave – Pomona Dr to Aldergate St
Estimated Useful Life:	15-20 years
Est. Year of Construction/ Completion:	Fiscal Year 2019-2020
Budget Amount:	\$1,030,174

SECTION 3. If any part of this Resolution 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 Resolution are severable.

SECTION 4. To the extent that any other resolution is incorporated into this Resolution, it is superseded or amended in its entirety.

SECTION 5. This Resolution takes effect immediately upon its adoption.

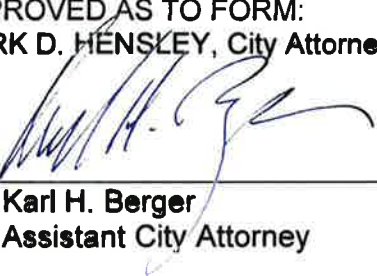
PASSED, APPROVED AND ADOPTED this 17th of April 2019.

Peter Chan, Mayor
City of Monterey Park

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park

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

By: 
Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: April 17, 2019

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

TO: The Honorable Mayor and City Council
FROM: Jim Smith, Chief of Police
SUBJECT: Recommendation for Purchase of Police Canine and Training

RECOMMENDATION:

It is recommended that the City Council:

1. Accept the Department of Homeland Security Investigation State Local Overtime grant funding of approximately \$20,000 towards the purchase of a police canine, equipment and training.
2. Authorize the City Manager, or designee, to execute a Service Agreement with Adlerhorst International, Inc. in the amount of \$24,000.00, in a form approved by the City Attorney;
3. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

The Police Department seeks to purchase a new police canine, training, and equipment. The Monterey Park Police Department has two police canines assigned to the Canine Unit. Canine Piro is being retired in July 2019. The Monterey Park Police department seeks to replace him with a new police canine. Up to \$20,000 is reimbursable through Department of Homeland Security Investigation State Local Overtime grant funding.

BACKGROUND:

The Police Department utilizes police canines to augment police services to the community including, but not limited to: locating individuals, locating contraband, and apprehending criminal offenders. The service life of a police canine is generally 7-8 years for healthy police dogs.

The Monterey Park Police Department currently utilizes Adlerhorst International, Inc. in Riverside, CA for the procurement of police canines and training. We are able to obtain a dual purpose canine (patrol and narcotics), the basic handler course (240 hours), detection course (240 hours), and monthly certification training from Adlerhorst, which enables the Monterey Park Police Department canine units to comply with the necessary legal standards. Adlerhorst is the only vendor in the local area that provides these services as well as expert courtroom testimony.

Reimbursable Costs:

Police canine (Belgian Malinois or German Shepard)	\$12,122
Police canine detection course (240 hrs.)	\$ 5,500
Equipment (kennel, leashes, muzzle, harness, etc.)	\$ 2,300

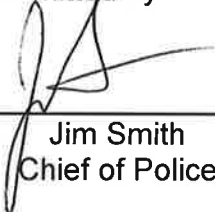
Due to our participation in the Department of Homeland Security Investigation Asset Forfeiture Task Force, we are able to obtain reimbursement from the State Local Over Time grant funding program for the purchase of the canine (\$12,122), canine detection course (\$5,500), and equipment for a grand total of up to \$20,000.

Monterey Park Police Department is responsible for the canine basic handler course cost of \$5,500.

FISCAL IMPACT:

Up to \$20,000 will be reimbursed by the State Local Over Time grant funding program into account # 0473-801-3103-22800. The remaining expenditure for canine basic handler training course (\$5,500) will be funded by our current operating budget (account # 0160-801-3101-39400).

Respectfully submitted by:



Jim Smith
Chief of Police

Prepared by:



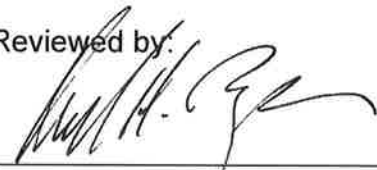
Bill Cuevas
Lieutenant,
Police Canine Coordinator

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

Adlerhorst Quote

ATTACHMENT 1

Adlerhorst Quote

ADLERHORST INTERNATIONAL LLC

3951 Vernon Ave.
Jurupa Valley, CA 92509

QUOTE ONLY

Date	Quote #
10/25/2018	071938

Name / Address
Monterey Park Police Department 320 W. Newmark Avenue Monterey Park, CA 91754

Qty	Description	U/M	Cost	Total
1	Basic Handlers Course # 240 Hourse	ea	5,500.00	5,500.00
1	Narcotics Detection Course # 240 hourse	ea	5,500.00	5,500.00
1	Dual Purpose Police Service Dog • (Malinois, German Shepherd, Dutch Shepherd)	ea	11,250.00	11,250.00T

All merchandise subject to California sales tax.

Subtotal \$22,250.00

Sales Tax (7.75%) \$871.88

Total \$23,121.88



City Council Staff Report

DATE: April 17, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: The Honorable Mayor and City Council
FROM: Vincent D. Chang, City Clerk
SUBJECT: Public Hearing to Receive Input from the Community Regarding the Creation of a City Council District-Based Electoral System Pursuant to Elections Code §10010

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Conducting a continued Public Hearing to receive public testimony on the composition of districts for a district-based electoral system pursuant to Elections Code § 10010;
- (2) Introduce and waive first reading of an Ordinance establishing City Council Districts or provide direction to the City's demographer regarding the composition of districts for a district-based electoral system pursuant to Elections Code § 10010 for consideration at a future Council meeting;
- (3) Authorizing an additional \$15,000 to cover the costs for implementation of district voting; and
- (4) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On November 7, 2018, the City Council adopted Resolution No. 12043 declaring its intent to transition from at-large to district-based elections for City Council members, commencing with the General Municipal Election in March 2020. Elections Code § 10010 requires that the City conduct four public hearings to receive community input on district boundaries and maps for the formation of City Council districts. The City Council conducted Public Hearings on December 5, 2018, December 19, 2018, February 20, 2019, March 20, 2019, and April 3, 2019.

At the March 20, 2019 Council Meeting the issue was raised as to whether the City's term limit ballot measure/code would allow for either Mayor Chan or Mayor Pro Tem Liang to run for a council seat in a 2020 district election. The City Attorney reviewed this issue and opined that neither the Mayor nor Mayor Pro Tem can run for City Council in 2020 or 2022 regardless of whether there is district-based voting or not.

Based on public input, the City Council's direction, and other legally required criteria, the City's Demographer evaluated and submitted the proposed draft maps for public review and comments. It is recommended that the City Council provide the City Demographer with direction regarding which final map product, with any necessary modifications, the City Council would like to consider at its April 17, 2019 meeting. The Council has the authority to arrange the districts and arrange the order of the various districts' elections in 2020 and 2022 based upon any rational basis that "give[s] special consideration to the purposes of the California Voting Rights Act of 2001" and "take[s] into account the preferences expressed by members of the districts" (Elections Code Section 10010(b)), so long as it does not impermissibly dilute the voting strength of Latinos or any other protected class.

BACKGROUND

Since November 7, 2018, the City engaged in outreach efforts to inform the public about district elections and the process associated with their formation. A webpage (www.MontereyPark.ca.gov/DistrictElections) was uploaded to provide information about district elections, including opportunities for when and how the public can be engaged (translations available). The official notice of Public Hearings was translated and published in the Monterey Park Press (English), La Opinión (Spanish), World Journal (Chinese) and Saigon Times (Vietnamese). In addition, a press release in multiple languages was sent via email to local media and subscribers, and an article was placed in the December 2018 and the February 2019 editions of the Monterey Park Cascade (which was mailed to every residence in the City).

At its December 19, 2018 meeting, the City Council directed staff to conduct additional outreach efforts to engage the community in the formation of city council districts. On the week of Jan. 14, 2019, a postcard providing notice of the formation of a district-based electoral system (in multiple languages) was mailed to each household in the City. The announcement was also emailed to City's Commission and Board members. Additionally, public participation kits were made available throughout city hall and an instructional video on how to use the participation tools was uploaded to the webpage as well. Kits were also mailed to persons seeking additional information and those requesting participation kits.

At its February 20, 2019 meeting, the City Council (1) continued the previously scheduled March 6, 2019 Public Hearing to March 20, 2019 and; (2) set the deadline of March 8, 2019 4:30 p.m. as the deadline for submittal of five district maps. Concluding that certain maps presented challenges including, without limitation, over or under five districts, population imbalance, protected-class dilution, etc., the City Council, by consensus, eliminated Map Nos. 1, 2, 6, 7, 8, 10, 11, 12, 13, 14, 15, and 16. Consideration of the remaining Maps (Nos. 3, 4, 5, 9, 17 and 18) was continued to the March 20, 2019 City Council meeting.

Before the March 20, 2019 meeting, the City Clerk's office received a number of proposed draft maps; seven of these proposed draft maps were evaluated by the City's

Demographer. Of these seven maps, five were confirmed to have met the standards established under the California Voting Rights Act and the Federal Voting Rights Act (Map Nos. 19, 20, 21, 22 and 23), while two maps (Nos. 24 and 25) were rejected due to population imbalance and protected class dilution, respectively.

At its March 20, 2019 meeting, the City Council included Map Nos. 19-23 to its consideration of Map Nos. 3, 4, 5, 9, 17 and 18. In order to ensure sufficient time to review all eleven maps, the City Council continued its consideration of these Maps from March 20, 2019 to April 3, 2019 and directed National Demographics Corporation (NDC) not to process maps received after March 20, 2019.

At its April 3, 2019 meeting, the City Council consented to move forward Map Nos. 4, 9, and 23 for further discussion at its April 17, 2019 council meeting and potentially introduce an ordinance establishing Council districts.

Elections Code § 10010 requires that modifications to the boundary maps be republished for public review at least seven days before City Council consideration. It is recommended that the City Council either introduce the attached ordinance establishing the Council districts or provide the City Demographer with direction regarding which map(s) , with any necessary modifications, the City Council would like to consider introducing by ordinance at its May 3, 2019 meeting.

FISCAL IMPACT:

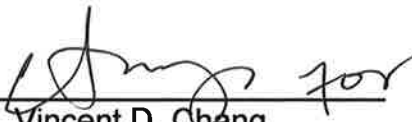
At the March 7, 2018 and December 5, 2018 City Council meetings, the Council allocated \$50,000 and \$10,000, respectively, for costs associated with district voting. The related costs are as follows:

NDC – Basic District Project Elements	\$21,500
NDC – In-person presentation (6 meetings)	\$12,000
NDC – Public Participation Kits	\$ 4,000
NDC – Database of demographic	\$ 2,000
Legal notices publication	\$ 4,326
Translations	\$ 2,465
Postcard – Printing, mailhouse, delivery	\$ 3,995
Postcard – Postage	\$ 3,823
Postcard – Translation	<u>\$ 350</u>
Total	\$54,459

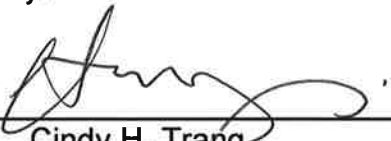
With the adoption of the ordinance and the final map, staff is requesting an allocation of \$15,000 for costs associated with the finalizing the district map and outreach efforts such as postcards, water bill inserts, and outreach at special events.

Respectfully submitted,

Prepared by:



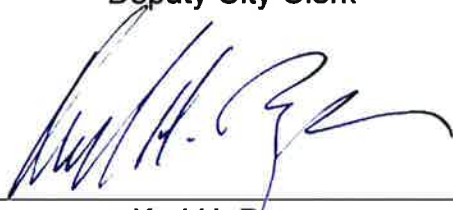
Vincent D. Chang
City Clerk



Cindy H. Trang
Deputy City Clerk



Ron Bow
City Manager



Karl H. Berger
Assistant City Attorney

Attachments:

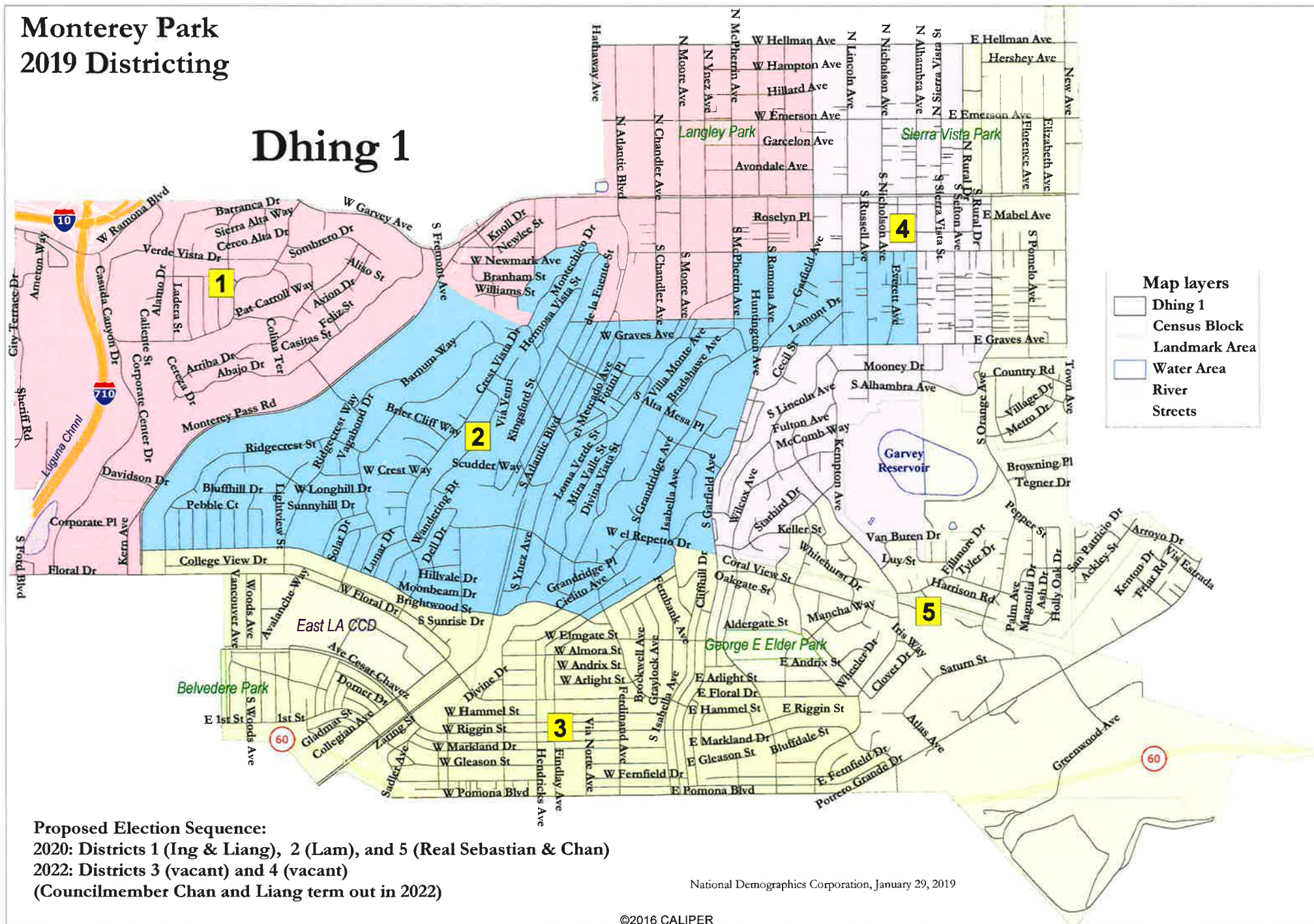
1. Focus Map Nos. 4, 9, and 23 for Consideration
2. Draft Ordinance

ATTACHMENT 1

Focus Map Nos. 4, 9, and 23 for Consideration

Monterey Park 2019 Districting

Dhing 1



Monterey Park - Dhing 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	12,086	11,817	12,127	12,231	12,008	60,269
12,054	Deviation from ideal	32	-237	73	177	-46	414
	% Deviation	0.27%	-1.97%	0.61%	1.47%	-0.38%	3.43%
Total Pop	% Hisp	16%	23%	57%	16%	22%	27%
	% NH White	4%	7%	5%	5%	5%	5%
	% NH Black	0%	1%	0%	0%	0%	0%
	% Asian-American	79%	69%	37%	78%	72%	67%
Citizen Voting Age Pop	Total	8,194	8,473	8,232	6,863	7,543	39,305
	% Hisp	18%	26%	55%	18%	23%	29%
	% NH White	5%	7%	5%	5%	5%	5%
	% NH Black	0%	2%	0%	0%	0%	1%
	% Asian/Pac.Isl.	76%	64%	39%	75%	72%	65%
Voter Registration (Nov 2016)	Total	5,746	6,343	6,103	4,384	5,385	27,960
	% Latino est.	20%	30%	56%	23%	31%	33%
	% Spanish-Surnamed	18%	27%	51%	21%	28%	29%
	% Asian-Surnamed	59%	50%	29%	57%	48%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	2%	1%
	% NH White est.	17%	15%	12%	18%	18%	16%
	% NH Black	0%	3%	0%	1%	1%	1%
Voter Turnout (Nov 2016)	Total	3,295	3,967	4,152	2,470	3,457	17,342
	% Latino est.	23%	33%	60%	28%	35%	37%
	% Spanish-Surnamed	21%	29%	54%	25%	32%	34%
	% Asian-Surnamed	54%	46%	27%	51%	43%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	2%	1%
	% NH White est.	18%	15%	11%	19%	18%	16%
	% NH Black	0%	3%	0%	1%	1%	1%
Voter Turnout (Nov 2014)	Total	1,469	1,808	1,502	981	1,509	7,269
	% Latino est.	20%	24%	62%	24%	32%	33%
	% Spanish-Surnamed	18%	22%	56%	22%	29%	30%
	% Asian-Surnamed	53%	51%	25%	48%	44%	44%
	% Filipino-Surnamed	1%	1%	1%	1%	2%	1%
	% NH White est.	23%	23%	11%	22%	20%	20%
	% NH Black est.	0%	1%	0%	2%	1%	1%
ACS Pop. Est.	Total	12,826	11,963	12,611	11,807	12,096	61,303
Age	age0-19	18%	20%	22%	17%	18%	19%
	age20-60	54%	55%	53%	56%	57%	55%
	age60plus	28%	25%	25%	27%	25%	26%
Immigration	immigrants	58%	45%	40%	67%	58%	54%
	naturalized	66%	68%	69%	59%	60%	64%
Language spoken at home	english	24%	28%	31%	16%	22%	24%
	spanish	13%	23%	35%	11%	18%	20%
	asian-lang	62%	49%	33%	72%	59%	55%
	other lang	1%	1%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	45%	31%	30%	57%	46%	42%
Education (among those age 25+)	hs-grad	46%	46%	54%	45%	49%	48%
	bachelor	22%	24%	19%	19%	21%	21%
	graduatedegree	12%	12%	8%	8%	7%	9%
Child in Household	child-under18	21%	29%	26%	26%	28%	26%
Pct of Pop. Age 16+	employed	52%	54%	52%	54%	54%	53%
Household Income	income 0-25k	29%	23%	22%	29%	25%	26%
	income 25-50k	16%	20%	23%	27%	25%	22%
	income 50-75k	14%	18%	16%	14%	14%	15%
	income 75-200k	34%	31%	35%	24%	29%	31%
	income 200k-plus	7%	8%	5%	5%	7%	7%
Housing Stats	single family	63%	70%	77%	54%	71%	67%
	multi-family	37%	30%	23%	46%	29%	33%
	rented	50%	44%	41%	58%	50%	49%
	owned	50%	56%	59%	42%	50%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Dhing 1 – submitted by Jason Dhing

The following criterias are used to create the 5 districts:

1 District 3 is created first based on the highest Hispanic percentage of total population. The Unit ID numbers that have percentage of population of Hispanics 35% or more are circled in the colored Population Unit ID Map (attached with email).

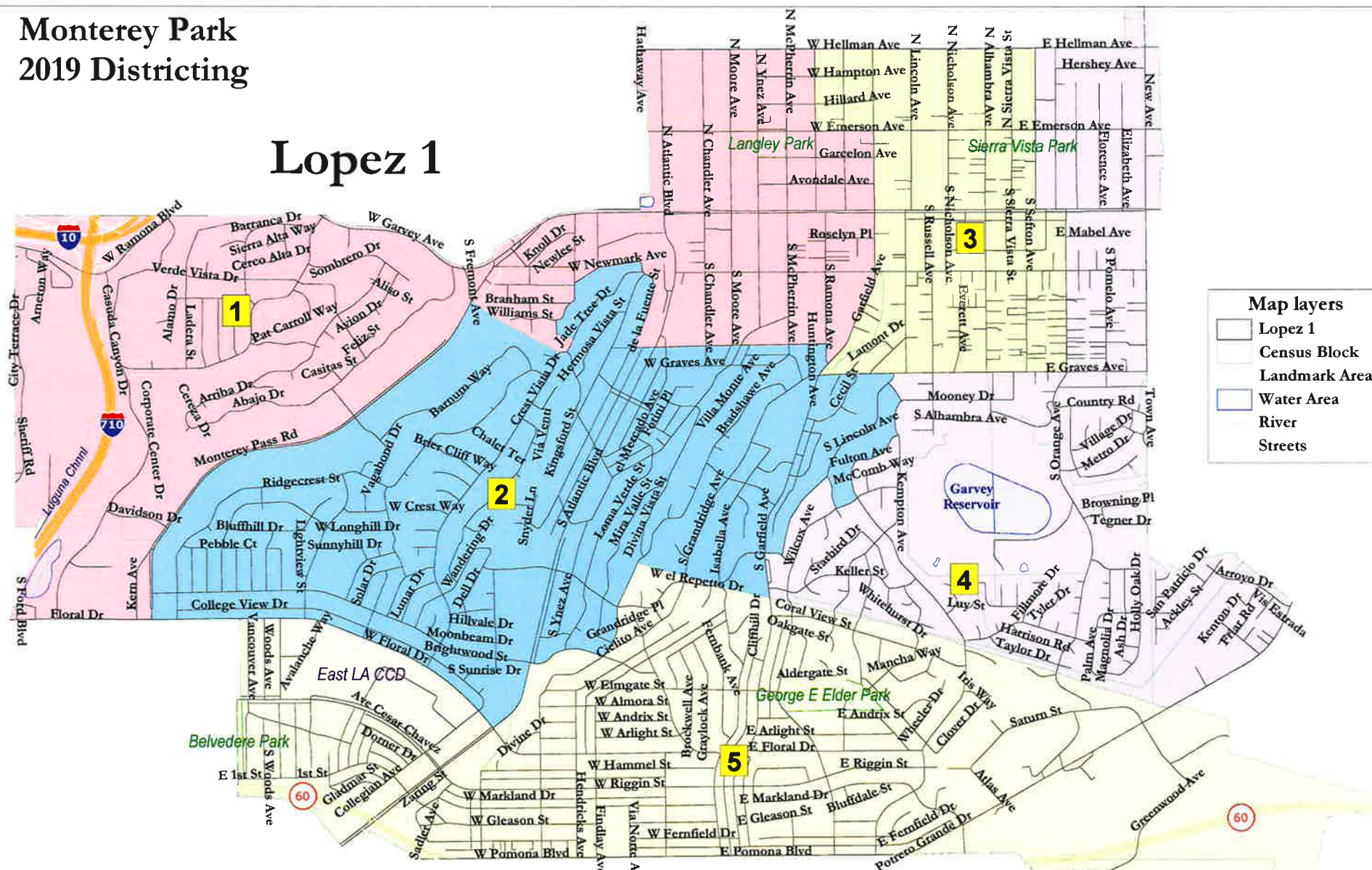
2 Approximate elementary school boundaries (based on Population Unit ID) of each Alhambra Unified School District are next drawn on the map as guidelines for the other 4 districts.

