

**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
June 5, 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 Fire 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

1-A. SISTER CITIES VISIT TO MORELIA, MEXICO

[2.] OLD BUSINESS

2-A. 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) Waiving first reading and introducing an Ordinance approving a Zone Change (ZC-18-01);
- (2) Adopting a Resolution approving Tentative Map No. 73741 (TM-18-01) and conditional use permit (CU-18-01); and
- (3) Take 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.

2-B. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER TO ISSUE A NEW REQUEST FOR PROPOSALS (RFP) FOR TRANSPORTATION SERVICES AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH A QUALIFIED OPERATOR TO OPERATE THE CITY'S TRANSPORTATION SYSTEM ON A MONTH-TO-MONTH BASIS

It is recommended that the City Council consider:

- (1) Based upon the declination of Transportation Concept to enter into a short-term contract with the City, authorize the City Manager to issue a new request for proposals to operate the City's transportation services;
- (2) Based upon the declination of Transportation Concept to enter into a short-term contract with the City, authorize the City Manager to issue a new request for proposals to operate the City's transportation services; and
- (3) Alternatively, discuss and take other action related to this item.

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

3-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF JUNE 5, 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 June 5, 2019 totaling \$140.61 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. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF JUNE 5, 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 June 5, 2019 totaling \$1,416,612.77 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

3-C. APPROVE A PUBLIC AWARENESS OUTREACH CAMPAIGN AND ALLOCATE FUNDING FOR THE 2020 CENSUS

It is recommended that the City Council:

- (1) Approve a public awareness outreach campaign for the 2020 Census; and
- (2) Approve the allocation of \$42,000 from the General Fund ; and
- (3) Take such additional, related, action that may be desirable.

3-D. CONSIDERATION OF A RESOLUTION APPOINTING A REPRESENTATIVE TO THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA)

It is recommended that the City Council:

- (1) Adopt a Resolution appointing Human Resources Director Thomas J. Cody as the City's representative to the ICRMA Governing Board; appointing Management Services Director Annie Yaung as the alternative representative; and appointing Senior Management Analyst Hank Lu as a substitute alternate representative; and
- (2) Take such additional, related, action that may be desirable.

3-E. 2018-19 VARIOUS STREETS RESURFACING – REJECTION OF ALL BIDS AND AUTHORIZATION TO RE-ADVERTISE

It is recommended that the City Council:

- (1) Reject all bids received for the 2018-19 Various Streets Resurfacing Project (Bid Spec 2019-001); and
- (2) Authorize staff to re-advertise Bid Specification No. 2019-001; and
- (3) Taking such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. THE CITY IS REQUIRED TO CONDUCT A PUBLIC HEARING TO CONSIDER ASSESSMENTS FOR THE CITYWIDE MAINTENANCE DISTRICT NO. 93-1 FOR FY 2019-20 PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, ET SEQ.

It is recommended that the City Council consider:

- (1) Open the public hearing and receive documentary and testimonial evidence;
- (2) Close the public hearing and adopt a Resolution authorizing the Levy and Collection of Assessments for Fiscal Year 2019-20 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code § 22587; and
- (3) Take such additional, related, action that may be desirable.

[5.] NEW BUSINESS

5-A. CONSIDERATION AND POSSIBLE ACTION TO 1) INTRODUCE A REGULAR ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE ("MPMC") §§ 4.20.060 AND 4.30.180 GOVERNING FINES AND THE URGENCY ABATEMENT OF PUBLIC NUISANCES TO RECOVER COSTS INCURRED RESULTING FROM DISPOSAL OF ILLEGAL FIREWORKS AND ADDING A NEW § 4.20.200 FOR HARDSHIP WAIVERS AS REQUIRED BY CALIFORNIA LAW; 2) ADOPT AN URGENCY ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE ("MPMC") §§ 4.20.060 AND 4.30.180 GOVERNING FINES AND THE URGENCY ABATEMENT OF PUBLIC NUISANCES TO RECOVER COSTS INCURRED RESULTING FROM DISPOSAL OF ILLEGAL FIREWORKS AND ADDING A NEW § 4.20.200 FOR HARDSHIP WAIVERS AS REQUIRED BY CALIFORNIA LAW; MPMC; AND 3) ADOPT A RESOLUTION ADOPTING A FINE SCHEDULE PURSUANT TO MPMC § 4.20.060.