3 Each Population Unit ID are added to each based on the first 2 criteria, with a conscious balance of Number of Population, Voters and Registration in mind. Each district has almost equal number of Population, equal number of Voters and equal number of Registration.

4 Population Unit ID# 22 and 1 are purposely left out, because ID#22 is East Los Angeles College, and ID#1 is Monterey Park Marketplace. These two IDs should never be controlled by any district. Each district has some share of each of the business districts of the city [NDC note: Population Units 22 and 1 have been added to their surrounding districts by NDC because by law all city territory must be assigned to a district.]

Monterey Park 2019 Districting

Lopez 1



Proposed Election Sequence:

2020: Districts 1 (Ing and Liang), 3 (Lam) and 5 (Real Sebastian)

2022: Districts 2 (vacant) and 4 (Chan)

(Councilmember Chan and Liang term out in 2022)

National Demographics Corporation, February 13, 2019

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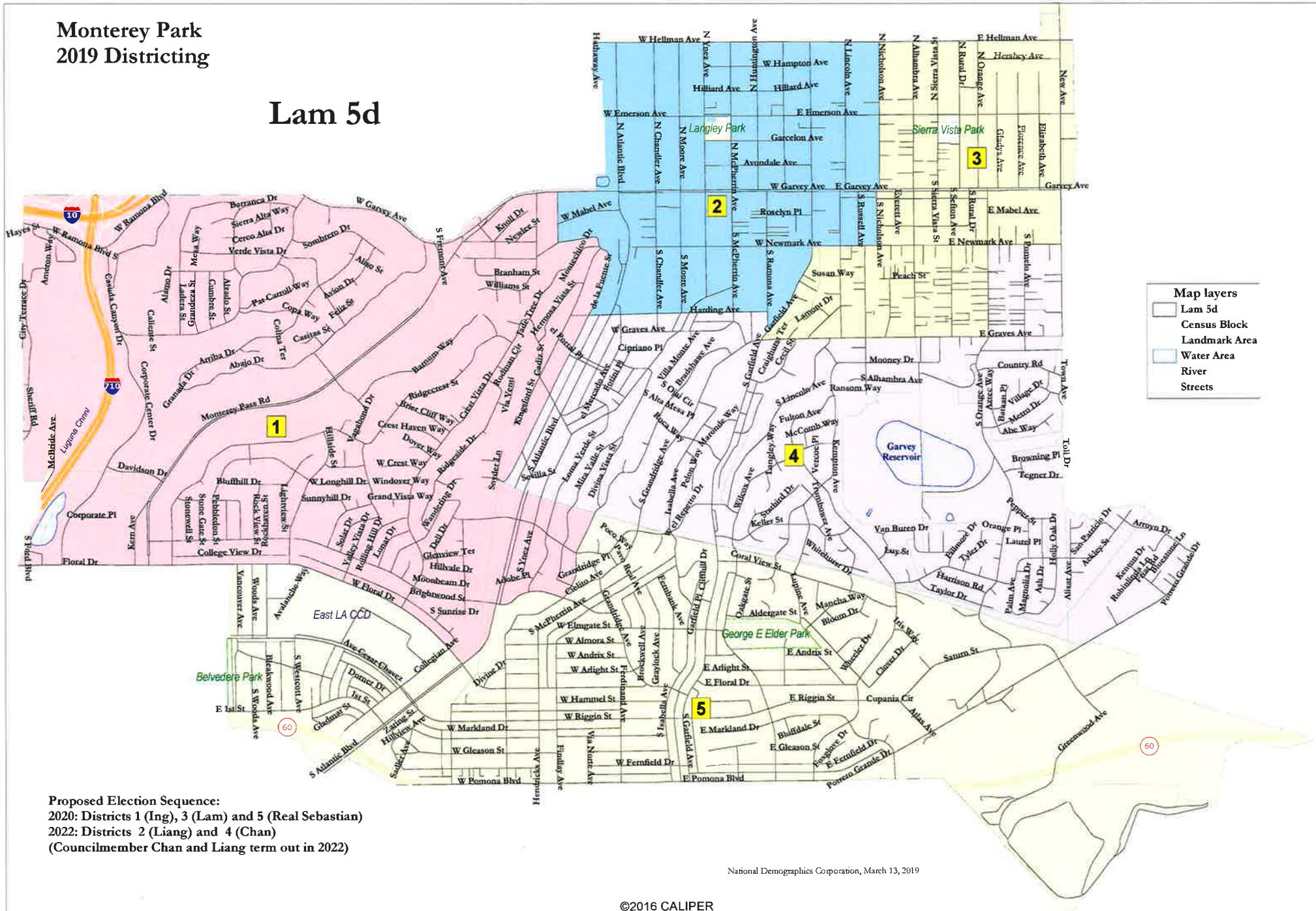
Monterey Park - Lopez 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	12,048	12,297	11,642	12,158	12,124	60,269
12,054	Deviation from ideal	-6	243	-412	104	70	655
	% Deviation	-0.05%	2.02%	-3.42%	0.86%	0.58%	5.43%
Total Pop	% Hisp	16%	27%	13%	22%	56%	27%
	% NH White	4%	7%	3%	5%	6%	5%
	% NH Black	0%	1%	0%	0%	0%	0%
	% Asian-American	79%	65%	82%	72%	37%	67%
Citizen Voting Age Pop	Total	8,240	8,086	6,850	7,355	8,773	39,305
	% Hisp	18%	32%	16%	22%	51%	29%
	% NH White	5%	8%	3%	5%	6%	5%
	% NH Black	0%	2%	0%	0%	0%	1%
	% Asian/Pac.Isl.	76%	57%	80%	73%	42%	65%
Voter Registration (Nov 2016)	Total	5,737	6,613	3,691	5,393	6,526	27,960
	% Latino est.	20%	30%	20%	27%	59%	33%
	% Spanish-Surnamed	18%	27%	18%	24%	53%	29%
	% Asian-Surnamed	59%	49%	63%	51%	26%	48%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	17%	17%	13%	18%	12%	16%
	% NH Black	0%	3%	1%	1%	0%	1%
Voter Turnout (Nov 2016)	Total	3,291	4,247	1,919	3,438	4,447	17,342
	% Latino est.	23%	32%	26%	31%	63%	37%
	% Spanish-Surnamed	21%	29%	23%	28%	56%	34%
	% Asian-Surnamed	54%	46%	56%	47%	23%	43%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	18%	17%	13%	19%	12%	16%
	% NH Black	0%	3%	1%	1%	0%	1%
Voter Turnout (Nov 2014)	Total	1,464	1,867	703	1,519	1,716	7,269
	% Latino est.	20%	26%	23%	29%	59%	33%
	% Spanish-Surnamed	18%	24%	21%	26%	53%	30%
	% Asian-Surnamed	54%	48%	57%	46%	25%	44%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	23%	23%	15%	21%	15%	20%
	% NH Black est.	0%	1%	2%	1%	0%	1%
ACS Pop. Est.	Total	12,715	12,203	11,641	11,872	12,871	61,303
Age	age0-19	18%	20%	18%	17%	22%	19%
	age20-60	54%	54%	57%	57%	53%	55%
	age60plus	28%	26%	25%	25%	25%	26%
Immigration	immigrants	58%	43%	69%	60%	40%	54%
	naturalized	67%	68%	58%	62%	68%	64%
Language spoken at home	english	24%	29%	15%	21%	32%	24%
	spanish	13%	25%	9%	16%	36%	20%
	asian-lang	61%	45%	76%	62%	31%	55%
	other lang	1%	1%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	45%	29%	59%	47%	30%	42%
Education (among those age 25+)	hs-grad	46%	45%	44%	49%	56%	48%
	bachelor	22%	26%	18%	21%	18%	21%
	graduatedegree	12%	13%	8%	8%	6%	9%
Child in Household	child-under18	22%	29%	27%	28%	26%	26%
Pct of Pop. Age 16+	employed	52%	55%	54%	54%	51%	53%
Household Income	income 0-25k	29%	21%	32%	26%	21%	26%
	income 25-50k	17%	18%	28%	24%	25%	22%
	income 50-75k	14%	19%	14%	14%	15%	15%
	income 75-200k	34%	32%	21%	29%	36%	31%
	income 200k-plus	7%	10%	4%	8%	3%	7%
Housing Stats	single family	63%	71%	45%	70%	83%	67%
	multi-family	37%	29%	55%	30%	17%	33%
	rented	50%	41%	65%	50%	39%	49%
	owned	50%	59%	35%	50%	61%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Lopez 1 – Submitted by Mike Lopez

I think this map makes sense because: it follows the boundaries of most school districts and school communities, keeps neighborhoods together, reduces confusion (because current council members are each represented in a separate district) and a Latino district of 56% is created as required by the California Voting Rights Act.

Monterey Park
2019 Districting

Lam 5d



Proposed Election Sequence:
2020: Districts 1 (Ing), 3 (Lam) and 5 (Real Sebastian)
2022: Districts 2 (Liang) and 4 (Chan)
(Councilmember Chan and Liang term out in 2022)

National Demographics Corporation, March 13, 2019

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Monterey Park - Lam 5d							
District		1	2	3	4	5	Total
Ideal	Total Pop	11,972	11,727	12,481	11,965	12,124	60,269
12,054	Deviation from ideal	-82	-327	427	-89	70	754
	% Deviation	-0.68%	-2.71%	3.54%	-0.74%	0.58%	6.26%
Total Pop	% Hisp	25%	12%	16%	25%	56%	27%
	% NH White	6%	3%	2%	7%	6%	5%
	% NH Black	1%	0%	0%	0%	0%	0%
	% Asian-American	68%	84%	80%	67%	37%	67%
Citizen Voting Age Pop	Total	8,437	7,193	7,374	7,527	8,773	39,305
	% Hisp	27%	15%	19%	27%	51%	29%
	% NH White	7%	4%	2%	8%	6%	5%
	% NH Black	1%	0%	0%	1%	0%	1%
	% Asian/Pac.Isl.	64%	80%	79%	63%	42%	65%
Voter Registration (Nov 2016)	Total	6,613	4,397	4,136	6,288	6,526	27,960
	% Latino est.	25%	20%	22%	29%	59%	33%
	% Spanish-Surnamed	23%	18%	20%	26%	53%	29%
	% Asian-Surnamed	52%	63%	60%	47%	26%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	18%	14%	12%	19%	12%	16%
	% NH Black	2%	0%	2%	1%	0%	1%
Voter Turnout (Nov 2016)	Total	4,305	2,232	2,268	4,090	4,447	17,342
	% Latino est.	27%	25%	28%	33%	63%	37%
	% Spanish-Surnamed	24%	22%	25%	29%	56%	34%
	% Asian-Surnamed	50%	56%	54%	45%	23%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	19%	16%	12%	19%	12%	16%
	% NH Black	2%	0%	2%	1%	0%	1%
Voter Turnout (Nov 2014)	Total	2,006	828	844	1,876	1,716	7,269
	% Latino est.	21%	21%	27%	31%	59%	33%
	% Spanish-Surnamed	19%	19%	24%	28%	53%	30%
	% Asian-Surnamed	52%	58%	58%	41%	25%	44%
	% Filipino-Surnamed	1%	2%	1%	2%	1%	1%
	% NH White est.	25%	16%	12%	24%	15%	20%
	% NH Black est.	0%	0%	1%	2%	0%	1%
ACS Pop. Est.	Total	12,016	12,202	12,799	11,415	12,871	61,303
Age	age0-19	20%	18%	18%	17%	22%	19%
	age20-60	51%	56%	59%	56%	53%	55%
	age60plus	29%	26%	23%	27%	25%	26%
Immigration	immigrants	43%	66%	67%	52%	40%	54%
	naturalized	71%	60%	58%	68%	68%	64%
Language spoken at home	english	31%	16%	16%	26%	32%	24%
	spanish	23%	11%	11%	20%	36%	20%
	asian-lang	45%	73%	73%	53%	31%	55%
	other lang	2%	0%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	30%	54%	55%	38%	30%	42%
Education (among those age 25+)	hs-grad	43%	47%	46%	48%	56%	48%
	bachelor	28%	18%	19%	23%	18%	21%
	graduatedegree	14%	9%	7%	11%	6%	9%
Child in Household	child-under18	26%	24%	29%	27%	26%	26%
Pct of Pop. Age 16+	employed	53%	53%	56%	52%	51%	53%
Household Income	income 0-25k	21%	34%	31%	21%	21%	26%
	income 25-50k	15%	21%	27%	23%	25%	22%
	income 50-75k	17%	15%	15%	15%	15%	15%
	income 75-200k	35%	27%	22%	33%	36%	31%
	income 200k-plus	12%	3%	6%	8%	3%	7%
Housing Stats	single family	68%	49%	52%	83%	83%	67%
	multi-family	32%	51%	48%	17%	17%	33%
	rented	38%	65%	63%	38%	39%	49%
	owned	62%	35%	37%	62%	61%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

NDC

Monterey Park Plan Submitter Comments

March 10, 2019

Lam 5d - No Comment

ATTACHMENT 2

Draft Ordinance

AN ORDINANCE CHANGING THE CITY'S PROCEDURE FOR ELECTING MEMBERS OF THE CITY COUNCIL FROM AT-LARGE TO BY-DISTRICT.

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

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

- A. The City of Monterey Park supports the full participation of all residents in electing Members of the City Council;
- B. The City currently elects its five City Council Members using an at-large election system;
- C. Some members of the public believe adopting a by-district electoral system for the Monterey Park City Council would better promote the full participation of all residents in electing Members of the City Council;
- D. In the at-large election system, candidates may reside in any part of the City and each City Council Member is elected by the voters of the entire City;
- E. Government Code § 34886 allows the City Council to change the City's method of election by ordinance to a "by-district" system in which each member of the City Council is elected only by the voters in the district in which the candidate resides;
- F. Elections Code § 10010 requires cities changing from an at-large city council method of election to a by-district city council method of election hold a total of five public hearings which includes at least two public hearings regarding potential voting district boundaries before the release and consideration of any draft voting district maps, and two public hearings following the release of draft voting district map(s);
- G. On November 7, 2018, the City Council adopted Resolution No. 12043 that initiated the process of establishing a by-district election system and adopted an implementation schedule;
- H. Public Hearings were held on December 5, 2018 and December 19, 2018 to receive public input regarding the composition of the City's voting districts before any draft maps were drawn;
- I. Public Hearings were then held on February 20, 2019, March 20, 2019, April 3, 2019, and April 17, 2019 where the public was invited to provide input regarding the content of the draft maps;

- J. On April 17, 2019, the City Council held a final public hearing on the proposal to establish district boundaries, reviewed additional public input, formally selected the voting district map and the election sequence attached to, incorporated in, and set forth in this Ordinance; and
- K. This Ordinance is enacted pursuant to Government Code § 34886 to provide for election of members of the City Council of the City of Monterey Park by-district in five single-member districts as reflected in Exhibit 1 to this Ordinance to implement the purposes of the California Voting Rights Act of 2001 (Elections Code § 14025, *et seq.*) and protect the guarantees of the California Constitution.

SECTION 2: Sections 2.04.060 to 2.04.090 are added to Chapter 2.04 of the Monterey Park Municipal Code ("MPMC") to read as follows:

"2.04.060 By-District Electoral System.

Beginning in 2020, members of the City Council will be elected by-district from five single-member Council Districts in accordance with this chapter.

2.04.070 Council Districts Established.

- A. Pursuant to Government Code § 34871(a), City Council members will be elected on a by-district basis from the five Council Districts established and amended from time to time by ordinance, and numerically designated as District 1, District 2, District 3, District 4, and District 5.
- B. City Council members must be elected in the electoral districts established by this chapter and subsequently reapportioned pursuant to applicable law.
- C. Except as otherwise provided by applicable law, and notwithstanding any other provision of this chapter, once this chapter is fully implemented, a member of the City Council elected appointed to represent a district must reside in that district and be a registered voter in that district. Pursuant to Government Code § 34882 and Elections Code § 10227, candidates for City Council must live, and be a registered voter, in the Council District in which he or she seeks election at the time nomination papers are issued. Termination of residency in a district by a member of the City Council will create an immediate vacancy for that Council District unless a substitute residence within the district is established within 30 days after the termination of residency.

- D. Pursuant to Government Code § 36512, members of the City Council in office at the time this chapter becomes effective will continue in office until the expiration of the full term to which he or she was elected and until his or her successor is qualified. At the end of the term of each member of the City Council that member of the City Council's successor will be elected in accordance with this chapter.

2.04.080 Election Schedule.

Except as otherwise required by Government Code § 36512, the members of the City Council will be elected from Council Districts ____, ____, and ____ beginning at the General Municipal Election in 2022, and every four years. Members of the City Council will be elected from Council Districts ____ and ____ beginning at the General Municipal Election in 2020, and every four years thereafter.

2.04.090 Map of Council Districts.

The city clerk will maintain a map of the city showing the current boundaries and numbers of each city council district as may be established and amended from time to time by ordinance of the city council.”

SECTION 3: Council District Map; Implementation.

- A. A map showing the Council Districts is attached as Exhibit “A,” and incorporated by reference.
- B. The City Clerk is authorized to make technical adjustments to the district boundaries that do not substantively affect the populations in the districts, the eligibility of candidates, or the residence of elected officials within any district. The City Clerk must consult with the City Manager and City Attorney concerning any technical adjustments deemed necessary and advise the City Council of any such adjustments required in the implementation of the districts.

SECTION 4: *Environmental Assessment.* The City Council finds that the Ordinance is not subject to review under the California Environmental Quality Act (“CEQA”) under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Adopting this Ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings. This Ordinance would not result in any development or changes to the physical environment. Following an evaluation of possible adverse impacts, it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment.

SECTION 5: *Validity of Previous Code Sections.* If the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are 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: *Preservation.* Repeal or amendment of any previous Code Sections 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 9: *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 provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 10: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 11: 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 ten (10) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 12: This Ordinance will take effect on the 30th day following its final

ORDINANCE NO.
PAGE 5 of 5

passage and adoption.

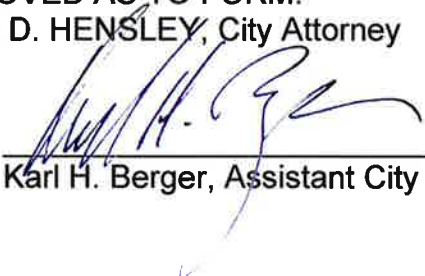
PASSED, APPROVED, AND ADOPTED April ____, 2019.

Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

By: 

Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: April 17, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-B

TO: Honorable Mayor and City Council
FROM: Tom Welch, Economic Development Project Manager
SUBJECT: Public hearing regarding the Annual Report for levy of assessments and recommended increase in assessments for Business Improvement District No. 1 in Program Year 2019.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing; receiving both written and oral evidence; close the public hearing;
- (2) After considering the evidence, adopt a Resolution confirming the 2018 Annual Report and increasing the levy of assessments for Business Improvement District No. 1 in Program Year 2019; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On April 3, 2019, the City Council set the date for a public hearing regarding the assessment of businesses within Business Improvement District No. 1. BID Assessment revenues fund promotional activities, custodial services and special events to benefit downtown businesses.

This hearing was noticed in the newspaper and every business in the BID was sent a hearing notice in Chinese, English, and Spanish. At the conclusion of this public hearing, the Council can choose to adopt the draft resolution which accomplishes two actions: (1) confirming the Annual Report for levy of assessments; and (2) authorizing an increase in assessments upon businesses participating in the BID.

Business Improvement District No. 1 (BID) was established in 1986 in accordance with the Parking and Business Improvement Area Law of 1989 (Streets and Highways Code § 36000-36004). This BID is business based meaning that an assessment is collected from businesses based upon fees rather than ownership interests in real property. Businesses subject to the BID are identified on Exhibit A of the BID 2018 Annual Report.

California law requires the BID to file an annual report with the City Clerk summarizing its activities and expenditures for the past year and proposing its budget for the upcoming year. The law also requires the BID assessments to be renewed annually

after conducting a public hearing. The Advisory Board to the BID requested that the City Council increase the assessments upon businesses for the 2019 Program Year.

This request results after several years of expenditures exceeding the BID's annual revenue. Annual revenue and expenditures may be found within the 2018 Annual Report attached as Attachment 2 or at the City Clerk's office where it is available for public viewing.

Because the BID Advisory Committee seeks an increase in assessments, the City must comply with Government Code § 54954.6. That Section requires that all businesses subject to the increased assessment be provided written notice of the proposed increase; how the new assessment was calculated; and the general purposes for which the assessment monies will be spent. The City Council must hold one public meeting and then a public hearing to consider evidence regarding the proposed increased assessment.

DISCUSSION:

The BIDAC is an advisory board to the City Council; it is entrusted with providing feedback on the needs of the businesses within the BID. In addition, it is responsible to for providing an annual report to the City Council. The BID was originally managed by an independent business association but was later replaced by the City Council with a city committee consisting of business owners within the assessed area.

In accordance with BID law, the BIDAC is submitting its 2018 Annual Report for Business Improvement District No. 1 that identifies activities and expenditures during the 2018 Program Year and describes programs and the proposed budget for the upcoming 2019 Program year.

On September 20, 2018, the BIDAC conducted its annual members meeting. The meeting was held at the Service Club House, 440 S. McPherrin during the evening to try to accommodate members and improve attendance at the annual meeting. Notices in English and Chinese were sent to all BID merchants inviting them to attend the meeting and express their concerns or idea for programming. In addition, the BIDAC held a second meeting on December 20, 2018 with members at the Lincoln Hotel in hopes that holding a meeting at a venue within the district would improve attendance. The purpose of both meetings was to review the Annual Report and receive feedback on the 2018 expenditures and the proposed 2019 fee schedule. Both meetings were poorly attended but those who did attend were in agreement with the proposed increase and the 2019 fee schedule.

Current BID activities include janitorial services for the area, holiday decorations, and replanting of flowers within the planters along Garvey Avenue. The BID has experienced several years on expenditures exceeding the annual revenue. In 2018, BID received approximately \$69,658 and expects to expend \$88,939 (See Exhibit "B"). The 2016 BIDAC took steps to minimize expenditures exceeding the annual revenue by reducing the number of days janitorial services were provided but costs for the service continue to rise. The BID area has experienced times without those services which resulted in a visible decline in the appearance of the area. The BIDAC feels the service

is needed in the area to continue to provide a clean place for visitors to shop and dine. In order to continue to provide holiday decorations, janitorial services and enhanced landscaping, the annual revenue must be increased.

The BIDAC is proposing its 2019 BID programs and budget. The proposed 2019 Budget is included in the 2018 Annual Report.

A number of goals for the upcoming 2019 BID Program include, without limitation:

- Support an increase to assessments to cover the annual operating costs of holiday ornaments, janitorial services, and maintenance of potted plants in the BID area. Staff will provide more clarification on the need for the increase at the public hearing.
- Continue to work with the Downtown Garvey – Garfield businesses on ways they can assist in keeping the area attractive and educate members of the benefits of good customer service.
- Create banners for the BID area. This item will return to the City Council for their consideration and an appropriation from BID reserves.
- Support city projects that benefit the BID area such as discussions on the need for a parking structure in the downtown, signage, and maintenance.
- Consider raising BID fees to cover annual expenditures and the growing cost of services.

Exhibit D reflects the fee schedule recommended by the BIDAC and is the amount needed to bring annual revenue to a level that covers annual expenditures.

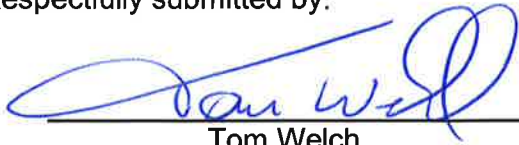
After receiving the BID's annual report, the Council should consider and adopt the attached Resolution of Intent to Levy an Annual Assessment for the BID for 2019. The resolution designates April 17, 2019 as the date for a Public Hearing on the levy of the proposed BID assessments and 2019 BID budget. The annual report has been available for review at the City Clerk's counter since January 20, 2019.

Once the Public Hearing date is set, a copy of the resolution and the Annual Report notice will be mailed to all businesses and property owners in the BID and a notice of the public hearing will be published in the local newspaper.

FISCAL IMPACT:

Monies received are from a special assessment district and do not affect the City's general fund.

Respectfully submitted by:

A blue ink signature of Tom Welch, written in a cursive style, positioned above a horizontal line.

Tom Welch
Economic Development
Project Manager

Prepared by:

A blue ink signature of Donna Ramirez, written in a cursive style, positioned above a horizontal line.

Donna Ramirez
Economic Development
Specialist

Approved By:

A blue ink signature of Ron Bow, written in a cursive style, positioned above a horizontal line.

Ron Bow
City Manager

Reviewed by:

A blue ink signature of Karl H. Berger, written in a cursive style, positioned above a horizontal line.

Karl H. Berger
Assistant City Attorney

Attachments: 1) Resolution to Assess Business Improvement District No. 1
2) BID 2018 Annual Report

ATTACHMENT 1

RESOLUTION TO ASSESS BUSINESS IMPROVEMENT DISTRICT NO. 1

RESOLUTION NO. _____

A RESOLUTION LEVYING ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR PROGRAM YEAR 2019 IN ACCORDANCE WITH GOVERNMENT CODE § 36624.

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

SECTION 1: *Findings.* The City Council finds as follows:

- A. Cities are authorized under the Property and Business Improvement District Law of 1994 (Streets & Highways Code §§36600, *et seq.*) to establish business improvement districts ("BID") within their jurisdictions for the purpose of funding certain services;
- B. Business Improvement Area No. 1 was established by Ordinance No. 1604 on October 10, 1983, and modified by Ordinance No. 1656 on March 10, 1986;
- C. As required by applicable law, the City prepared an Annual Report for Program Year 2018 for Business Improvement Area No. 1 ("Report") and submitted it to the City Council;
- D. Based upon the Report, and as required by the BID Advisory Committee, the City Council proposes to levy increased assessments on businesses located within Business Improvement Area No. 1 for Program Year 2019 as calculated in the Report attached as Exhibit "A," and incorporated by reference. A true and correct copy of the Report is also available for public review in the City Clerk's office;
- E. On April 3, 2019 the City Council adopted Resolution No.12070 giving notice of its intent to levy and collect assessments within Business Improvement District No. 1 for Program Year 2019; and
- F. On April 17, 2019, the City Council considered public testimony and documentary evidence during a public hearing regarding the levy of assessments for Business Improvement District No. 1. This Resolution, and its findings, is based upon the entirety of the record considered by the City Council at its December 6th public hearing.

SECTION 2: *Approval.* The City Council adopts the proposed annual assessments in the Report in accordance with the applicable sections of Property and Business Improvement District Law of 1994 (Streets & Highways Code §§36600, *et seq.*) which is attached as Exhibit "A," and incorporated by reference.

SECTION 3: Authorization. The City Manager, or designee, is directed to take such actions that are needed to collect this assessment.

SECTION 5: Budget. The BID Annual Budget for 2019, as set forth in the Report, is approved. The City Manager, or designee, is authorized to implement the BID Annual Budget for 2019 as set forth in the Report.

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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: Effectiveness. This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 17th day of April, 2019.

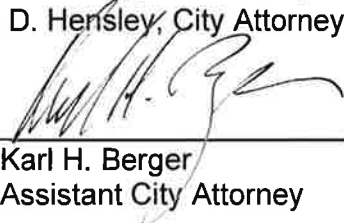
Peter Chan
Mayor

ATTEST:

Vincent D. Chang
City Clerk

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 17th day of April 2019 by the following vote:

Ayes:	Council Members:
Nays:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this 17th day of April, 2019

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

ATTACHMENT 2

BUSINESS IMPROVEMENT DISTRICT NO. 1 2018 ANNUAL REPORT

Business Improvement District No. 1



2018 Annual Report

January 1, 2018 – December 31, 2018

The Downtown Business Improvement District No. 1 (BID) was established to improve and preserve the business community in the “heart” of the city.

The Downtown area of the city is an important destination point for the business community and residents of Monterey Park. Through continued efforts in organization, beautification, promotion and revitalization, the city leaders and its business community will work together to preserve and improve the quality of life for future generations.

Board Members:
Johnny Thompson
Gene Jeng
Josephine Louie
Jesse Li
One Vacancy

OVERVIEW

The Business Improvement District Advisory Board (BIDAC) meets quarterly and during special meetings to discuss issues of concern to businesses located within the BID area. Programs addressing cleanliness, promotions, and marketing are all reflected in the budget for the BID. In addition to the issues discussed, the Board also researches and plans innovative ways of promoting businesses and endeavors to maintain the goals and budget set forth in the Annual Report.

HISTORY

The Monterey Park Business Improvement District No.1, (BID) encompasses the area extending along Garvey Avenue from Ramona Avenue to Nicholson Avenue, and on Garfield Avenue from south of Newmark Avenue to Emerson Avenue (refer to Exhibit A). The Monterey Park City Council established the BID in 1986 at the request of local businesses in the area and the Downtown Merchants Association (DMA), pursuant to the California Streets and Highway Code Section 36500 et seq.

The primary responsibility of the BIDAC is to make recommendations to the City Council on the methods and ways by which revenues, derived from the annual assessment, may be used for the betterment of the BID businesses and the BID area.

The BIDAC is composed of five (5) members appointed by the City Council for one year and may serve for up to eight (8) years if reinstated by a Council member. Each City Council member appoints one Committee member. The BIDAC meets quarterly and as needed and hosts an annual meeting of the BID members-at-large at the end of the year; prior to the next year's assessments.

ACCOMPLISHMENTS

This section of the of the Annual Report reflects the activities during 2018 for the promotion or enhancement of the BID area and it's businesses.

Promotion

The BIDAC negotiated with World Journal to provide free advertising for BID businesses in the World Journal prior to Christmas and Lunar New Year, as part of World Journal's efforts to assist businesses due to impacts caused by street closures during the Lunar New Year event held on Garvey Avenue.

The BIDAC entered into an agreement with Goliath Graffix, a Pasadena based company, to professionally design a concept for BID banners.

Holiday Promotion

New holiday decorations were purchased for the BID area. Previous ornaments were worn and broken requiring the purchase of new decorations.

Janitorial Services

During past years, Chrysalis Enterprises was contracted to perform janitorial services for the BID area. The contract expired on June 30, 2018, requiring a new agreement be issued for those services.

BUDGET

2019 Program Year

The Annual Report contains a budget for the BID for the period of January 1, 2019 – December 31, 2019, and is tied to programs and activities scheduled during the calendar year.

The City received approximately \$60,375 in revenue from the BID for calendar year 2018. Exhibit "B" reflect the estimated expenditures for calendar year 2018; and Exhibit "C" reflects the BID's Annual Program Budget for calendar year 2019.

GOALS for 2019

This section of the Annual Report shows the programs or activities intended for 2019

- Support an increase to annual assessments in an amount to cover the annual operating costs of holiday ornaments, janitorial services, and maintenance of potted plants in the BID area. The BIDAC is recommending the City Council increase BID fees to cover current operating costs.

Each year monies are transferred from the BID's reserve to supplement annually operating costs. In order to continue the services for the BID area, an increase to assessments is required to cover the annual cost for operations and put a small amount back into the reserve account for future project costs.

- Continue to work with the Downtown Garvey - Garfield businesses on ways they can assist in keeping the area attractive.
- Create banners for BID area. This item will return to the City Council for their consideration and an appropriation from BID reserves.
- Support city projects that benefit the BID area such as discussions on the need for a parking structure in the downtown, signage, and maintenance.

Exhibits:

A: BID Area Map

B: 2018 Expenditures

C: 2019 Budget

D: 2019 Fee Schedule

E: New holiday decoration for light poles

EXHIBIT "A"

BUSINESS IMPROVEMENT DISTRICT NO.1

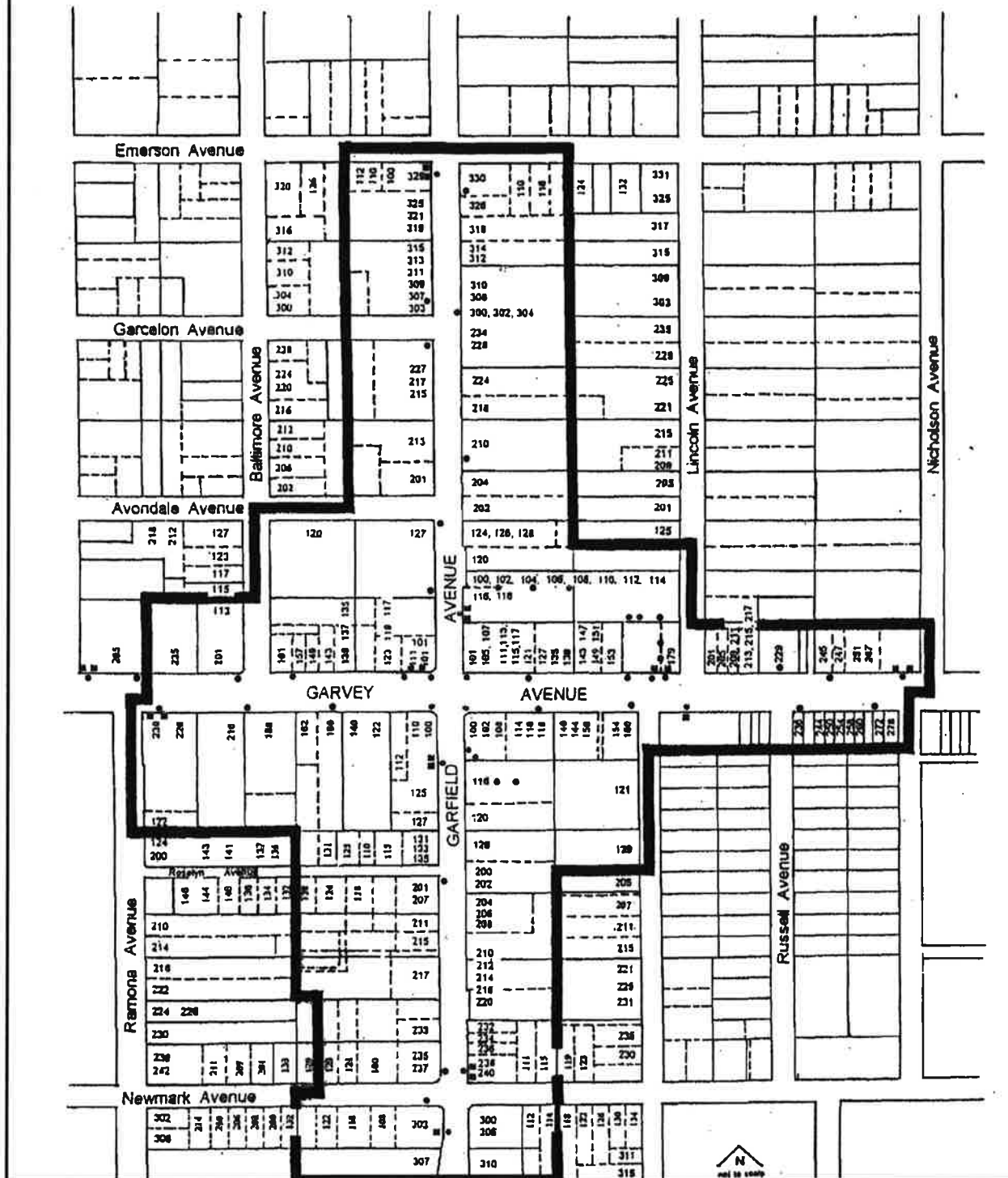


EXHIBIT "B"

Business Improvement District No. 1

2018 Expenditures

Budget Item	Description	2017 Estimated Expenditures
Administration	Postage	\$500.00
	Business Cards	\$60.00
	Translation Services (5)	\$300.00
	California Assoc. Membership	\$300.00
	Office Supplies	\$100.00
	Graphic Designer	\$2,000.00
Holiday Decoration	New Decorations	\$17,268
	Holiday lighting - electrical cost	\$555.00
	Holiday light storage & installation	\$5,577.00
Trash Receptacles	Liners	\$50.00
Landscaping	Additional planting supplies	\$2,500.00
Custodial Contract	Maintenance of the BID area	\$26,204.00

TOTAL: \$55,414.00

Estimated Revenues for
2018:

\$60,375.00

Reserves as of 9/1/18:

\$157,100

EXHIBIT "C"

Business Improvement District No. 1 - 2019 Budget

Budget Item		Description		2018 Expenditures
Administration		Postage		\$300.00
		Business Cards		\$60.00
		Translation Services		\$600.00
		Office Supplies		\$300.00
		Office Supplies		\$200.00
Holiday Decoration		Holiday light bulb replacement		\$500.00
		Holiday light storage & installation		\$100.00
				\$11,154.00
		Additional liners & lids		
Trash Receptacles				\$200.00
		Additional planting supplies		
Landscaping				\$3,000.00
		Maintenance of the BID area		
Custodial Contract				\$73,125.00

TOTAL: \$89,539.00

\$57,500.00

Estimated Revenues for
2018:

\$157,100

Reserves as of 9/1/18

EXHIBIT "D"

2019 New BID Fee Schedule

Business Type	Fee	Employee/Seat	Formula
Retail	\$178.79	\$22.98	
Service (Includes Financial)	\$178.79	\$22.98	
Restaurant			
Without ABC	\$178.79	\$11.17	(1)
With ABC	\$178.79	\$13.78	(2)
Professional (inc. Insurance)	\$178.79	\$39.07	
Theater	\$178.79		
Wholesale	\$178.79		
Manufacturing	\$178.79		
Contractor	\$178.79		
Commercial Rental	\$39.10 + .011176 sq. ft.		(3)
Residential Rental	\$39.10		(4)
Hotel	\$39.10 per unit		
Laundromat	\$178.79		
Street Vendors	\$178.79		

- (1) 20 seats or less, no seat assessment fees. Over 20 seats, \$11.17 per seat starting with Seat 21. Eg. For 50 seats, total charge is \$178.79 (base fee) + \$335.10 (30 seats x \$11.17) = \$513.89.
- (2) 20 seats or less, no seat assessment fees. Over 20 seats, \$13.78 per seat starting with Seat 21. Eg. For 50 seats, total charge is \$178.79 (base fee) + \$413.40 (30 seats x \$13.78) = \$582.19.
- (3) Base fee is \$39.10 per unit. For every additional sq. ft. over 2,000; multiply excess by \$0.011176. Eg. 2,500 sq. ft., total charge is \$39.10 + \$5.59 (500 sq. ft. x \$0.011176) = \$44.69 (calculations are rounded up)
- (4) If you own 1-3 units, there is no charge. If you own more than 3 units, you pay \$39.10 per unit in excess of 3 units. Eg. You own 5 units. You pay \$39.10 x 2 (5 units – 3 units) = \$78.20

EXHIBIT "E"

Decoration for Antique Light Poles





City Council Staff Report

DATE: April 17, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-C

TO: Honorable Mayor and Members of the City Council

FROM: Mark A. McAvoy, Director of Public Works/City Engineer

SUBJECT: Appeal by Mayor Peter Chan and Councilmember Hans Liang of Planning Commission Resolution No. 05-19, adopted on March 12, 2019, approving a Conditional Use Permit (CUP-18-06) to allow a new foot massage establishment in the C-P (Commercial Professional) Zone – 523 South Atlantic Boulevard #C.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening a public hearing to consider the appeal by Mayor Chan and Councilmember Liang;
- (2) Taking testimonial and documentary evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission Resolution No. 05-19; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On March 12, 2019, the Planning Commission adopted Resolution No. 05-19 which approved a conditional use permit (CUP-18-06) allowing the establishment of a new foot massage establishment to be located at 523 South Atlantic Boulevard #C. On March 15, 2019, two City Councilmembers timely appealed the Planning Commission's decision pursuant to Monterey Park Municipal Code (MPMC) § 1.10.060.

BACKGROUND AND ANALYSIS

The Planning Commission staff report dated March 12, 2019 and the minutes from the March 12, 2019 Planning Commission meeting are attached. The matter was considered by the Planning Commission on March 12, 2019 for the reasons set forth in the staff report of the same date. As demonstrated in Resolution No. 05-19, the Planning Commission found there was substantial evidence supporting a conditional use permit allowing the proposed foot massage establishment. This matter was timely appealed by two Councilmembers.

After the public hearing, the City Council may sustain, modify, reject, or overrule Planning Commission Resolution No. 05-19. Should the City Council choose to modify, reject, or overrule the Planning Commission's decision, the Council would need to make

findings consistent with Government Code § 66474 and Monterey Park Municipal Code (MPMC) § 1.10.070 to support its decision. In this instance, a resolution reflecting the City Council's findings would be brought back at a subsequent meeting to memorialize the City Council's decision. An action to sustain Planning Commission Resolution No. 05-19 does not require any additional City Council findings; it can simply affirm the Planning Commission's decision by majority vote or take no action. Under those circumstances, Resolution No. 05-19 will reflect the City's final decision.

Land Use Compatibility

The appeal cited concerns regarding land use compatibility. The General Plan land use designation for the subject property is Commercial, which allows for a broad range of retail and service commercial and professional office uses intended to serve the needs of the community as well as regional demands. The subject site is also zoned C-P (Commercial Professional) allowing the same broad retail and commercial service uses.

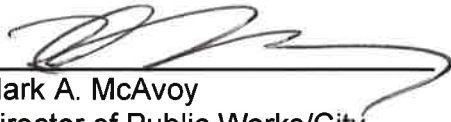
The property is currently developed with a one-story commercial building with three tenant spaces comprised of a mixture of commercial uses, including a retail store, hair salon, and the subject unit. In evaluating the proposed foot massage establishment, the use is compatible since the adjacent unit is a hair salon business and along the west side of Atlantic Boulevard are other commercial service type businesses such as travel and real estate agencies and a flower shop.

The proposed business would be located in Unit C. As proposed, there would be no tenant improvements to the existing unit. There are currently 12 massage businesses operating in the City. The businesses are distributed relatively evenly throughout the commercial areas, including 2 businesses located on East Garvey Avenue, 2 businesses on West Garvey Avenue, 2 on North Atlantic Boulevard, 2 on South Atlantic Boulevard, 3 on South Garfield Avenue, and one on Monterey Pass Road. The proposed business would be the 13th business and the third on South Atlantic Boulevard (see attached map). The proposed project is designed according to the standards outlined in MPMC Chapters 5.28 and 21.10 and complies with the goals and objectives identified in the General Plan.

LEGAL NOTIFICATION:

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **March 25, 2019**, with affidavit of posting on file. The legal notice of this hearing was mailed to **67** property owners within a 300 feet radius and current tenants of the property concerned on **March 25, 2019**.

Respectfully submitted by:



Mark A. McAvoy
Director of Public Works/City
Engineer

Prepared by:



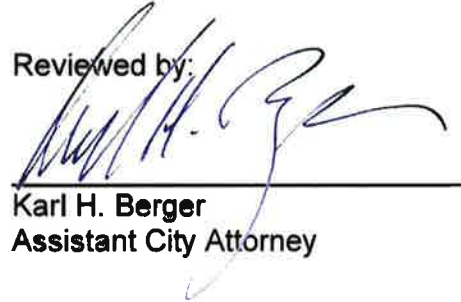
Samantha Tewasart
Senior Planner

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Planning Commission staff report, dated March 12, 2019
- Attachment 2: Planning Commission Resolution No. 05-19
- Attachment 3: Planning Commission Minutes March 12, 2019
- Attachment 4: Appeals from Mayor Chan and Councilmember Liang
- Attachment 5: Massage Establishments Map
- Attachment 6: Architectural Drawings

ATTACHMENT 1

Planning Commission staff report, dated March 12, 2019



Planning Commission Staff Report

DATE: March 12, 2019

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to Consider Conditional Use Permit (CU-18-06), a Request to allow for the operation of a new foot massage business at 523 South Atlantic Boulevard #C.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving the requested Conditional Use Permit (CUP-18-06), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines § 15301 (Class 1 – Existing Facilities), because the project entails the leasing of tenant space within an existing private structure and involves a negligible or no expansion of use beyond that which currently exists. It can be seen with certainty that no special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. The project does not propose any physical improvements to the site or any physical changes to the existing building.

EXECUTIVE SUMMARY:

The Applicant, Ms. Jie Xiao, is requesting approval of a Conditional Use Permit to allow the operation of a new foot massage establishment at 523 South Atlantic Boulevard #C. The proposed business would occupy tenant space of approximately 614 square feet within an existing commercial strip. Approval of a CUP is required in order to operate a massage establishment in the City, pursuant to the Monterey Park Municipal Code ("MPMC").

Staff finds that the proposed foot massage establishment is consistent with the City's Municipal Code and the General Plan and recommends approval of Conditional Use Permit (CUP-18-06), subject to the conditions contained in the Resolution.

BACKGROUND:

523 South Atlantic Boulevard ("Subject Property") is zoned C-P (Commercial Professional) and designated Commercial in the General Plan. The Subject Property is 50 feet wide and 120 feet deep, totaling 6,000 square feet. The Subject Property is situated on the west side of South Atlantic Boulevard and is currently developed with a one-story commercial building comprised of three tenant spaces (Units A, B and C).

Based on the existing square footage, a total of 8 parking spaces are required and there are 8 existing parking spaces for the Subject Property. The Subject Property is accessible from an alleyway to the west. Located to the north and south of the Subject Property are one-story, multi-tenant commercial buildings, east is a one-story church and two-story hotel, and west are one- and two-story residential dwelling units.

The proposed foot massage establishment will be located within Unit C of the Subject Property ("Unit C") and is a conditionally allowed use in the C-P zone. Unit C is 614 square feet, which will be relatively small and generate minimal impacts to traffic and parking demands. No physical changes are proposed to the Unit.

Unit C will have an open floor plan and will include a receptionist's desk and six foot-massage chairs. The remaining areas of the Unit include a restroom and storage/utility area. The business operating hours will be Monday through Sunday from 8:00 a.m. to 8:00 p.m.

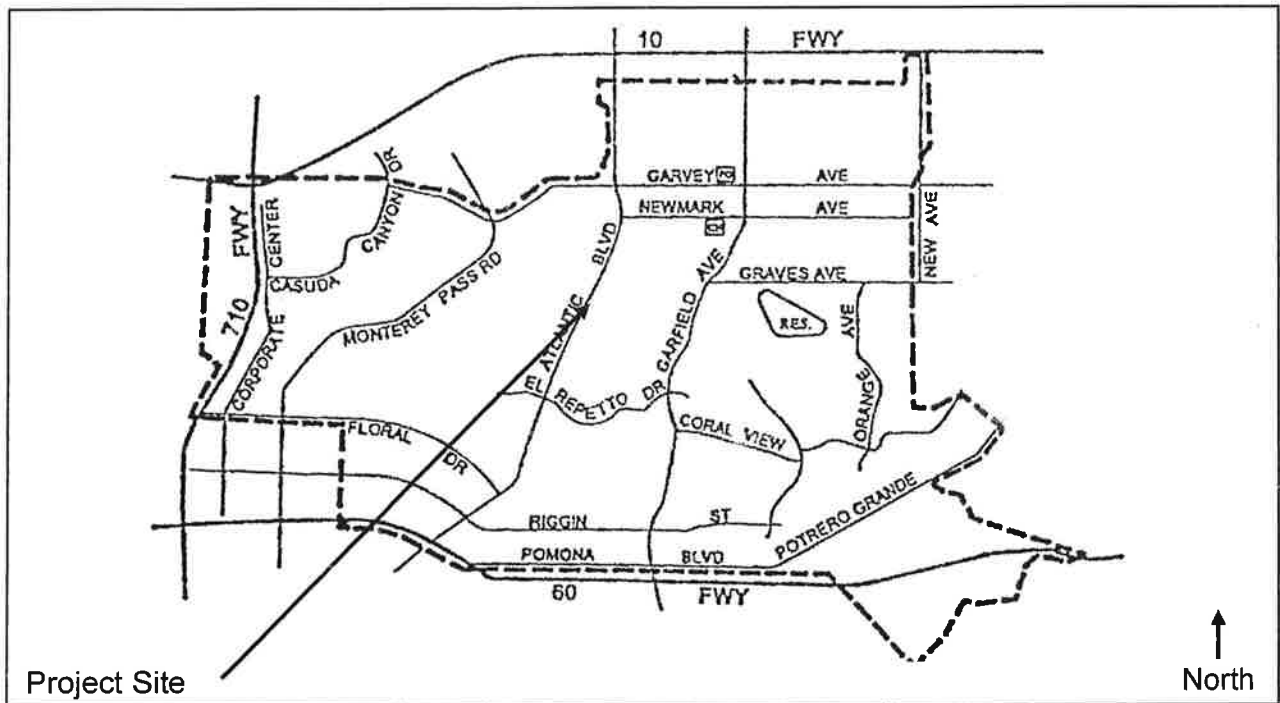
According to MPMC § 21.12.030, a massage establishment is subject to the approval of a conditional use permit and must comply with the regulations in MPMC Chapter 5.28. Specifically, per MPMC § 5.28.110, massage businesses must comply with a list of specified requirements including, without limitation, minimum lighting, necessary ventilation and the provision of mandatory restrooms – in accordance with the California Building Code. Currently, the Applicant is only proposing to provide foot massage services – not body massage services – therefore separate dressing and toilet facilities for men and women are not required. However, if the business operations were to be modified to include body massage at any future date, the Applicant would have to request a modification to the Conditional Use Permit and provide the dressing facilities required by MPMC § 5.28.110(g).

To date, the Police Department has not received any complaints regarding any of the existing massage establishments in the City, and the Crime Impact Team has been conducting routine, random checks to ensure compliance with the MPMC. Nevertheless, condition numbers 7 through 18 in the attached Resolution have been recommended by the Police Department to include security and alarm requirements. As with any other massage establishment in the City, the Police Department will monitor Unit C relative to safety considerations including, without limitation, hours of operation and required certifications. Lastly, the business owner must be responsible for maintaining an up-to-date roster of employees and copies of all required licenses from the California Massage Therapy Council for each technician administering massage services prior to the issuance of a business license.

Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **February 1, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to **67** property owners within a 300 foot radius and current tenants of the property concerned on **February 1, 2019**.

Vicinity Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

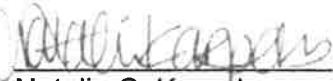
Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewart
Senior Planner

Reviewed by:


Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site and floor plans

ATTACHMENT 2

Planning Commission Resolution No. 05-19

RESOLUTION NO. 05-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-18-06) TO ALLOW A FOOT MASSAGE BUSINESS AT 523 SOUTH ATLANTIC BOULEVARD #C

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

SECTION 1: The Planning Commission finds and declares that:

- A. On November 26, 2018, Ms. Jie Xiao ("Applicant"), submitted an application, pursuant to Monterey Park Municipal Code ("MPMC") §§ 5.28.050 and 21.32.020, requesting approval of Conditional Use Permit (CUP-18-06) to allow a foot massage establishment at 523 South Atlantic Boulevard ("Project");
- B. The proposed Project is located in the C-P zone, where such massage use is permitted with a CUP for the specified zoning district. The proposed Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan, and conformity with the MPMC and 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"));
- C. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the Project before the Planning Commission for March 12, 2019;
- D. On March 12, 2019, 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
- E. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its March 12, 2019 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 is requesting approval of a CUP to establish a foot massage establishment within an existing multi-tenant commercial property. The tenant space will have an open floor plan with six foot-massage chairs and a receptionist's desk. The remaining areas include a restroom and storage/utility area. The business operating hours will be Monday through Sunday from 8:00 a.m. to 8:00 p.m.;
- B. 523 South Atlantic Boulevard is zoned C-P (Commercial Professional) and designated Commercial in the General Plan. A foot massage business is a conditionally allowed use in the C-P zone;

**PLANNING COMMISSION
RESOLUTION NO. 05-19
PAGE 2 OF 5**

- C. The lot is 50 feet wide and 120 feet deep, totaling 6,000 square feet. The subject property is situated on the west side of South Atlantic Boulevard and is currently developed with a one-story commercial building comprised of three tenant spaces.
- D. Based on the existing square footage, a total of 8 parking spaces are required and there are 8 existing parking spaces on the property. The subject property is accessible from an alleyway abutting the west side of the property.
- E. Located to the north and south of the subject property are one-story, multi-tenant commercial buildings, east is a one-story church and two-story hotel, and west are one- and two-story residential dwelling units.
- F. The proposed tenant space is 614 square feet, which will be relatively small and generate minimal impacts to traffic and parking demands. No physical changes are proposed to the site.
- G. Condition numbers 7 through 18 in the attached Resolution have been recommended by the Police Department to address security and alarm requirements. The Police Department will monitor the subject property relative to safety considerations including, without limitation, such as hours of operation and required certifications.

SECTION 3: *Environmental Assessment.* The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per State CEQA Guidelines § 15301 (Class 1 – Existing Facilities), because the project entails the leasing of tenant space within an existing private structure and involves a negligible or no expansion of use beyond that which currently exists. It can be seen with certainty that no special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. The project does not propose any physical improvements to the site or any physical changes to the existing building.

SECTION 4: *Conditional Use Permit Findings.* Pursuant to MPMC §§ 5.28.050 and 21.32.020(B), the Planning Commission finds as follows:

- A. The site is adequate in size, shape and topography for the proposed use in that the proposed use is a massage business within an existing commercial plaza with multiple tenant spaces. The tenant space of approximately 614-square feet is adequate in size and shape to accommodate the operation of the proposed primary foot massage business. No additional square footage would be added to the building footprint and no physical changes are proposed to the site;
- B. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. South Atlantic Boulevard will continue to be able to accommodate the amount of

traffic generated by the proposed massage use that is to occupy tenant space within an existing commercial building. The proposed use is not expected to significantly increase traffic;

- C. The proposed use is consistent with the General Plan and conforms to objectives of the General Plan and the Monterey Park Municipal Code zoning regulations. The subject property is designated Commercial in the General Plan. The Commercial land use category allows for a broad range of retail and service commercial and professional office uses. The proposed use is a massage establishment within an existing commercial building;
- D. The proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other uses in the City. The proposed use, as conditioned, will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood as required security measures will minimize the potential for any negative impacts. The massage business is to provide distinctive and appropriate use within the C-P zone and it is professional in nature and consistent with the low-impact businesses nearby, such as an insurance agency, travel agency and hair salon.
- E. The proposed use will not have an adverse effect on the public health, safety, and general welfare because security measures and the limited size of the use will limit any potential adverse effects to neighboring properties. Conditions have been included in the Resolution to address concerns relating to safety and security and the massage business will be designed and operated in accordance with City standards. Additionally, the Police Department will monitor the subject property relative to safety considerations include, without limitation, hours of operation and required certification.
- F. The proposed use applied for at the location is properly one authorized by conditional use permit pursuant to the Zoning Code. MPMC §§ 5.28.050 and 21.12.030 specifically allow for a massage establishment in the C-P (Commercial Professional) Zone with Conditional Use Permit approval.

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 Conditional Use Permit (CUP-18-06).

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.

**PLANNING COMMISSION
RESOLUTION NO. 05-19
PAGE 4 OF 5**

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

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

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

SECTION 10: A copy of this Resolution will be mailed to John Wu and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 12th day of March 2019.


Chairperson Delario Robinson

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 12th day of March 2019, by the following vote of the Planning Commission:

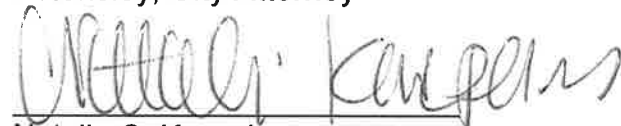
AYES:	Commissioners Robinson, Brossy de Dios, and Choi
NOES:	None
ABSTAIN:	None
ABSENT:	Commissioners Amador and Leung

PLANNING COMMISSION
RESOLUTION NO. 05-19
PAGE 5 OF 5



~~Michael A. Huntley, Secretary~~
MARK A. MCAVOY

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

By: 

Natalie C. Karpeles,
Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO. 05-19

Exhibit A

CONDITIONS OF APPROVAL

523 SOUTH ATLANTIC BOULEVARD #C

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Ms. Jie Xiao, agrees that he will comply with the following conditions of approval for Conditional Use Permit (CUP-18-06) ("Project Conditions").

PLANNING:

1. Ms. Jie Xiao (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 CUP-18-06 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 CUP-18-06, 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. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of a one year extension 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 Director, or designee.
3. The applicant and/or business operator successors must comply with the provisions established in Monterey Park Municipal Code Chapter 5.28 Massage.
4. The property owner is responsible for maintaining the area adjacent to the business location and the site in general, including any parkways and alleys.
5. The property must remain well maintained and free of graffiti. Failure of the applicant/property owner to remove graffiti within 24 hours written notice by the City will cause the City to abate the graffiti at the cost of the applicant/property owner.
6. A copy of the Conditions of Approval for Conditional Use Permit (CUP-18-06) must be kept on the premises of the establishment and presented to any authorized City official upon request.

**PLANNING COMMISSION
RESOLUTION NO. 05-19**

POLICE:

7. Adequate exterior lighting must be provided so that all outside perimeter area are visible during the hours of darkness. All lighting locations and intensity must conform to appropriate codes and are subject to the approval of the Police Department.
8. The business must have security video cameras operating during all hours of business. All cameras must record onto a media device, such as a videotape, digital storage CPU, DVR or similar recording device. The recordings of the security video cameras must be maintained for a minimum period of 30 days, and the recordings must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must be located to cover the main areas that are accessible to the public, including the entrance/exits and all interiors of each room. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the manager/owner of the business must comply with the request within 7 days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The manager/owner of the business must comply with the request within 7 days. The picture quality of the video cameras and recording devices installed on the complex must meet the approval of the Chief of Police.
9. No alcoholic beverages are permitted.
10. Access to the roof of the building must be locked and secured and restricted to maintenance personnel, building management, or other authorized personnel.
11. The business must be equipped with an alarm system that covers break-ins and robberies. The alarm must be monitored by an alarm monitoring company who will notify the Monterey Park Police of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm monitoring company that a robbery is taking place. The manager/owner will obtain an alarm permit from the Monterey Park Police Department. The permit may be obtained by calling the Monterey Park Police Community Service Bureau.
12. The business should participate in the Monterey Park Police Department's Business Watch Program, a free service designed to educate business about minimizing criminal activity.
13. If three or more substantiated complaints within any one year period are received by the Monterey Park Police Department regarding disturbances caused by patrons of the business, whether inside or within close proximity, revocation proceedings will be initiated by the City.

**PLANNING COMMISSION
RESOLUTION NO. 05-19**

14. The manager/owner is responsible for maintaining the property free of litter and graffiti.
15. The business must comply with federal, state, and local laws governing business licensing and noise levels. The business must obtain the appropriate license(s) from the regulating agency in order to conduct business in the City of Monterey Park.
16. The Chief of Police reserves the right to revoke any or all permits issued to the establishment for violations of federal, state, or local law, deemed to be a nuisance to the community due to continued negative contact with law enforcement or failure to comply with these and/or subsequent provisions.
17. The hours of operation for the business must be restricted from 8:00 a.m. to 8:00 p.m. Monday through Sunday. Hours of operation are subject to change and are at the discretion of the Chief of Police.
18. No tinting of the windows of the business or any material to obscure the view into the business in any way will be allowed.

By signing this document, Ms. Jie Xiao, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Ms. Jie Xiao, Applicant

ATTACHMENT 3

Planning Commission Minutes March 12, 2019

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
MARCH 12, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, March 12, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Delario Robinson, Eric Brossy De Dios, and Ricky Choi

Board Members Absent: Theresa Amador and Margaret Leung

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

[3.] PUBLIC HEARING:

3-A CONDITIONAL USE PERMIT (CU-18-07) TO ALLOW ON-SALE (TYPE 41 – BEER AND WINE) LICENSE FOR A BONA FIDE PUBLIC EATING PLACE IN THE C-B, P-D (CENTRAL BUSINESS, PLANNED DEVELOPMENT) ZONE – 301 NORTH GARFIELD AVENUE SUITE D

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Project Representative Lisa Guan, 2362 MGaw Avenue, Irvine, CA 92614, on behalf of the business owner Mei Ying Tian of Yunnan Restaurant, provided a brief presentation of the proposed project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 04-19** approving Conditional Use Permit (CU-

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

18-07) to allow on-sale alcoholic beverages (beer and wine) in conjunction with a bona fide public eating place in the C-B, P-D (Central Business, Planned Development) Zone at 301 North Garfield Avenue Suite D.

Resolution No. 04-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-18-07) TO ALLOW ON-SALE ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING PLACE AT 301 NORTH GARFIELD AVENUE SUITE D

Motion: Moved, by Commissioner Choi and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, and Choi
Noes: Commissioners: None
Absent: Commissioners: Amador and Leung
Abstain: Commissioners: None

3-B CONDITIONAL USE PERMIT (CU-18-06) TO ALLOW A FOOT MASSAGE BUSINESS IN THE C-P (COMMERCIAL PROFESSIONAL) ZONE – 523 SOUTH ATLANTIC BOULEVARD #C

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Ms. Jie Xiao, 13884 Ramona Parkway, Baldwin Park, CA 91706, provided a brief presentation of the proposed project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 05-19** approving Conditional Use Permit (CU-18-06) to allow a foot massage establishment in the C-P (Commercial Professional) Zone at 523 South Atlantic Boulevard #C.

Resolution No. 05-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-18-06) TO ALLOW A FOOT MASSAGE BUSINESS AT 523 SOUTH ATLANTIC BOULEVARD #C

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

Ayes: Commissioners: Robinson, Brossy de Dios, and Choi
Noes: Commissioners: None
Absent: Commissioners: Amador and Leung
Abstain: Commissioners: None

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

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:38 p.m.

Next regular scheduled meeting on March 26, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer

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

ATTACHMENT 4
Appeals from Council Members Chan and Liang

CITY OF MONTEREY PARK
INTEROFFICE MEMO

CITY CLERK OFFICE

CITY CLERK OFFICE

2019 MAR 15 A 10:38

DATE: 2019 MAR 14 4:20:38

TO: CITY OF MONTEREY PARK, CITY MANAGER

CITY OF MONTEREY PARK

FROM: MICHAEL A. HUNTLEY, DIRECTOR OF COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

BY: SAMANTHA TEWASART, SENIOR PLANNER

SUBJECT: PLANNING COMMISSION ACTIONS – MEETING OF MARCH 13, 2019

THE FOLLOWING ITEMS MAY BE SET FOR COUNCIL REVIEW:

3-A CONDITIONAL USE PERMIT (CU-18-07) TO ALLOW ON-SALE (TYPE 41 – BEER AND WINE) LICENSE FOR A BONA FIDE PUBLIC EATING PLACE AT 301 NORTH GARFIELD AVENUE SUITE D

The Planning Commission **APPROVED** Conditional Use Permit (CU-18-07) to allow on-sale (Type 41 – beer and wine) in conjunction with bona fide public eating place at 301 North Garfield Avenue Suite D in the C-B, P-D (Central Business, Planned Development) Zone. (3-0-0-2, Amador and Leung)

3-B CONDITIONAL USE PERMIT (CU-18-06) TO ALLOW A MASSAGE BUSINESS AT 523 SOUTH ATLANTIC BOULEVARD #C

The Planning Commission **APPROVED** Conditional Use Permit (CU-18-06) to allow a new foot massage establish at 523 South Atlantic Boulevard #C in the C-P (Commercial Professional) Zone. (3-0-0-2, Amador and Leung)

Items 3-A and 3-B may be appealed on the written appeal of two Council members. Appeal must be filed within **10 days** of the Planning Commission's decision.

MH:st

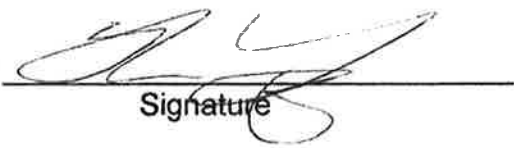
REQUEST FOR APPEAL

I wish that item 3B be appealed.

Reasons for appeal: *Questions regarding suitability of location.*

I contend that the reviewing official or body made the following errors:

Council Member


Signature

Date:

3/15/19

CITY OF MONTEREY PARK
INTEROFFICE MEMO

CITY CLERK OFFICE

2019 MAR 14 P 4:22

DATE: March 14, 2019

TO: RON BOW, CITY MANAGER
FROM: MICHAEL A. HUNTLEY, DIRECTOR OF COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
BY: SAMANTHA TEWASART, SENIOR PLANNER
SUBJECT: PLANNING COMMISSION ACTIONS – MEETING OF MARCH 13, 2019

THE FOLLOWING ITEMS MAY BE SET FOR COUNCIL REVIEW:

3-A CONDITIONAL USE PERMIT (CU-18-07) TO ALLOW ON-SALE (TYPE 41 – BEER AND WINE) LICENSE FOR A BONA FIDE PUBLIC EATING PLACE AT 301 NORTH GARFIELD AVENUE SUITE D

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3-B CONDITIONAL USE PERMIT (CU-18-06) TO ALLOW A MASSAGE BUSINESS AT 523 SOUTH ATLANTIC BOULEVARD #C

The Planning Commission **APPROVED** Conditional Use Permit (CU-18-06) to allow a new foot massage establish at 523 South Atlantic Boulevard #C in the C-P (Commercial Professional) Zone. (3-0-0-2, Amador and Leung)

Items 3-A and 3-B may be appealed on the written appeal of two Council members. Appeal must be filed within **10 days** of the Planning Commission's decision.

MH:st

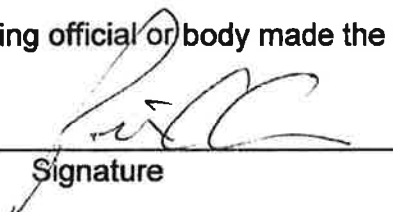
REQUEST FOR APPEAL

I wish that item 3B be appealed.

Reasons for appeal: *The location is not suitable for a massage business.*

I contend that the reviewing official or body made the following errors:

Council Member


Signature

Date:

3-14-19

ATTACHMENT 5

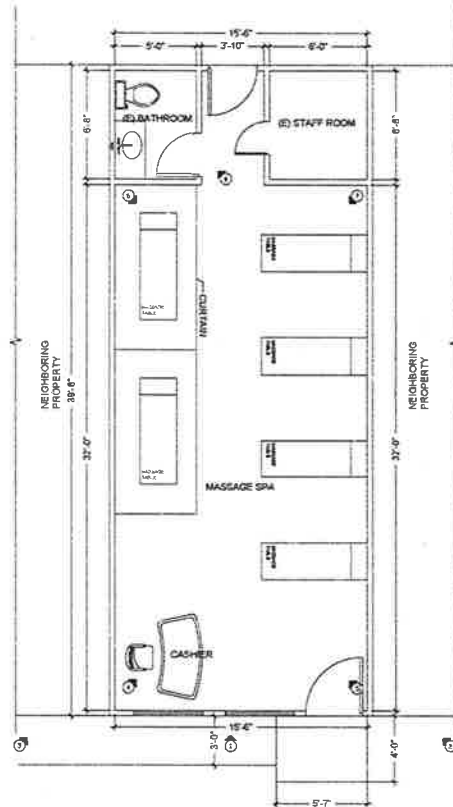
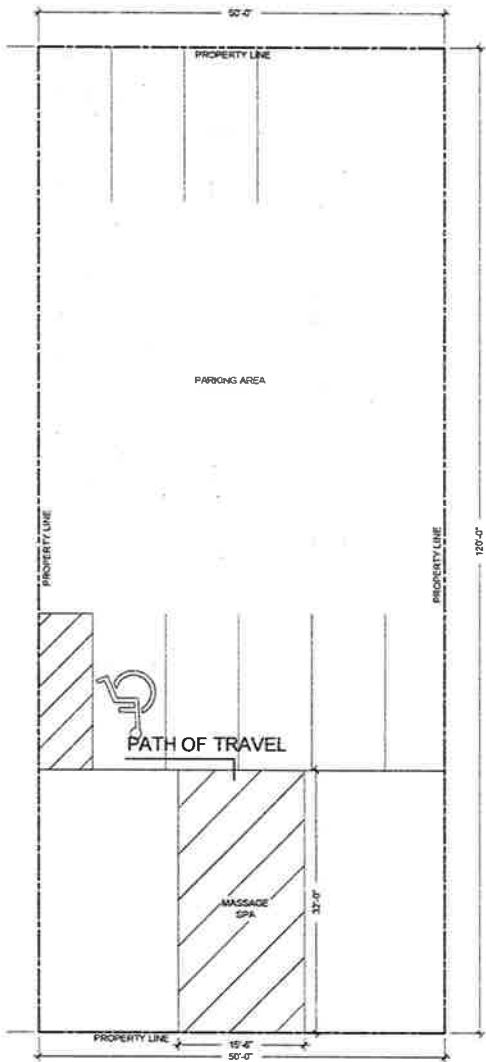
Massage Establishments Map



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ATTACHMENT 6

Architectural Drawings



PROJECT DATA

A.P.N. 5261-017-055
 PROPERTY TYPE OFC BLDG
 YEAR BUILT 1980
 ZONING MPC4
 BLDG S.F. 2000
 LOT SIZE 6022 S.F.

VICINITY MAP



CONSULTANT INFORMATION

APPLICANT LINDA
 523 S ATLANTIC BLVD STE C
 MONTEREY PARK, CA 91754
 (408) 308-8309

DESIGNER ALAN GAO
 5529 EL MONTE AVE.
 TEMPLE CITY, CA 91780
 (626) 899-6108

CODE OF DESIGN

ALL WORKS INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE:

-2016 CALIFORNIA BUILDING CODE,
 -2016 CALIFORNIA RESIDENTIAL CODE,
 -2016 CALIFORNIA MECHANICAL CODE,
 -2016 CALIFORNIA PLUMBING CODE,
 -2016 CALIFORNIA ELECTRICAL CODE,
 -2016 CALIFORNIA FIRE CODE,
 -2016 CALIFORNIA ENERGY CODE,
 -2016 CALIFORNIA GREEN BUILDING STANDARDS CODE,
 -2016 LOCAL CODES, LAWS, ORDINANCES, AND CITY AMENDMENTS.

SCOPE OF WORK

MASSAGE SPA LICENSE APPLICATION.

SYMBOL LEGEND

- DETAIL NUMBER**
DRAWING WHERE DETAIL IS DRAWN
- WALL SECTION NUMBER**
DRAWING WHERE SECTION IS DRAWN
- INTERIOR OR EXTERIOR ELEVATION**
DRAWING WHERE ELEVATION IS DRAWN
- REVISION CALLOUT**
- KEY NOTE, REFER TO LISTING OR SAME DWG. FOR DESCRIPTION**
- WINDOW SYMBOL**
- DOOR NUMBER**
- PHOTOGRAPH DIAGRAMS**

ABBREVIATIONS

ACT - ACoustICtILE	GEN - GENERAL
AF - ABOVE FINISH FLOOR	HYD - HYDRANT
BLDG - BUILDING	INSUL - INSULATION
BLK - BLOCK	LAV - LAVATORY
BMT - BOTTOM	LY - LIGHT
C.B. - CATCH-BASIN	MAR - MARBLE
CEM - CEMENT	MAS - MASONRY
CERT. - CERAMIC TILE	MAX - MAXIMUM
C.J. - CONTROL JOINT	MECH - MECHANICAL
CLR - CLEAR	MIN - MINIMUM
CLG - CEILING	MISC - MISCELLANEOUS
CONC. - CONCRETE	NO - NUMBER
CONSTR. - CONSTRUCTION	OC - ON CENTER
CONT. - CONTINUOUS	OD - OUTSIDE DIAMETER
CONTR. - CONTRACTOR	O/O - OUT TO OUT
CTR - CENTER	OPNG - OPENING
DET - DETAIL	PLYWD - PLYWOOD
DA - DIAMETER	PTD - PAINTED
DIM - DIMENSION	R.D. - ROOF DRAIN
D.O. - DOOR OPENING	REINF - REINFORCEMENT
DWG - DRAWING	REQD - REQUIRED
ELEV - ELEVATION	STD - STANDARD
EXT - EXTERIOR	T.O.P. - TOP OF PLATE
F.F. - FINISH FLOOR	TYP - TYPICAL
F.G. - FINISH GRADE	VCT - VINYL COMPOSITION TILE
FIN - FINISH	WD - WOOD
FLR - FLOOR	WT - WEIGHT
FND - FOUNDATION	(N) - NEW
FTG - FOOTING	(E) - EXISTING
FURR - FURRING	



City Council Staff Report

DATE: April 17, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-D

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project – 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Taking the following action:
 - a. Waive first reading and introduce an Ordinance approving a Zone Change (ZC-18-01);
 - b. Adopt a Resolution approving a Tentative Map No. 73741 (TM-18-01) subject to ZC-18-01 along with conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

On February 26, 2019, the Planning Commission adopted Resolution No. 04-19 which recommends that the City Council adopt a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 73741 (TM-18-01). Collectively, these actions would allow construction of a 54-unit senior citizen housing project. The Planning Commission staff report dated February 26, 2019 and the minutes from the

February 26, 2019 Planning Commission meeting are attached for reference. The Planning Commission found that there was sufficient evidence to support the Zone Change, Conditional Use Permit, and Tentative Map for the proposed project.

BACKGROUND AND ANALYSIS:

The applicant, Latigo Canyon Development LLC, seeks a Zone Change, Conditional Use Permit, and Tentative Map to subdivide air rights to develop a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue ("Project Site"). The subject property is currently zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential (HDR). An in-depth analysis of the Project is set forth in the Planning Commission staff report dated February 26, 2019 (which is attached for reference).

The Planning Commission found that the proposed project is appropriate for the project site because of its proximity to the Central Business (C-B) zone, five lots south of West Garvey Avenue, and the walkability of the site to public transit, supermarkets, and other retail and service businesses. Additionally, the applicant has increased the number of low-income units from 6 to 10 units and the building massing has been addressed with additional and varying setbacks as well as a decrease in height at the front corners of the building. A copy of the unofficial minutes from that Planning Commission meeting is attached for reference. At the end of the public hearing, the Planning Commission found that the proposed Project met the requirements of applicable law and adopted Resolution No. 04-19.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **March 25, 2019** and published in the Wave on **April 4, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to **92** property owners within a 300 foot radius and current tenants of the property concerned on **March 25, 2019**.

ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully Submitted by:



Mark A. McAvoy
Director of Public Works/City
Engineer

Approved by:



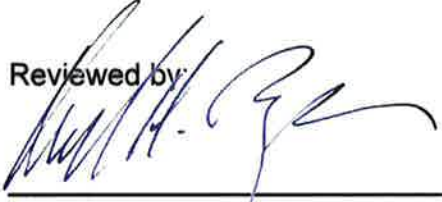
Ron Bow
City Manager

Prepared By:



Samantha Tewart
Senior Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Ordinance
- Attachment 2: Draft Resolution
- Attachment 3: Architectural Plans and Tentative Map No. 73741
- Attachment 4: Initial Study/Mitigated Negative Declaration
- Attachment 5: Planning Commission Staff Report dated February 26, 2019
- Attachment 6: Planning Commission Minutes dated February 26, 2019

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP (ZC-18-01) TO CHANGE THE ZONING FROM R-3 TO R-3 (S-C-H) TO ALLOW CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.

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

SECTION 1: The City Council finds and declares that:

- A. On January 2, 2019, Latigo Canyon Development LLC (the "Applicant"), submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") requesting approval of Zone Change (ZC-18-01) to construct a new 54-unit senior citizen housing development at 130-206 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 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 26, 2019, 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, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-18 which recommended that the City Council adopt the Zone Change (ZC-18-01);
- F. The City Council reviewed the proposed Project and related environmental aspects of the proposal as required by the MPMC at the April 17, 2019 hearing; and
- G. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of April 17, 2019.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds as follows:

ORDINANCE NO.
PAGE 2 of 5

- A. The applicant requests a Zone Change to change the zone regulating the Project site from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay (R-3, S-C-H). The Zone Change is desirable to allow construction of the proposed 54-unit senior citizen housing development and would allow the subject property to be more consistent and compatible with the land uses in the immediate vicinity.
- B. MPMC § 21.16.020 allows for a S-C-H Overlay Zone only in the R-2 and R-3 zones and any commercial zone within an area designated by the General Plan as mixed-use. The proposed Zone Change would be compatible with the Central Business (C-B) zone designation to the north and will have relatively minimal impacts on the R-3 zoned properties located south of the project site.
- C. The property is 35,520 (0.82 acres) square feet in size. The lot is regularly shaped and relatively flat. The proposed project is a 54-unit senior citizen housing condominium development. The lot size will not change and the maximum allowable height will be less intensive than the current commercial zone, decreasing from 40 feet, 3-stories to 30 feet, 2-stories.
- D. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- E. The average population density within the project site's vicinity is 84 persons per acre.
- F. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- G. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- H. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- I. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.

SECTION 3: Environmental Assessment.

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not

ORDINANCE NO.
PAGE 3 of 5

have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.

- B. In accordance with CEQA Guidelines § 15074, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Accordingly, the City Council adopts the draft mitigated negative declaration.

SECTION 4: *Approvals.* The zoning for the Project site is changed from R-3 (High Density Residential) to R-3, S-C-H (High Density Residential, Senior Citizen Housing). Accordingly, the Zoning Map is amended as set forth in attached Exhibit "B," and incorporated by reference.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

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

ORDINANCE NO.
PAGE 4 of 5

regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: Repeal of any provision of the MPMC, or any other City resolution or ordinance herein will 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 9: 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 10: 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 ten (10) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11: This Ordinance will take effect on the 30th day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this April 17, 2019.

Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

ORDINANCE NO.
PAGE 5 of 5

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

By:

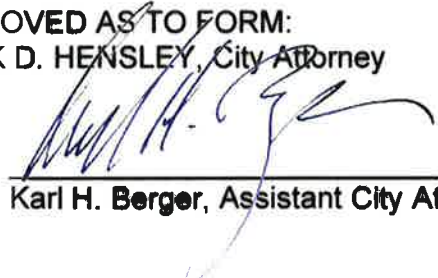
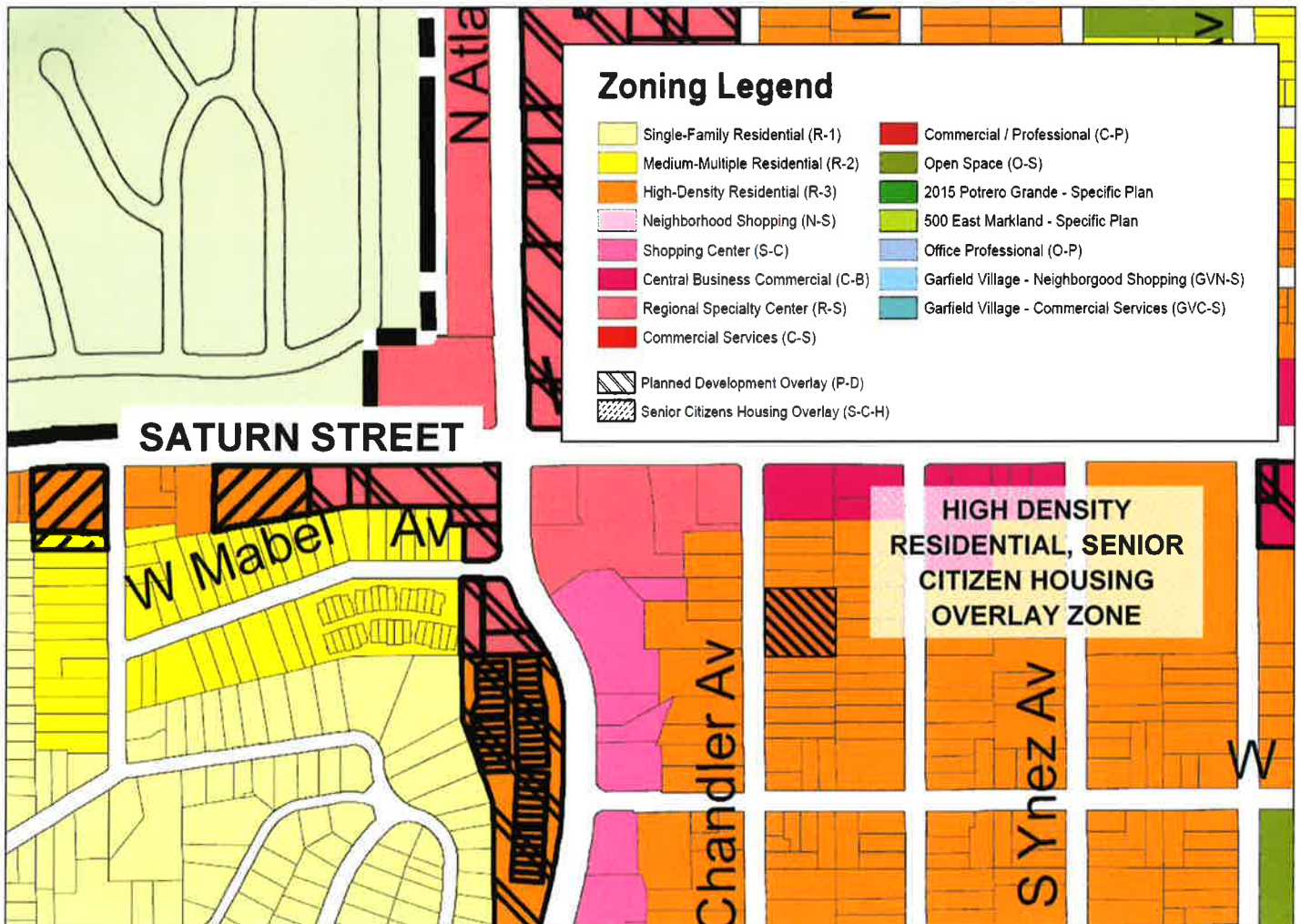

Karl H. Berger, Assistant City Attorney

Exhibit A

130-206 SOUTH CHANDLER AVENUE



Amendment of the Zoning Map from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay Zone (R-3, S-C-H)

ATTACHMENT 2

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS FOR A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 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 December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- F. 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");

RESOLUTION NO.
PAGE 2 of 6

- G. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- H. On February 26, 2019, 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, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-19 which recommended that the City Council approve Tentative Map No. 74731 (TM-18-01);
- I. The City Council reviewed the proposed Project and related environmental aspects of the Project as required by the MPMC at the April 17, 2019 hearing; and
- J. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of April 17, 2019.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- B. The property for the Project is currently zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential (HDR). The Project includes the subdivision of air rights to create and develop the subject property at a maximum density of 54 dwelling units per acre. The R-3 Zone allows up to 14 units on the project site. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- C. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional four units on the project site a total of 54 units.
- D. To obtain a density bonus, the project proposes 18.5 percent low income units for a 33.5 percent density, which equates to 10 low income units. The number of units designated for low or moderate income homebuyers has been increased from six to 10 units. The applicant provided a Pro forma/Feasibility Analysis and is proposing a total of 54-units, with 10 low-income units.
- E. The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.

RESOLUTION NO.
PAGE 3 of 6

- F. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- G. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- H. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: Environmental Assessment.

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Consequently, the City Council adopts the draft mitigated negative declaration.

RESOLUTION NO.
PAGE 4 of 6

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

- A. The proposed tentative map will be consistent with applicable general and specific plans as required by Government Code § 66473.5. The tentative map for this project would allow 54 condominium units to be constructed on the site. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development.
- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed Project is consistent with the General Plan in that the project is a 54-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.
- C. The site is physically suitable for the type of development and the proposed density of the development. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet; under the regulations of the High Density Zone requirements, this lot size could accommodate up to 14 units (as the High Density Residential Zone allows for a building density of 1 unit per 2,400 square feet of lot area for a lot at least 150 feet wide and 25,000 square feet in size). The proposed application is for a 54-unit senior citizen housing condominium project. The size of the lot will accommodate the type and density of the Project.
- D. 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. The property is not located within a natural watershed or wildlife corridor and therefore is not likely to disrupt environmentally sensitive areas outside of the immediate project area.
- E. 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. The site on which the property is located is not identified as a hazardous site and is not located in close proximity to any known health hazards. The type of use of the property is to be residential, which is unlikely to result in serious health problems.
- F. 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.

RESOLUTION NO.
PAGE 5 of 6

SECTION 5: Conditional Use Permit Findings. Based upon Section 2, the City Council finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 6: Approvals. Subject to the Zone Change contemplated in this Resolution along with conditions listed in attached Exhibit "A," which is incorporated into this Resolution by reference, the City Council approves Tentative Map No. 74731.

SECTION 7: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

RESOLUTION NO.
PAGE 6 of 6

SECTION 12: This Resolution will become effective immediately upon adoption.

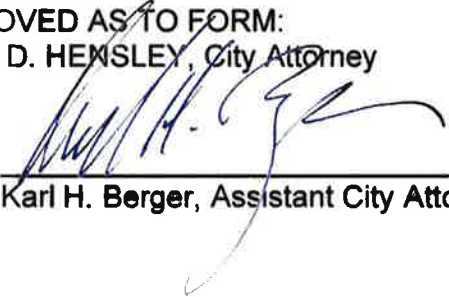
ADOPTED AND APPROVED this ____ day of April 2019.

Peter Chan, 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

Architectural Plans and Tentative Map No. 74731

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

Council Members were provided a copy.

ATTACHMENT 4

Initial Study/Mitigated Negative Declaration

(The document is available by clicking the link [Initial Study/Mitigated Negative Declaration](#) or you can visit the City Clerk's Office to view material)

ATTACHMENT 5

Planning Commission Staff Report dated February 26, 2019



Planning Commission Staff Report

DATE: February 26, 2019

AGENDA ITEM NO: 3-C

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 74731 (TM-18-01) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

The proposed project has been resubmitted and continued from an application originally submitted in 2016. Specifically, in November of 2016, the Planning Commission reviewed a project for the construction of a 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue; however, the application was denied on December 13, 2016. The applicant appealed this denial to the City Council. On February 1, 2017, the City Council considered the appeal, rendered a final decision (as

memorialized in Resolution No. 11897) and remanded the matter back to the Planning Commission for reconsideration. Accordingly, the applicant compiled additional information and resubmitted its revised application on January 2, 2018.

DISCUSSION:

A. Background

At its November 22, 2016 meeting, the Planning Commission reviewed the originally submitted application and expressed concerns including, without limitation, the required number of parking spaces for the affordable senior housing development, providing additional setbacks and the consideration of providing additional affordable units. In order to consider these issues further, the Planning Commission continued the public hearing to December 13, 2016.

Despite the Applicant's revisions to the proposed project, the underlying concerns addressed by the Planning Commission had not been addressed; accordingly, the Planning Commission denied the application on December 13, 2016. On December 21, 2016, the Applicant appealed the Planning Commission's denial to the City Council.

On February 1, 2017, the City Council heard the matter on appeal and partially granted the appeal by modifying the Planning Commission's decision denying the requested zone change, conditional use permit, and tentative map and sent the matter back to the Planning Commission for further action in accordance with the City Council Resolution No. 11897 (attached).

On January 2, 2018, the applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit age-restricted senior housing development, 10 of which will be income-restricted. Staff believes that the project developer has made efforts to address the concerns and comments from the City Council and Planning Commission, as explained in further detail below.

B. Compliance with Council Direction

I. Building Height and Setbacks

In the previous submittal, the second and third floor side setbacks varied from 15 feet (front portion) to 10 feet (rear portion). In response to the City Council and Planning Commission's concerns about shadow overcast onto the neighboring properties, the side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line and 15 feet of the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. In order to accommodate for the larger side yard setbacks, 6 of the previously 2-bedroom units have been replaced with 1-bedroom units. Additionally, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building. Furthermore, the roof lines over the balconies have been further setback to reduce the shadowing in those areas.

Those recessed areas will also assist with articulating the roof lines and building mass to a more modest scale. The project will provide on-site parking and open spaces that exceed the development standards. Lastly, according to the applicant, the front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.

II. Pro Forma

According to the applicant, the number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis, which shows the analysis of three project alternatives, including a 40-units with no income restricted units scenario, a 40-units with 10 low-income units scenario, and 54-units with 10 low-income units scenario. According to the Analysis, the percentage of return would be highest with the third alternative at 10 percent. The first alternative would result in an 8 percent return, 2 percent lesser than the third alternative. The second alternative would result in a loss of returns. The applicant is proposing the third alternative.

III. Ownership Selection Plan and Annual Reports to the City

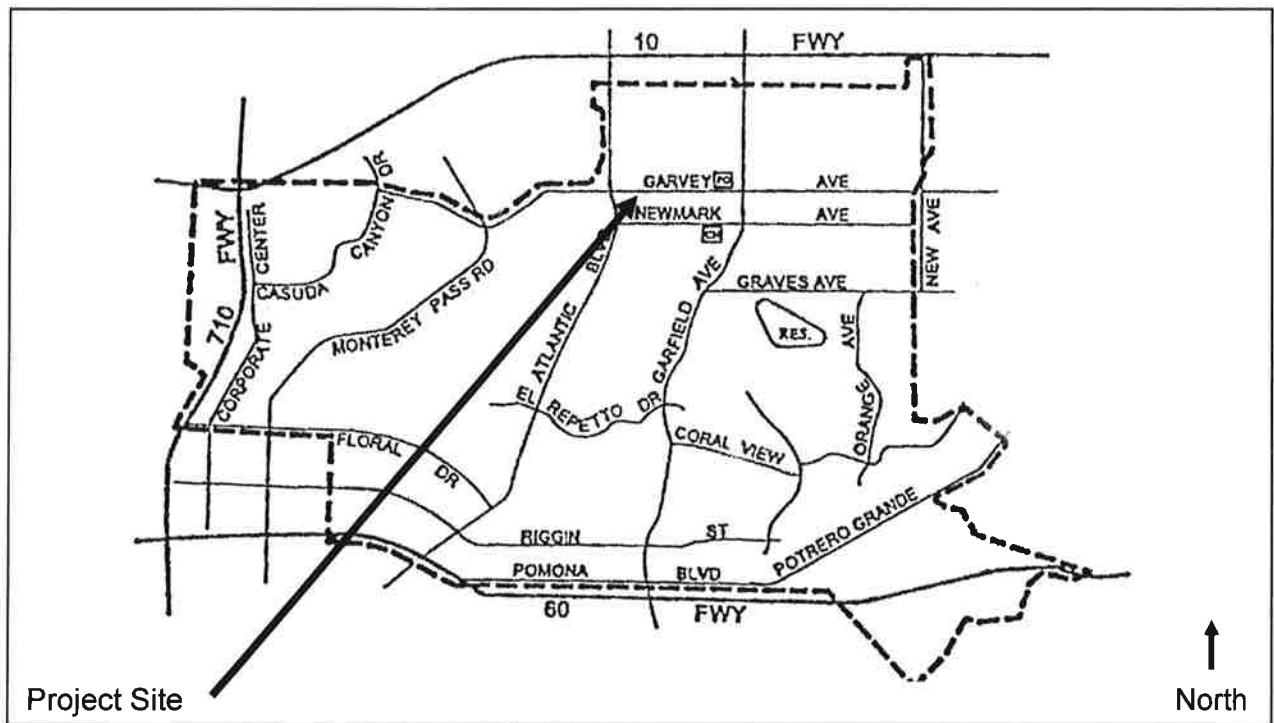
Lastly, conditions of approval have been incorporated into the draft resolution requiring the property owner/developer to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans. Also, according to the attached Conditions of Approval, the property owner/developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

OTHER ITEMS:

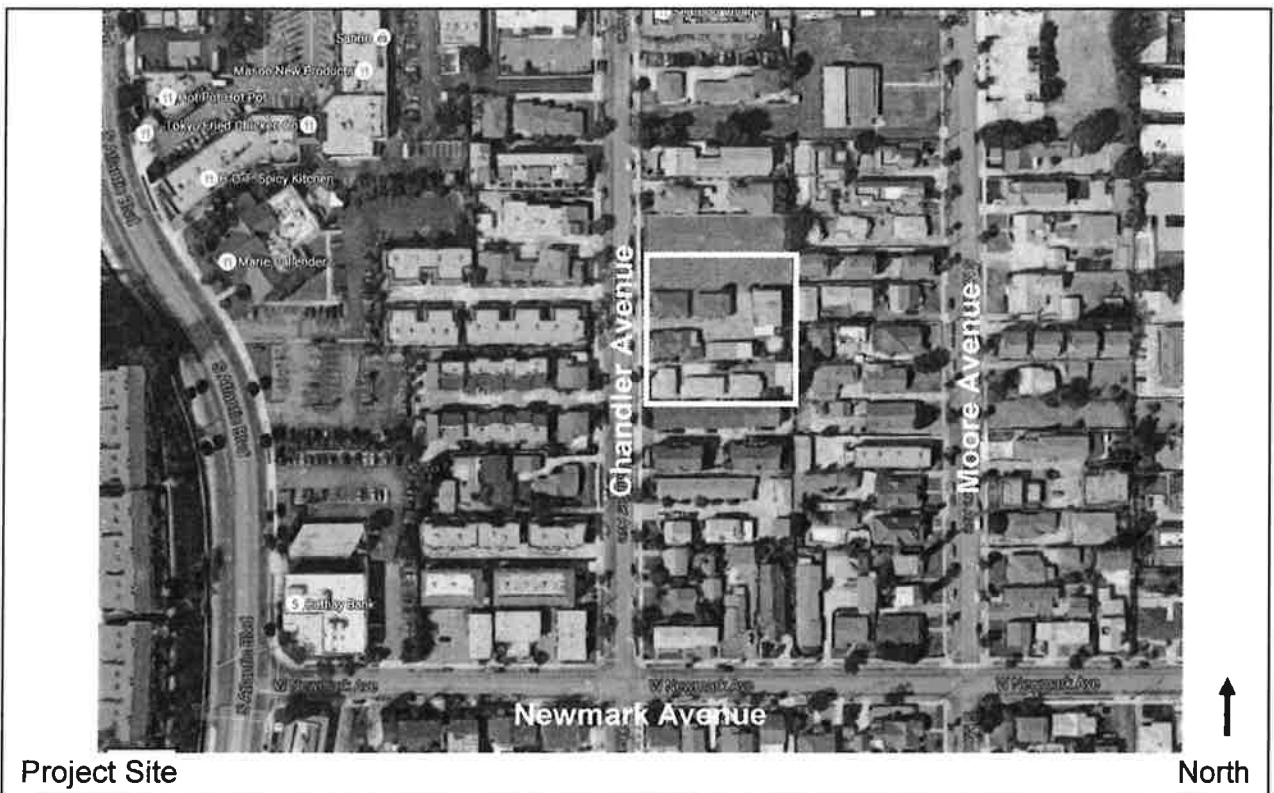
Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **January 3, 2019** in the Monterey Park Progress and circulated for public review for a period of 20 days (**January 3, 2019 to January 23, 2019**) and posted on **January 3, 2019**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **January 3, 2019** and **February 15, 2019**.

Vicinity Map



Aerial Map



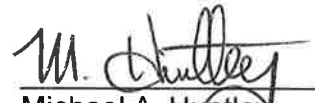
ALTERNATIVE COMMISSION CONSIDERATIONS:

None

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,



Michael A. Huntley
Community and Economic
Development Director

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site, floor, elevation plans and Tentative Map

Attachment 3: Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances

Attachment 4: Pro forma/Feasibility Analysis

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 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 December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- F. 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");

**PLANNING COMMISSION
RESOLUTION NO. 04-19
PAGE 2 OF 7**

- G. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019;
- H. On February 26, 2019, the Planning Commission opened the 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 Latigo Canyon Development LLC; and
- I. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 26, 2019 public hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual findings and Conclusions.* After considering all of the evidence in the record, the Planning Commission makes the following factual findings and conclusions:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. The average population density within the project site's vicinity is 84 persons per acre.
- C. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- D. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- E. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- F. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.
- G. The project site is zoned R-3 (High Density Residential). The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.

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- H. The project site is currently developed with a multi-unit apartment complex.
- I. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- J. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- K. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- L. The R-3 Zone allows up to 14 units on the project site. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- M. With a Senior Citizen Housing Overlay Zone, the project site may be developed up to a maximum of 50 units per acre per MPMC Chapter 21.16. All the units will be attached in a rectangular formation with a courtyard at the center of the property.
- N. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional 4 units on the project site for a total of 54 units.
- O. To obtain a density bonus, the project proposes ~~2.5 percent very-low income units for a 10 percent density bonus; and 15~~ 18.5 percent low income units for a ~~23~~ 33.5 percent density, which equates to ~~1 very-low income units and 5~~ 10 low income unit, ~~respectively~~. The number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis and is proposing 54-units with 10 low-income units.
- P. The project will be 4-stories and 40 feet in height. The front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.
- Q. The project will meet the required setbacks of 25 feet for the front and rear yards and 10 feet for the side yard setbacks. The side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line

and 15 feet of the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. The roof lines over the balconies have been further setback to reduce the shadowing in those areas and the recessed areas will assist with articulating the roof lines and building mass to a more modest scale. Lastly, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building.

- R. The project will provide on-site parking and open spaces that exceed the development standards.
- S. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: SECTION 2: *Environmental Assessment.*

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.

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- E. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project. Consequently, the Planning Commission recommends that the City Council adopt the draft mitigated negative declaration.

SECTION 4: *Conditional Use Permit Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 5: *Subdivision.* Based upon Section 2, the Planning Commission cannot make any of the findings for denial set forth in in the Subdivision Map Act (Government Code §§ 66410, *et seq.*) for the following reasons:

- A. The proposed map is consistent with the General Plan per Government Code § 65451.
- B. The design of the proposed subdivision is consistent with the General Plan.
- C. The site is physically suitable for the proposed type of development in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site.
- D. Following a zone change, the site is physically suitable for the proposed density of development.
- E. The design of the subdivision or the proposed improvements is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

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SECTION 6: *Zone Change Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.38.050:

- A. The project is consistent with the goals, policies, and objectives of the General Plan.
- B. The project will not adversely affect surrounding properties.
- C. The proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 7: *Recommendations.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference along with the mitigations set forth in the Mitigated Negative Declaration ("MND"), the Planning Commission recommends that the City Council adopt the MND; approve Tentative Map No. 73741 (TM-18-01); approve Conditional Use Permit (CU-18-01); and adopt an ordinance implementing the proposed Zone Change (ZC-18-01).

SECTION 8: *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 9: *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 10: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 11: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 12: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

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SECTION 13: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 14: Except as provided in Section 13, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 26th day of February 2019.

Chairperson Delario Robinson

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 26th day of February 2019, by the following vote of the Planning Commission:

AYES: Commissioners Robinson, Brossy de Dios, Choi
NOES: Commissioners Amador and Leung
ABSTAIN: None
ABSENT: None

Michael Huntley, Secretary

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

By:

Natalie C. Karpeles,
Deputy City Attorney

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Exhibit A

CONDITIONS OF APPROVAL

130-206 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Latigo Canyon Development, LLC agrees that it will comply with the following conditions for the City of Monterey Park's approval of Tentative Map No. 073741 (TM-18-02), Conditional Use Permit (CU-18-01), and Zone Change (ZC-18-01) ("Project Conditions").

PLANNING:

1. Latigo Canyon Development 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-18-01 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-18-01, CU-18-01, and ZC-18-01, 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 Safety Divisions. Any subsequent modification must be referred to the Director of the Community and Economic Development Department 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. Three one-year extensions may be granted by the Planning Commission upon finding of good cause.
4. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A single one-year extension may be granted by the Planning Commission upon finding of good cause.

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5. 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.
6. 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.
7. The real property subject to TM-16-02, CU-16-04, and ZC-16-01 must remain well-maintained and free of graffiti.
8. Building permits are required for any interior tenant improvements.
9. Landscaping/irrigation must be maintained in good condition at all times.
10. A final map must be approved and recorded before the City issues a certificate of occupancy.
11. The Homeowner's Association (HOA) must retain the services of a professional property management company to oversee the maintenance and operation of the property. The management company must provide an Annual Verification Report to the Community and Economic Development Department to confirm that all the occupants of the property comply with the age and income restrictions.
12. The developer is to submit a complete master landscape and irrigation plan to the Planning Division of the Community and Economic Development Department with the required fee for review.
13. The developer must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.
14. Construction or demolition work must be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
15. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(5).
16. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.

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17. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.
18. Block walls must be constructed with decorative materials, including slump stone, split face block, river rock, brick, stucco covered precision, combination of block pilaster with wrought iron, or similar material, subject to the review and approval of the Planner.
19. The developer must submit an Ownership Selection Plan to the Community and Economic Development Director, or designee, for approval, which at a minimum gives priority to veterans and to persons displaced by the construction of the project for ownership.
20. The developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

21. Mitigation Measures:

- A-1 The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.
- A-2 During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of rubbish and construction debris.
- A-3 In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.
- A-4 The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west.
- A-5 Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes.
- C-6 Before excavating and constructing of the project site, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources and removing artifacts, human

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remains, bottles and other cultural materials from the project site. A signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant must bear the cost of implementing this mitigation.

- C-7 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor is required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code § 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.
- N-8 During excavation and grading activities, construction contractors must equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.
- N-9 Construction contractors must place all stationary construction equipment in a central site location, where possible, to maximize the distance from nearby receptors.
- N-10 Construction contractors must locate equipment and materials staging in areas that will create the greatest distance between equipment and materials staging and nearby receptors.
- T-11 Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

BUILDING:

- 22. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
- 23. A validly issued building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.

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24. The site plan must be approved before the City issues building permits. Among other things, it 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.
25. A soils and geology report prepared by a civil engineer is required as part of plan check submittal.
26. The applicant must submit a valid permit obtained from CAL-OSHA to the City before the City issues a building permit.
27. A compaction report for demolition of previous buildings must be submitted to the City of Monterey Park before the City issues grading permits for excavating new foundations.
28. The building must conform to the 2008 current or applicable Edition of the Energy Efficiency Standards by the California Energy Commission.
29. Access and accessibility requirements, per the California Building Code, apply to this newly constructed, privately funded, multi-family dwelling units building.
30. The applicant must provide mechanically operated exhaust ventilation for S-2 garage.

ENGINEERING:

31. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a 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 a grading permit on evidence of compliance with this permit and its requirements. This project will require the preparation of a Low Impact Development (LID). 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, before the City issues a building or grading permit.
32. Applicant must deposit a refundable \$187 cash deposit to guarantee that developer will provide the City with the (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 final map which must be filed with the Public Works Department 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 \$187 cash deposit.
33. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes

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or special assessments; submit L.A. County tax bill, tax payment receipt, and copy of cancelled check.

34. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.
35. The applicant must record covenants, conditions and restrictions ("CC&Rs") and establish a homeowner's association to address common maintenance and utilities. CC&Rs must be reviewed and approved by the City Attorney and the City Engineer at the applicant's sole cost. Applicant is responsible for securing the CC&R requirements from the Public Works Department. A copy of the recorded CC&Rs must be submitted to the Public Works Department before the City performs final inspection and issues a certificate of occupancy.
36. All improvement plans, including grading and public improvement plans, must be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.
37. A water plan must be submitted for review and approval by the Public Works Director, or designee. 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, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be confirmed by the Public Works Director, or designee, before the City issues building permits.
38. The applicant must submit water meter sizing sheet to the Public Works Department. The Public Works Department will then determine what water requirements must be met. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed before final inspection approval.
39. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the Public Works Director, or designee, before the approval of the final map. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the Public Works Director, or designee. 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 Public Works Director, or designee.
40. A site drainage plan must be prepared for review and approval by the Public Works Director, or designee before the City issues building permits. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the Public Works Director, or designee. Drainage from

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contiguous properties cannot be blocked and must be accommodated to the satisfaction of the Public Works Director, or designee. A hydrology and hydraulic study of the site may be required for submittal to the Public Works Director, or designee for review and approval.

41. 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 to the satisfaction of the Public Works Director, or designee before the issuance of building permits.
42. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the Public Works Director, or designee. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
43. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the Public Works Director, or designee. 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.
44. 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, must be made to City and public utility standards. A utility plan must be prepared and submitted before the City issues building permits, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
45. A sewer connection reconstruction fee will be assessed at the time that the City issues a building permit in accordance with MPMC Chapter 14.06.
46. 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 Public Works Director, or designee, before the City issues building permits.
47. The grading and drainage plan and a separate street improvement plan must be submitted by the first plan check. The street improvement plan must include the removal and reconstruction of the sidewalk, driveway approach, and curb and gutter along the entire property frontage. It must also include asphalt pavement removal and replacement to the centerline of the street.

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48. The shoring design plan must be submitted 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 and geotechnical report submitted by the developer's consultant.
49. Parkways must be irrigated and landscaped per plans submitted for review and approval by the Public Works Director, or designee, before final inspection approval. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Recreation and Parks Director, or designee.
50. 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:

51. All conditional identified by the Monterey Park Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
52. The minimum required fire flow is 6,000 gallons per minute (gpm) for 4-hour duration. Plans must include fire flow test data obtained with one-year of the submittal date. The fire flow may be reduced by 50 percent by written request to the Fire Chief, or designee, per California Fire Code (CFC) Appendix B as adopted by the MPMC.
53. A minimum of 6 fire hydrants must be provided within 150 feet of the structure with an average spacing of 250 feet. Show all existing and proposed fire hydrants on the site plan, per CFC Appendix C.
54. The building height and area will be determined by the CBC Table 503, per CBC §§ 504.2 and 506.3, installation of an automatic fire sprinkler system in the R-1 occupancy will allow either an increase in stories/height or allowable floor area, but not both.
55. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the CBC and CFC § 905.
56. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907.
57. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
58. Smoke alarms must be installed in accordance with the manufacturers' instructions. Indicate the smoke alarm locations on the plans, per CFC § 907.2.11.1

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59. Carbon monoxide alarms must be provided either within all the sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas, per CBC § 420.6.
60. Dwelling units and common areas must be provided with alarm notification appliances, per CFC § 907.2.9.
61. All dwelling units assigned as accessible must be provided with visual notification appliances, per CFC § 907.5.2.3.4.
62. Provide approved stairway identification signs located approximately 5 feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department, per CFC § 1022.8.
63. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided, per CBC § 3002.8.
64. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½ stroke and be a contrasting background, per CFC § 505.1.
65. A Knox box must be provided adjacent to the main entrance at an approved location, per CFC § 506.1.
66. Portable fire extinguishers must be installed on all floors per the CFC § 510.0.
67. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access, per CFC § 3313.
68. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief. The on-site inspector must be approved by the Fire Chief.
69. A building code and egress analysis report of the applicable portions of the 2013 California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction, CFC § 104.7.2.
70. If “as-built” plans are required, additional fees will be due for the review of the drawings.

POLICE:

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71. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
72. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.
73. The shrubbery on the property must be installed and maintained in such condition to permit 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.
74. 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.
75. All common open areas must be well lit during the hours of darkness.
76. Signs identifying guest parking spaces must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unwanted guests.
77. A proper 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.

RECREATION:

78. On the site plan, show the existing trees in the parkway. One street tree may be removed for the new driveway. If an existing street tree is closer than 10 feet from the new driveway, the tree must be removed and a new tree must be planted per planting requirements. The new street tree must be a Pryus Calleryana "Bradford Pear."

MISCELLANEOUS:

79. The maximum floor area for a senior housing development unit is 900 square feet per MPMC § 21.16.080.
80. The raised landscape planter must be increased in size to accommodate the size of a mature tree.
81. The location of all access gates and doors must avoid recessed areas and be relocated within the front portion of the driveway. The driveway access gate must

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RESOLUTION NO. 04-19**

82. Stormwater mitigation system must be similar to the Initial Study/Mitigated Negative Declaration.

By signing this document, Latigo Canyon Development LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Latigo Canyon Development LLC, Applicant

ATTACHMENT 2

Site, floor, elevation plans and Tentative Map No. 73741

ATTACHMENT 3

Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances

RESOLUTION NO. 11897

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL PARTIALLY GRANTING AN APPEAL (AP-16-01) BY MODIFYING A PLANNING COMMISSION DECISION DENYING A ZONE CHANGE (ZC-16-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-16-04) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT AT 130-206 SOUTH CHANDLER AVENUE; AND REMANDING THE MATTER BACK TO THE PLANNING COMMISSION FOR FURTHER ACTION IN ACCORDANCE WITH THIS RESOLUTION.

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

SECTION 1: The City Council finds as follows:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Appellant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 130-206 South Chandler Avenue (the "Decision");
- B. The Appellant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. The Appeal was scheduled for a public hearing on February 1, 2017;
- D. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision as memorialized in this Resolution; and
- E. This Resolution and its findings are based upon the administrative record considered by the Planning Commission when it made the Decision and such supplementary evidence accepted by the City Council on February 1, 2017 including, without limitation, the staff reports submitted during the public hearing.

SECTION 2: *Environmental Review.* Pursuant to 14 California Code of Regulations § 15270, projects denied by a public agency are not subject to CEQA review. Consequently, the Decision did not require CEQA review. Since this Resolution does

not approve any proposed project, it too is exempt from environmental review in accordance with 14 California Code of Regulations § 15061(b)(3) since there is no possibility that this Resolution may have a significant effect on the environment.

SECTION 3: *Conclusions.* Based upon the administrative record, the City Council makes the following conclusions regarding the Decision:

- A. *Conditional Use Permit.* The Decision found that the Appellant could not demonstrate that the subject property is adequate in size for the proposed project. Testimony received during the public hearing indicated that there are concerns from adjacent properties relative to the proposed setbacks, building height, and number of provided parking spaces. Consequently, the City Council directed that the Planning Commission reconsider the setbacks, building height, and number of provided parking spaces based upon revised plans to be submitted by the Appellant.
- B. *Zone Change.* The Decision found that the Appellant did not provide adequate information as it relates to the building experience of the development team. The City Council directed that the City Council consider resumes to be provided for the development team by the Appellant. Additionally, the development team did not include a housing professional to address the affordability component of the proposed project. The City Council requested that the Appellant consult a housing professional. Furthermore, the City Council directed the Planning Commission to consider a pro forma to be submitted by the Appellant to address concerns relative to the number of proposed affordable dwelling units. Lastly, the City Council directed that the Planning Commission provide draft conditions of approval for City Council consideration that would require the Appellant to submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.
- C. *Subdivision.* The City Council directed that the Planning Commission, if it recommended that the Project be approved, provide draft conditions of approval for City Council consideration that, among other things, would require the Appellant to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans.
- D. *Overall Conclusion.* Additional information must be submitted into the administrative record in order for the Planning Commission to render an informed decision. Accordingly, the matter is remanded to the Planning Commission for further consideration in light of the direction provided in this Resolution.

SECTION 4: Tentative Map. Based upon the findings in Section 3 and pursuant to Government Code § 66474, the City Council finds that the tentative map for the Project must be denied for the reason that the map application is inconsistent with the Monterey Park General Plan and Monterey Park Municipal Code ("MPMC") zoning regulations for the following reasons:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- C. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community.
- D. As proposed, the Project would construct a total of 6 affordable units out of a total of 54 proposed dwelling units. This is inadequate to meet the expectations of the General Plan.
- E. The project site is zoned R-3 (High Density Residential) which allows a maximum of 11 units. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone and other discretionary approvals. The tentative map, therefore, does not comply with the MPMC zoning regulations.

SECTION 5: Determination. Based upon the Conclusions set forth in Sections 3 and 4, the City Council renders the following determinations and authorizations:

- A. The City Council partially upholds the Appeal by modifying the Planning Commission's Decision for the reasons set forth in this Resolution.
- B. This matter is remanded to the Planning Commission which is directed to reconsider the matter in accordance with the findings and conclusions in this Resolution.
- C. The City Manager, or designee, is authorized to take such action as may be needed to implement this Resolution and provide sufficient evidence to the Planning Commission in order for it to render an appropriate decision.
- D. Nothing in this Resolution is intended to, nor does it, instruct the Planning Commission regarding whether to approve the Appellant's application for the Project. And, nothing in this Resolution precludes the Appellant from appealing a subsequent Planning Commission decision in accordance with applicable law.

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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Summaries of Information.* All summaries of information in the findings which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding, is not based in part on that fact.

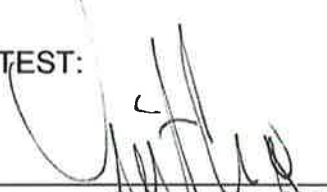
SECTION 8: *Notice.* The City Clerk is directed to provide a copy of this Resolution to the Planning Commission, the Appellant, and to any other person requesting a copy.

SECTION 9: *Effective Date.* This Resolution becomes effective immediately upon adoption and memorializes the City Council's final decision made on February 1, 2017. Note that persons dissatisfied with the City Council's decision may appeal it to a court of competent jurisdiction pursuant to Code of Civil Procedure § 1094.6. The time period for any such appeal commenced at the time the City Council rendered its decision on February 1, 2017.

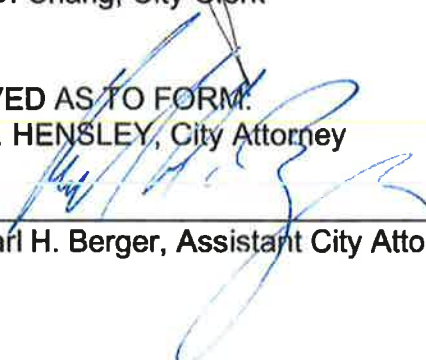
PASSED AND ADOPTED this 15th day of February, 2017.


Teresa Real Sebastian, Vice Mayor

ATTEST:


Vincent D. Chang, City Clerk

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

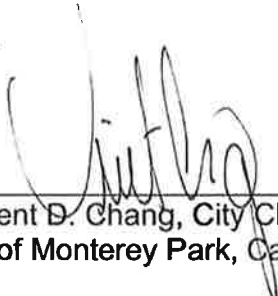
By: 
Karl H. Berger, Assistant City Attorney

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. 11897 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 15th day of February, 2017 by the following vote:

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

Dated this 15th day of February, 2017.



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



Planning Commission Staff Report

DATE: December 13, 2016

AGENDA ITEM NO: 2-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a Zone Change (ZC-16-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-16-04) for an affordable senior housing development, and Tentative Map No. 073741 (TM-16-02) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On November 22, 2016, the Planning Commission reviewed this application and expressed concerns about several items, including the number of required parking spaces for affordable housing generally, providing additional setbacks, and the consideration of providing additional affordable units.

Since the meeting, the applicant has revised the plans to provide 3 feet of additional setback on the north and south sides of the project on the second, third, and fourth floors. Aside from the setbacks no other revisions were made to proposed project, nor did the project architect response to the comments on off-street parking or additional affordable housing. Staff believes that any additional setback beyond the minimum code requirements will help to provide further relief to the building mass and the proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan. The project architect will provide more discussion on the changes made to the building elevations.

Respectfully submitted,

Michael A. Huntley
Community and Economic
Development Director

Prepared by:

Reviewed by:

Samantha Tewasart
Senior Planner

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, elevation plans and Tentative Map
- Attachment 3: Planning Commission staff report dated November 22, 2016



Planning Commission Staff Report

DATE: November 22, 2016

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a Zone Change (ZC-16-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-16-04) for an affordable senior housing development, and Tentative Map No. 073741 (TM-16-02) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The proposed project is a 54-unit mixed-affordable senior housing development located six lots south of the intersection of West Garvey Avenue and South Chandler Avenue. Neighboring properties include a multi-unit two-story commercial building, a financial institution, and other older multi-unit residential buildings constructed in the 1920s and 1950s.

Per Monterey Park Municipal Code (MPMC) Chapter 21.16, the proposed use is an allowed use subject to a conditional use permit and zone change. Additionally, the applicant is requesting approval of a tentative map to subdivide the air-rights for condominium purposes. The senior citizen housing overlay allows for a three-stories, 40 feet tall building. According to the architectural plans, the proposed project will be setback 25 feet from the front property line and will be planted with a variety of Crape Myrtles, Date Palms, and Redbud Trees, groundcover, and decorative pavers. At the north and south sides of the property the building will be setback 7 feet, which will be two feet more than the minimum 5 feet side yard setback requirement and the second and third floors will have a 10 feet side yard setback. The proposed lot coverage will be

29 percent of the lot and the project will provide the required number of parking spaces base on the affordability levels.

The proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan; it provides senior housing units per the City's Housing Element 2014-2021.

ANALYSIS:

Property Description

The applicant, Latigo Canyon Development LLC, is requesting approval for a Zone Change, Conditional Use Permit, and Tentative Map No. 074731 for the subdivision of air rights to construct a 54-unit mixed-affordable senior housing condominium project at 130-206 South Chandler Avenue. The subject property is zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential.

The subject property is comprised of three parcels, which will be consolidated as part of the proposed project. The three parcels will total 35,520 square feet (0.82 acre) in size. The lot width will be 185 feet and the depth is 192 feet. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.

Project Description

According to R-3 zoning standards, a maximum building density of 1 unit per 3,000 square feet of lot area would apply to this property, which permits up to 11 units. However, the proposed project is a mixed-affordable senior housing development, which according to MPMC Chapter 21.16, permits a higher density for senior housing units.

According to MPMC Chapter 21.16, a maximum density of 50 units per acre is allowed in the Senior Citizen Housing Overlay Zone. Per the lot size, 40 units are allowed. Additionally, pursuant to MPMC Chapter 21.18 Affordable Housing Incentives – Density Bonus, the project will be comprised of a mixture of income groups, in order to receive a density bonus. The project will include 2.5 percent very-low income units for a 10 percent density bonus and 15 percent low income units for a 23 percent density, which equates to 1 very-low income units and 5 low income unit, respectively. In other words, 48 of the 54 units will be market rate. The remaining six units will be below market rate, with five units reserved for low income residents, and one reserved for very low income residents.

The project will be 3-stories and 40 feet in height and will meet the required setbacks of 25 feet for the front and rear yards and 7 feet for the first floor side yard setback and 10 feet for the second floor side yard setback. There will be 51 two-bedroom units ranging in size from 776 square feet to 1071 square feet and 3 one-bedroom units that will be 752 square feet in size. The project also includes a 1,715 square feet community room, and 881 square feet manager's office.

Parking

Parking required for the site is based on the income group. For the market rate units 1.0. parking space is required per unit. For the low income units, 0.8 spaces is required per unit. Additionally, one guest parking space is required for every four units. The required number of parking spaces is 42 spaces plus 14 guest parking spaces, totaling 66 spaces and 66 spaces will be provided. All the parking spaces will be provided in one level of subterranean parking. The required driveway width for an R-3 zoned lot is 18 feet. The driveway width at the entrance and throughout the subterranean parking level will be 26 feet wide. The property will be accessible from South Chandler Avenue.

Open Space

The minimum required usable open space area is 200 square feet per unit or 10,800 square feet and 15,443 square feet will be provided. The minimum required private open space is 100 square feet and 104 square feet of private open space will be provided for each unit. The minimum required common open space is 40 percent of the total usable open space area, which is 4,320 square feet and the provided common open space is 4,625 square feet. The private and usable open space total provided meets the minimum requirements.

Covenant to Continue as Senior Housing, Affordable Units, and Agreement for Density Bonus

As a condition of approval for any senior housing development pursuant Chapter 21.16, the property owner must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of MPMC § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.

Zone Change

According to MPMC Chapter 21.16, the Senior Citizens Housing (S-C-H) Overlay Zone can be created in the same manner as property is reclassified from one zone to another within the City, as set forth in Chapter 21.34. According to MPMC Section 21.34.020, amendments may be initiated by the owner of any real property located within the City. A Zone Change application must be filed; the Planning Commission conducts a public hearing; and following the public hearing, the Planning Commission makes a recommendation to the City Council regarding the proposed zone change.

Tentative Map No. 073741

The project includes a tentative map to subdivide air rights for condominium purposes. In accordance with MPMC Title 20 and the Subdivision Map Act (Government Code §§ 66410, *et seq.*), the project complies with map requirements.

Conditional Use Permit

According to MPMC 21.16.030, all affordable senior housing developments must be approved with a conditional use permit. According to MPMC Section 21.32.020, before any conditional use permit is granted, the applicant must show, to the satisfaction of the Planning Commission, all of the following facts as discussed in the resolution.

OTHER ITEMS:

Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **October 13, 2016** in the Monterey Park Progress and circulated for public review for a period of 20 days (**October 6, 2016 to October 25, 2016**) and posted on **October 6, 2016**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **October 6, 2016**.

Environmental Assessment

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

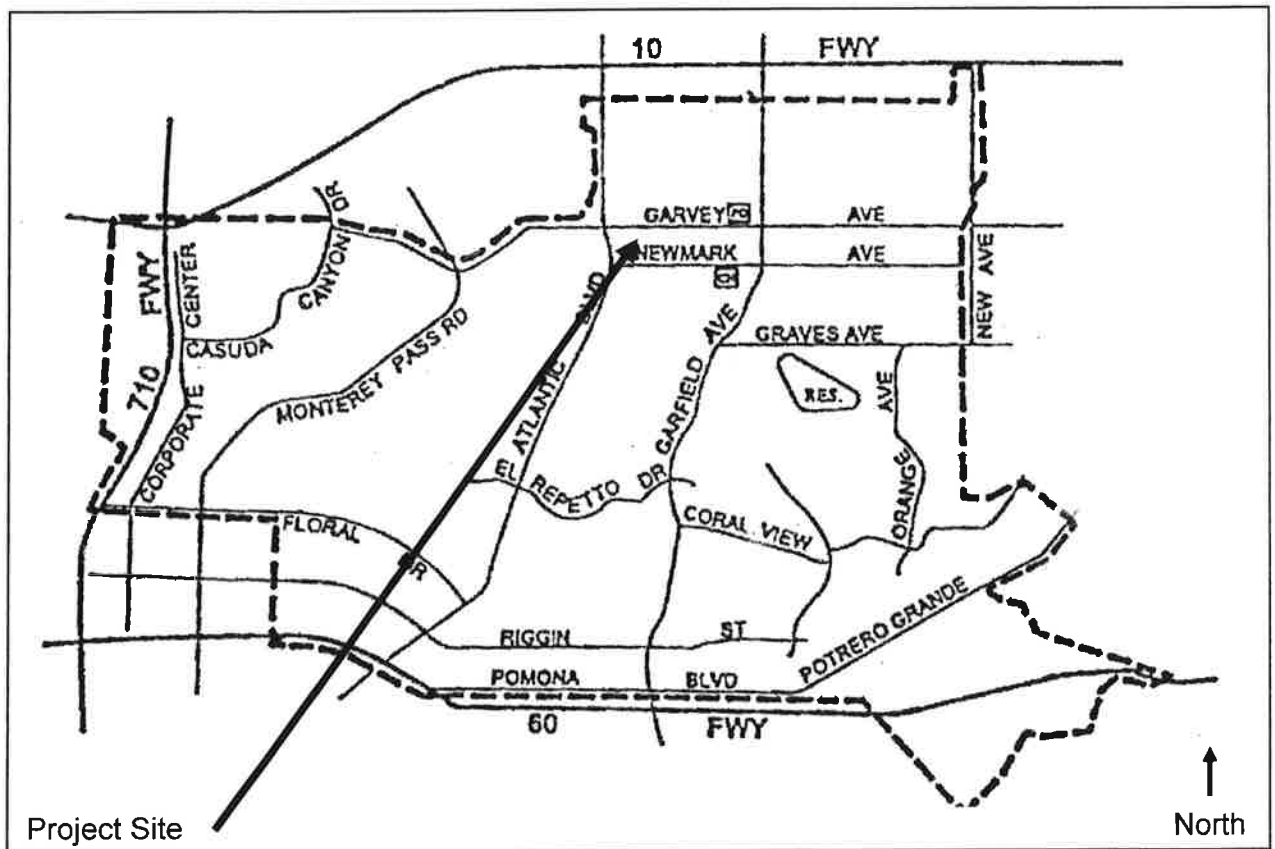
General Plan Consistency

The proposed project is consistent with the City's General Plan because the High Density Residential land use category allows for 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 average population density is 84 persons per acre. The General Plan Land Use Element contains a goal (Goal 11.0) which is to continue to provide opportunities for persons of all incomes to find suitable housing. The proposed project is a 54-unit affordable senior housing development, which will provide affordable housing options to senior citizens.

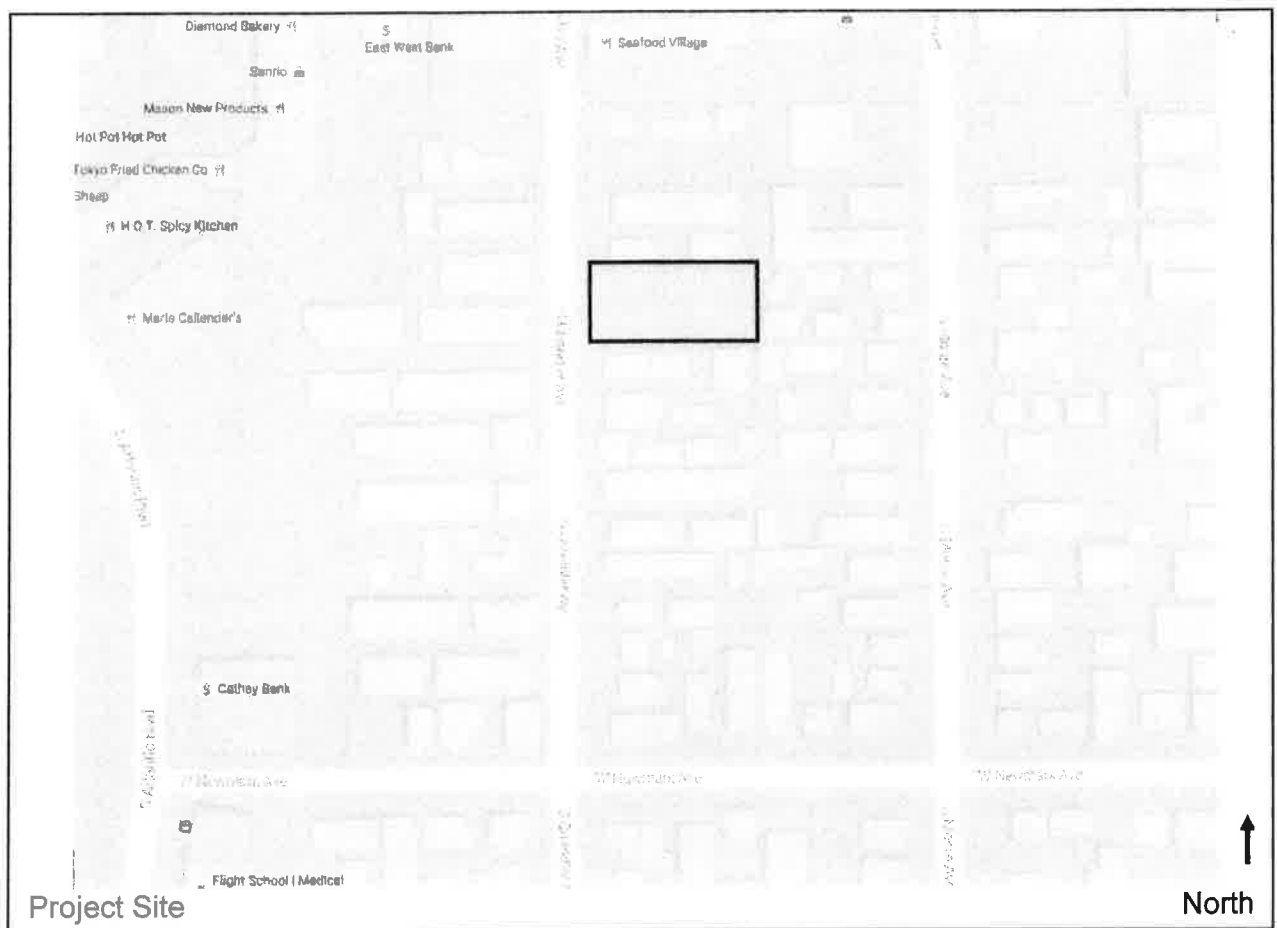
A goal (Goal 2) contained in the 2014-2021 Housing Element is to remove or reduce governmental constraints on affordable housing development. One of the policies (Policy 2.2) in the Housing Element is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development. The proposed project conforms to the density permitted by Monterey Park Municipal Code (MPMC) Section 21.36.090 for mixed affordable senior housing developments and

meets the State density law. Also, the project helps to attain Goal 4 which is to assist in the provision of housing that meets the needs of all economic segments of the community. The project will provide affordable housing to senior citizens.

Vicinity Map



Street Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None

FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

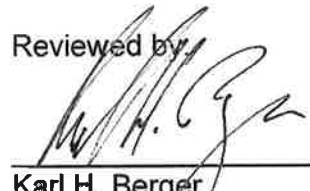
Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site, floor, elevation plans and Tentative Map

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
November 22, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, November 22, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

SWEAR IN:

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Theresa Amador, Delario Robinson, and Paul Isozaki

Commissioners Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

September 27, 2016 –

Commissioner Robinson clarified that on page 7 his vote was nay and not aye.

Chairperson Choi stated that Item 2A on page 2, second paragraph, is missing a second part. He had raised a question about the recent parking code amendment and Planner Tewasart replied that the code had not taken effect.

Action Taken: The Planning Commission approved the minutes of September 27, 2016 with amendments.

Motion: Moved by Commissioner Amador and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners Choi, Sullivan, Amador, Robinson, and Isozaki

Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS (PUBLIC HEARING):

**2-A. RECONSIDERATION OF RECOMMENDATIONS TO THE CITY COUNCIL
REGARDING AMENDMENTS TO THE MONTEREY PARK MUNICIPAL CODE
CHAPTER 9.06 REGULATING AIRPLANE FLIGHTS**

Attorney Berger provided a brief summary of the staff report.

Commissioner Sullivan inquired about how to address the issue. Attorney Berger replied that the City Attorney's Office recommended to the City Council to adopt a social media policy that has not yet come before the City Council for consideration. Attorney Berger stated that social media allows for a great deal of communication with the public and allows the public to interact with their public officials, but there are potential dangers with that from the standpoint of transparency laws. The appearance of potential impropriety through the optics of people looking outside rather than understanding the scope of the inside occurrences is the reason why the item was brought back. It also demonstrates and highlights the problems with social media.

Commissioner Amador stated that with the explosion of social media the direction from the Planning Commission should be to recommend to the City Council to develop a social media policy so that everyone is on the same page, anyone on a commission, as a volunteer, or an elected official.

Commissioner Robinson stated that the Commission was leaning towards not moving the item forward, but some of the Commission wanted to show support. He stated that the item should have not moved forward in the first place.

Chairperson Choi opened the public hearing.

Chairperson Choi closed the public hearing.

Chairperson Choi stated that the Commission had a spirited discussion at the last meeting regarding this matter. He stated that he still believes that although the airplane altitude issue is an important issue and of great concern to the community, regulating airplane altitude is not within the purview of the Planning Commission. He inquired that since the Commissioner who originally made the request is no longer on the Commission if it makes sense to continue to take action.

Attorney Berger replied that if the Commission wanted to take action, the Commission can vote to make a recommendation to the City Council. If the Commission chooses not to take any action, there is no need to make any motion or take any vote. This is a matter for reconsideration. For all intents and purposes, the vote that occurred on September 27th, 2016 is in front of the Commission, but the recommendation would be to treat it as not a vote simply because of the concerns over the appearance of potential violations of the Brown Act. There is no evidence that anything actually occurred, but the only way to cure any potential Brown Act violation is to bring it back for reconsideration to the body that originally thought about it and considered it. If the Commission wants to take a no action, then the minutes will simply reflect that the Planning Commission took no action. If the Planning Commission wishes to make a motion to make a recommendation as it did on September 27th, 2016 than that is something that can be done as well.

Commissioner Sullivan inquired if a no position was taken, would the action negate what the Airport Commission group from the City is doing. Attorney Berger replied that this item was brought up under Commissioners Items. It was a motion from the dais. From a legal standpoint the City's ability to regulate any type of airplane flights is restricted by the FAA and federal law. Nothing that the Planning Commission does with regards to this particular issue will affect anything that the City Council does other than if the Planning Commission wishes to advise the City Council to do something. It is a vote of confidence that the Planning Commission would like something to happen. In terms of practical or legal implications there are no ramifications from it.

Commissioner Sullivan stated if the residents wanted to send in letters that would probably get more attention.

Commissioner Isozaki stated that the item is not a function of the Planning Commission, but he does not want to vote to rescind the vote from September 27th, 2016, because it is an important issue to the City. He understands the government hierarchy and the federal government controls the airports. He stated that it is pointless what the Planning Commission does because the truth is the Commission does not have the power. He stated that he would like to leave it as a no action.

Commissioner Robinson retracted his motion to rescind the vote on September 27th, 2016 and Chairperson Choi seconded.

Action: The Planning Commission took no action.

3-A. ZONE CHANGE (ZC-16-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-16-04) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT AT 130-206 SOUTH CHANDLER AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Commissioner Isozaki inquired about the number of parking spaces provided and the number of elevators. Planner Tewasart replied that the required number of parking spaces is 42 plus 14 guest parking space and the project will provide 55 spaces plus 15 guest parking spaces.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that this is a senior housing project and the proposed units are approximately 800 square feet in size, compared to a more typical non-senior housing unit, which are approximately 1,800 to 2,200 square feet. Every two and a half units in this proposed project is equivalent to a regular condominium project. The occupants of the proposed project will be seniors who do not drive as often as non-seniors. The project is not for younger families.

Commissioner Isozaki stated that the age restriction is 55 years or older and inquired about the proposed two bedrooms. Architect Kao replied that there can be a caretaker, but the second bedroom can also be used as a study or office. Commissioner Isozaki stated that his concern is that the two-bedrooms have the potential to add a second vehicle per unit. He stated that he understands the code requirements, but there is common sense as well. Architect Kao replied that the parking requirement is derived from the actual usage of senior housing developments.

Commissioner Robinson inquired about condition number 76 and the trees in the courtyard and public right-of-way. Architect Kao replied that the landscaping details are a part of the packet and the condition from the Parks Division is a standard requirement.

Commissioner Amador inquired about the number of senior housing developments that the applicant has constructed. Developer Kenny Gao replied no other developments.

Commissioner Sullivan inquired if the proposed project is live/work. Planner Tewasart replied no, it is strictly residential. Commissioner Sullivan inquired about the masonry wall and the condition of the water lines on Chandler Avenue. Commissioner Sullivan expressed concerns about the height relative to the adjacent properties and inquired about outreach efforts to partner with the adjacent properties and be a good neighbor.

Architect Kao replied that they would be happy to work with the adjacent properties. He stated that density is a critical element to make affordable senior housing feasible. There are existing senior housing developments that are either the same height or taller. The proposed project is in-line with existing senior housing developments in the city. It is typical for senior housing projects to be four to six stories. The shadow study shows that the properties to the north will see the most amount of shadowing.

Commissioner Robinson stated that the project appears to be consistent with the General Plan and the zoning allows for higher density development. Also, affordable housing is needed.

Chairperson Choi stated that he is in one hundred percent support of affordable housing and senior housing. However, there is a concern with the large footprint of the proposed project. He also expressed concerns with the parking, especially if the units will have caretakers. Architect Kao replied that the occupants that will need a caretaker may not necessarily drive.

Commissioner Sullivan stated that his concern is that the project is so close to the property lines and he is sympathetic to the people in the community.

Commissioner Robinson stated that there will be more seniors in the future and senior housing is needed.

Commissioner Sullivan stated that he agreed with Commissioner Robinson; however, the project only provides six affordable units and more affordable units are needed.

Attorney Berger stated that the proposed project cannot move forward with the way it is currently designed without the discretionary approvals from the City Council. The Council would have to adopt an ordinance and approve the proposed zone change and conditional use permit. The project does not conform to the underlying zone without the zone change. Now is the time to discuss additional concessions on the developer's behalf in order to move forward with the project. It is completely a discretionary thing on the City's behalf.

Commissioner Isozaki inquired about what will happen to the occupants that currently live on the subject property. He inquired if the occupants will be vacated. The developer replied that the occupants will be given notice.

Commissioner Robinson inquired about the sales price. The developer replied that they do not have that number for now. Architect Kao stated that the price is determined by the County and the developer would have to follow those regulations and restrictions. The rest of the market rate units will be dictated by the market.

Commissioner Amador stated that the City Council should consider looking at a higher ratio of affordable housing units in the future. Director Huntley replied that the City has adopted the State density bonus regulations, which allows for additional density. The Planning Commission can recommend to the City Council to look at requiring additional affordable units.

Commissioner Isozaki inquired about who will get to purchase the low-income units. Director Huntley replied that it would be up to the developer. Commissioner Isozaki stated that if there are low-income seniors living in the existing units that they should be given the opportunity to be one of the first to buy it. Director Huntley stated that if there are conditions that the Commission would like to add that can be something that the Commission can consider.

Commissioner Sullivan inquired if additional setbacks can be provided on the north and south sides of the property, possibly 15 feet instead of 10 feet. Architect Kao replied that the proposed units are basic size, but some of the units can be slightly moved in.

Commissioner Sullivan inquired if that is something that can be revised and brought back to the Commission. Architect Kao inquired if that can be added as a condition of approval instead. Director Huntley stated that there are no issues with adding certain conditions, but if the comment is to change the building design it should be brought back to the Planning Commission.

Chairperson Choi stated that there appears to be two main concerns, one being the setbacks and other being the number of units that are low-income. This project is called an affordable senior housing project, but only 6 out of the 54 units are affordable. If the developer would like to reevaluate the number of low-income units that will be provided to see if it will be viable to make adjustments, it is strongly recommended as well as making adjustments to the setbacks.

Commissioner Sullivan stated that he would compromise on the additional 5 feet if more of the units will be made affordable. Architect Kao replied that the pro forma justifies why the density bonus is needed, because it takes that much additional density to make up the subsidies the developer would have to do for the six units. The land and construction cost would substantially exceed the sales price of the six units that is dictated by the county. In order to make the project work that is just about what you need to get the project going. The fact that the City has not had any senior housing coming forward in many years there must be a financial and market reason for that. In this city with the land cost, it is not easy to make a senior project pencil out.

Attorney Berger stated that one condition was added. The other item discussed was an additional 5 feet setback and staff's recommendation was to revise the plans as requested and resubmitted for consideration. If those changes are made there is a possibility that it will have CEQA ramifications, which will require revisions to the CEQA or some other clarification to the document so that the Commission has a full understanding of what that setback accomplishes. This is a discretionary project. The project cannot move forward without the zone change and a zone change is a completely legislative act by the City Council. If the Planning Commission is asking for additional affordable units and the developer does not want to provide additional affordable units, then that is something that the Planning Commission can inform the City Council.

Commissioner Amador inquired if the developer would consider the recommendations. Architect Kao replied that they can massage the project and experiment with certain portions of the north side of the building, if not entirely.

Chairperson Choi inquired if staff believes providing additional setbacks would make a difference with regards to the concerns for the neighbors. Director Huntley replied that it would help to reduce some of the perceived impacts to the neighboring properties.

Commissioner Amador stated that she is in favor of seeing more affordable housing although it is miniscule it is a step in the right direction. She is just trying to ensure that the neighbors are going to be happy with the project. She stated that the Commission is not only looking at the project, but also how the project will affect the adjacent

properties. That is why the Commission is looking at the parking and sustainability of the project. Architect Kao stated that the project will be replacing the existing dilapidated homes that were built in the 1920s with high quality materials that are a few notches above the standard condominiums that are being proposed nowadays.

Chairperson Choi stated that there is a clear and evident need for affordable housing and the Commission sees the need for that. He stated that the developer is willing to massage the setbacks, but inquired if the developer is willing to massage the number of affordable units. Architect Kao stated that the developer will not be able to provide an answer right away. They probably need to go back and take a hard look at the numbers.

Chairperson Choi closed the public hearing.

Action: The Planning Commission **continued** the Zone change (ZC-16-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-16-04) for an affordable senior housing development, and Tentative Map No. 073741 (TM-16-02) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue to allow the applicant additional time to address the Commission's concerns to the December 13, 2016 Planning Commission meeting.

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

Ayes: Commissioners: Choi, Sullivan, Amador, Robinson, and Isozaki
 Noes: Commissioners: None
 Absent: Commissioners: None
 Abstain: Commissioners: None

3-B. RECESS TO WORKSHOP AND TRAINING REGARDING BROWN ACT; ETHICS, INCLUDING AB 1234; LAND USE REGULATION; AND SCOPE OF AUTHORITY FOR PLANNING COMMISSION. NO ACTION WILL OCCUR. TRAINING AND WORKSHOP WILL BE HELD IN THE ADMINISTRATIVE CONFERENCE ROOM (ROOM NO. 266). THE MEETING WILL ADJOURN FROM THAT LOCATION.

Attorney Berger provided a presentation to the Planning Commission.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on November 22, 2016 at 10:00 p.m. to the next regular meeting on December 13, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
December 13, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, December 13, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Delario Robinson, and Paul Isozaki

Commissioners Absent: Theresa Amador

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

2-A. ZONE CHANGE (ZC-16-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-16-04) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT AT 130-206 SOUTH CHANDLER AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that the Planning Commission at the previous meeting inquired if the building can be further setback greater than the code requirement of 10 feet. They managed to set the building back three additional feet. The Commission also inquired if it would be feasible to provide more affordable housing units. He questioned if the City is encouraging and facilitating housing developments to meet the City's fair share of housing developments. He stated that there is a real cost involved with limiting the number of stories to four feet. For example, the proposed project had to put the parking in a subterranean level. If five stories were allowed, the parking could have been on the ground level, saving approximately \$650,000.

Representative Steven P. Scandura, 1641 West Main Street #104, Alhambra, CA 91801, stated that he was asked to review and answer questions on the issue of providing additional affordable housing. Based on the numbers provided, the profit margin is less than 10 percent and each of the low-income housing units costs \$240,000 in lost profit. So if even one more affordable unit was to be provided the profit margin would be well below 10 percent. On a project like this that would leave no room for any problems in the development or unexpected costs. The project can go negative very quickly and at that point the project is no longer viable. With the five units of low-income and one unit of very low-income that is already pushing the project within the margins. The project appears to satisfy some of the goals with providing affordable housing.

Chairperson Choi stated that the Commission is receptive to any opportunity to provide additional affordable housing, but this is a private development and all the Commission can do is try to work with the applicant to get to some number of affordable units. The Senior-Citizen-Housing Overlay provides a density increase and the affordable housing also provides a density increase. So the City is doing its part in trying to work with the applicant to give them a viable project. What the Commission is asking for is something in return and if this is what the applicant can provide then it is appreciated and the applicant is not looking to increase the number. So it is up to the Commission to determine if it is adequate for this project.

Commissioner Isozaki stated that it is not a question of the number of units. He stated that a truly low-income individual would not be able to afford the down payment for one of the units or to qualify for a loan. Low-income rental units make sense, but it is an oxymoron to say that there are low-income units for sale. That is one major concern with the six affordable units. The other concern is the selection of the buyers and whether the City is involved. He stated that the motive is not to provide affordable units, but to get the density. He would prefer getting rid of the six affordable units and lowering the density. Another concern is the parking, which is exactly to code, but the problem is that there is overflow from the plaza on Garvey and Chandler. The obvious concern is the shade factor.

Representative Scandura replied that the existing tenants within the property that is going to be redeveloped will be given first rights to purchase the affordable units. If they decline or do not qualify, then the units to the north will get the rights next as compensation. Realistically anything over two-stories is going to cast shade. Another

possibly would be to shift the additional setbacks towards the south that way an additional 6 feet will be provided on the north side. The six units make the project more viable by the increase density because the marginal cost of an additional unit is not the same as the average cost. The marginal cost will be much lower. A third of the profit comes because of the six affordable units.

Chairperson Choi inquired if staff could provide some clarity to the density bonus. Director Huntley stated that there has been some discussion and conjecture regarding the affordable units. The State of California has adopted density bonus regulations and has mandated that local governments also adopt the same regulations. So within the code, the City has adopted the density bonus development standards that are being mandated by the State and this is as a way to produce affordable housing, it can be extremely low, low, moderate income housing and there are specific formulas that are adopted within the code that allows for a specific number of affordable units. This is mandated by the State, but the local government is required to monitor the affordability. There is an affordable housing covenant that is recorded against the property.

Commissioner Robinson stated the Commission's main purpose is to move the City forward and this project will move the City forward. There is a business component to the senior housing project and if the profit margin is not suitable then why build it. He stated that the Commission was previously concerned about the setback and that is the reason for the delay of the project and the possibly of approving the project.

Commissioner Sullivan inquired if the additional setback was taken from the living space or the overall space. Architect Kao replied mainly from the courtyard. The square footage stayed the same. Commissioner Sullivan stated that he still has a concern for the adjacent properties and the use of the word affordable housing for six units.

Opponent Tiffany San Juan, 126 South Chandler Avenue, Monterey Park, CA 91754, daughter and niece of the homeowners on the adjacent property to the north, stated that she is speaking on their behalf. She stated that there are concerns with the dust and debris that will occur during construction, noise vibrations and pollution, and traffic. Buses, trucks and vehicles use Chandler Avenue as an alternate route to Atlantic Boulevard, but there has been no repavement. Building a highly dense senior citizen project will not benefit the residents on Chandler Avenue. A less dense development that provides more greenery will be beneficial to the street and the community.

Commissioner Robinson inquired about the contaminants on the property. Planner Tewasart replied that hazardous materials were analyzed and mitigations were not required.

Chairperson Choi closed the public hearing.

Commissioner Isozaki inquired if conditions of approval can be added requiring the applicant to shift the setback towards the south and provide priority to the tenants on the property and then to the people to the north. Director Huntley replied yes.

Commissioner Sullivan inquired about the affordability covenant. Attorney Berger replied that the California Health and Safety Code establish a formula by which affordable housing can be sold depending on different categories of income. There are medium income households, low income households, very low income households, and extremely low income households. For example, for moderate income housing the maximum that an owner can charge is 70 percent of the median housing within the county based upon income. When speaking of households that includes income from all inhabitants of a home. That formula tells you how much can be charged for a particular dwelling unit. The reason this is important is because the applicant is requesting to increase the density from the allowed zoning which is 11 units, up to 54 units based upon density bonuses.

Attorney Berger further clarified that density bonuses are a requirement of California law which requires local governments to provide density bonuses in part with regards to parking and setbacks where cities have to provide these changes in zoning in order to accommodate low income housing if the developer comes in offering to do that. To ensure that these households, which benefit from the density bonuses, remain affordable to these types of household income levels the Health and Safety Code requires that the developer record a covenant against the property requiring all of the homes to only be sold to the same type of households for the next 45 years and the City enforces those covenants. Anytime there is a property conveyance from one household to another household the City is required to ensure that the next household meets the same income requirements as the original household that bought the property.

Chairperson Choi inquired about enforcement on the City's side when there is a title change. Attorney Berger replied that the City must be informed whenever there is a title change.

Commissioner Robinson inquired why only three additional feet was provided instead of the requested five feet. Architect Kao replied that the minimum requirement is 10 feet. Commissioner Sullivan suggested that they look into whether it is possible to provide 15 feet.

Chairperson Choi inquired if Commissioner Sullivan had a preference regarding the additional setback and whether the request is to split the additional setback between the north and south sides or completely shifted towards the south. Commissioner Sullivan replied no. He has a commitment to the people in the City and if a building like this was constructed next to him he would not be favorable to the project. He does not want to set a precedent on Chandler Avenue with nothing but big buildings.

Action: The Planning Commission took no action.

NEW BUSINESS (PUBLIC HEARING):

3-A. CONDITIONAL USE PERMIT (CU-16-08) TO ALLOW A NEW 5-STORY MIXED-USE DEVELOPMENT AND GENERAL ON-SALE ALCOHOL USE AND TENTATIVE MAP NO. 073693 (TM-16-04) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS

**TO ESTABLISH A HOTEL AND 84 RESIDENTIAL UNITS IN THE R-S, P-D
(REGIONAL SPECIALTY, PLANNED DEVELOPMENT) ZONE AT 420 NORTH
ATLANTIC BOULEVARD**

Planner Tewasart provided a brief summary of the staff report.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on December 13, 2016 at 9:30 p.m. to the next regular meeting on January 10, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

ATTACHMENT 4

Pro forma/Feasibility Analysis

Management and Development Team

Latigo Canyon Development, LLC - Developer

Project specific owner

Ning Wang - Manager

Kenny Gao - President

Dr. Stephen Lau - Investor / Advisor

Larry Kaltman - Construction Management / Housing Consultant

Steven P. Scandura - General Counsel

Yung Kao, AIA - Architect

Architech Group - Principal

1989 to Present (28 years)

Education: U.C. Berkeley

M.Arch., Sustainability & Mixed Use Development

M.C.P., Urban Design & Land Economy

Larry Kaltman AIA, CASp - Housing Consultant / Construction Management

Kaltman Development Group

1987 to Present (30 years)

Education: U.C. Berkeley

Kaltman Development Group has completed 100+ unit residential projects as a developer/builder and has provided architectural, forensic and construction management services to numerous clients.

Kaltman Development Group provides consulting services in architectural design and construction documents of residential projects and care facilities. We have designed and provided construction administration services for numerous group homes for developmentally disabled clients as well as day care centers for developmentally disabled clients ranging from toddlers to seniors.

Queens Land Builder, Inc. - General Contractor

License No. 993184

Kenny Gao - Principal

Education: Liao Ning University

Queens Land Builder, Inc., is a general contractor focused on constructing multi-unit residential projects and currently engaged in the construction of 156 units of condominiums in Fremont, California, 20 units in Arcadia, California, 20 units in South San Francisco, California, 10 units in San Gabriel, California. Recently completed the Rosemead Doubletree Hotel 55,000 sf addition and 53 unit expansion. Past projects by principal include 35-floor hotel and .8 mile roadway tunnel construction.

Dr. Stephen Lau - Investor / Advisor

President, Mee Yin Corporation

Education: University of Liverpool, England

Experience includes completion of 100 residential in Las Vegas, Nevada, and sale of \$18.5 mil. parcel for development in Los Angeles, California.

Law Offices of Steven P. Scandura

Steven P. Scandura, Esq.

General Counsel

Education: UCLA Law, U.C. Berkeley

Alhambra, California - 1998 to Present

130-206 S. Chandler Senior Housing - PRO FORMA / Feaseability Analysis

Alternative 1:	40 Units Senior Housing / No low income units
Alternative 2:	40 Units Senior Housing / Including 10 low income units
Alternative 3:	54 Units Senior Housing / Including 10 low income units

Development Assumptions	Alternative 1	Alternative 2	Alternative 3
Net Unit Space (sf)	34,400	32,650	44,078
Accessory Spaces (sf)			
Community Room	1,611	1,611	2,175
Manager's Office	881	881	881
Circulations	6,333	6,333	8,550
Parking Garage	23,765	23,765	28,351
Total	32,590	32,590	39,957
Number of Units	40	40	54
Average Unit Size (sf)	860	816	816
Number of Parking Spaces	57	57	68
Total Number of levels (Senior Units)	4	4	4
Total Number of levels (Parking)	1	1	1
Site Size (sf)	35,520	35,520	35,520
Development Costs			
Land Cost			
Land Acquisition	4,000,000	4,000,000	4,000,000
Transaction Cost			
Financing Cost	400,000	400,000	400,000
Construction Cost			
Grading	300,000	300,000	300,000
Paving	50,000	50,000	50,000
Landscaping	90,000	90,000	90,000
Tele/data/network	85,556	85,556	105,000
Building Construction	5,807,053	5,597,098	7,519,080
Off-site street improvements	100,000	100,000	100,000
Soft Costs			
Professional Services	650,000	650,000	700,000
Plan Check & Permit Fees	340,000	330,000	450,000
School Fee	129,122	122,999	164,969
Safety Impact Fee	54,017	51,392	69,380
Park Fee	36,011	34,261	46,253
Water Service Fee	60,000	60,000	75,000
Property taxes	200,000	200,000	200,000
Construction Finance Cost	464,564	447,768	601,526
Sales Proceeds			
Average per Unit - Market Rate	365,500	346,910	346,910
Average per Unit - Low Income	0	215,000	215,000
Gross Sale Proceeds	14,620,000	13,251,126	17,414,048
Net Sale Proceeds	13,742,800	12,456,058	16,369,205
Feasibility			
Total Costs	12,766,323	12,519,074	14,871,208
Gross Profit	976,477	(63,015)	1,497,997
% of Return	8%	-1%	10%

ATTACHMENT 6

Planning Commission Minutes dated February 26, 2019

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, February 26, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Delario Robinson, Eric Brossy De Dios, and Ricky Choi

Board Members Absent: Theresa Amador and Margaret Leung

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP NO. 82008 (TM-17-09) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, on behalf of the property owner The Commons of MPK LLC, was present.

Chairperson Robinson closed the public hearing.

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

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 02-19** approving a mitigated negative declaration and denying the applicant's requests for approval of a Zone Change (ZC-17-01), Conditional Use Permit (CU-17-08), and Tentative Map (No. 82008 (TM-17-09)) for the subdivision of air rights to construction an 87-unit mixed-affordable senior citizens housing development in the R-3 (High Density Residential) Zone at 338-400 South Alhambra Avenue.

Resolution No. 02-19

A RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP (NO. 82008 (TM-17-09)) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, and Choi
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Leung

3-B CONDITIONAL USE PERMIT (CUP-16-06) AMENDMENT TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATIONS FACILITY (SPRINT) AT 1920 SATURN STREET (5256-001-810)

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Colleen Khouri of Eukon Group, on behalf of Sprint, provided a brief presentation of the proposed project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 03-19** approving Conditional Use Permit (CU-16-06) to allow the continued operation of a temporary wireless telecommunication facility in the O-P (Office Professional) Zone at 1920 Saturn Street (APN: 5256-001-810).

Resolution No. 03-19

A RESOLUTION APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP-16-06) TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATION FACILITY AT 1920 SATURN STREET (APN: 5256-001-810).

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

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

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, Choi, and Leung
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-C ZONE CHANGE (ZC-18-01); CONDITIONAL USE PERMIT (CU-18-01); AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AND CERTIFY A MITIGATED NEGATIVE DECLARATION AT 130-206 SOUTH CHANDLER AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, provided a presentation of the proposed project.

Speaker Hilda Tsang, 213 South Chandler Avenue, spoke in opposition of the project. She expressed concerns that the proposed building will be incompatible with the surrounding residential buildings, the project's lack of sufficient parking capacity would add traffic that would be not be supported by Chandler Avenue.

Speaker Tiffany San Juan, 126 South Chandler Avenue, spoke in opposition of the project.

Speaker Justin Tse, 505 Hermosa Vista Street, spoke in opposition of the project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 04-19** recommending that the City Council adopt a mitigated negative declaration; and approve a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) to subdivide air-rights to construct a 54-unit mixed-affordable senior citizen housing development in the R-3 (High Density Residential) Zone at 130-206 South Chandler Avenue.

Resolution No. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

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

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

Ayes: Commissioners: Robinson, Brossy de Dios, and Choi
Noes: Commissioners: Amador and Leung
Absent: Commissioners: None
Abstain: Commissioners: None

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:38 p.m.

Next regular scheduled meeting on March 12, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer

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

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MONTEREY PARK, CALIFORNIA
DECLARING APRIL 7, 2019 – APRIL 13, 2019 AS
NATIONAL LIBRARY WEEK

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

SECTION 1. The City Council finds and declares that:

- A. National Library week is celebrated annually in April to highlight the valuable role libraries, librarians, and library workers play in transforming lives and strengthening our communities.
- B. Library programs encourage community members to meet to discuss civic issues, work together using new technologies, or learn alongside one another in English language classes and technology classes.
- C. Libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all.
- D. Libraries partner with other civic and service organizations to actively engage with the people they serve, always striving to make sure their community's core needs is being met.
- E. Libraries foster civic engagement by keeping people informed and aware of community events and issues.
- F. The Monterey Park Bruggemeyer Library helps lead the community by providing a range of programs, services and collections for all residents, including early literacy and family programs, legal assistance workshops, computer classes, homework help for students, programs for teens and young adults, and a host of cultural and historical programs for adults.
- G. First sponsored in 1958, National Library Week is a national observance sponsored by the American Library Association (ALA) and libraries across the country each April.
- H. The City Council of Monterey Park declares the week of April 7 through 13, 2019 to be National Library Week in Monterey Park. Libraries have helped build strong communities by providing critical resources, programs, and expertise. We encourage all residents to support your local library, and engage with the library staff to explore the new programs that the library offers.

SECTION 2. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or his duly appointed deputy, is directed to attest thereto.

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

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS 17TH DAY OF APRIL 2019.

Peter Chan, Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California