It is recommended that the City Council consider:

- (1) Read by title only, waive further reading, and introduce an Ordinance amending the MPMC governing cost recovery and establishing fines related to illegal fireworks and building violations;
- (2) Adopt an Urgency Ordinance amending the MPMC governing cost recovery and establishing fines related to illegal fireworks and building violations;
- (3) Adopt a Resolution adopting a fine schedule pursuant to the MPMC and California law; and
- (4) Alternatively, discuss and take other action related to this item.

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

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

ADJOURN



City Council Staff Report

DATE: June 5, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: 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) Waiving first reading and introducing an Ordinance approving a Zone Change (ZC-18-01);
- (2) Adopting a Resolution approving Tentative Map No. 73741 (TM-18-01) and conditional use permit (CU-18-01); and
- (3) 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 April 14, 2019, the City Council held a public hearing to gather evidence regarding the requested 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. After closing the public hearing, the City Council requested that the project be brought back clarifying the number of affordable units in the Initial Study/Mitigated Negative Declaration; provide additional parking spaces; and modify the condition requiring the Bradford Pear tree in the public right-of-way. On May 15, 2019, Staff requested additional time to work with the

Applicant to address the comments. Since the meeting, the Initial Study/Mitigate Negative Declaration has been revised; the project will provide 14 additional tandem parking spaces in the subterranean parking level; and the tree species has been revised to a 24-inch box size Chanticleer Pear (*Pyrus Calleryana*). The required number of parking spaces for the proposed project is 67; the applicant would provide 81 spaces.

The City Council staff report dated April 17, 2019 and May 15, 2019; 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.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Legislative: The recommended action includes an amendment to the zoning via an Ordinance. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the proposed zone change, the City Council must make these findings (MPMC § 21.38.050):

- That the proposed zone change is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed zone change will not adversely affect surrounding properties; and
- That the proposed zone change promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC's zoning regulations.

These findings are included in the draft Ordinance; the facts upon which these findings rely are also included with the draft documents.

Quasi-judicial: The recommended action also includes adopting a Resolution approving a tentative map and conditional use permit ("CUP"). In considering such actions, the City Council acts in a quasi-judicial role. When doing so, the City Council acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the City Council can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, noninvolved reviewer.

The City Council must base its decisions upon substantial evidence within the record. "Substantial evidence" generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be

made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the City Council asks irrelevant questions and bases its decision-making on such questions, a court may overturn the City Council's decision and potentially hold the City liable for violating the applicant's constitutionally protected due process rights.

To approve the tentative map, the City Council must find that the map is:

- Consistent with the General Plan;
- Consistent with any applicable Specific Plan or Planned Development;
- Consistent with the provisions of the MPMC;
- In the interest of public health and safety; and
- Is a necessary prerequisite to the orderly development of the surrounding area.

The City Council must deny the tentative map if it finds any of the following (Government Code § 66474):

- That the proposed map is not consistent with applicable general and specific plans.
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- That the site is not physically suitable for the type of development.
- That the site is not physically suitable for the proposed density of development.
- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

To approve the CUP, the City Council must find (MPMC § 21.32.020):

- That the site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and

loading facilities, landscaping, setbacks, and other development standards prescribed in the MPMC;

- That 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;
- That the proposed use is consistent with the General Plan and any applicable specific plan;
- That the proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City; and
- That the proposed use will not have an adverse effect on the public health, safety and general welfare; and
- That the use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

These findings are included in the draft Resolution; the facts upon which these findings rely are also included with the draft documents based upon substantial evidence gathered during the public hearing in April.

ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

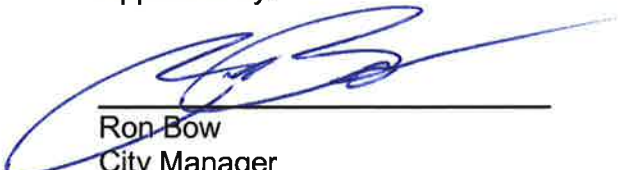
FISCAL IMPACT:

There are no identifiable fiscal impacts.

Respectfully Submitted by:


Mark A. McAvoy
Director of Public Works/City
Engineer

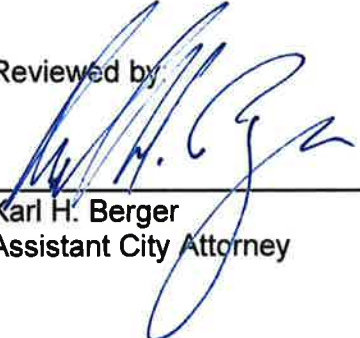
Approved by:


Ron Bow
City Manager

Prepared By:


Samantha Tewasart
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: City Council Staff Report dated April 17, 2019
- Attachment 6: City Council Staff Report dated May 15, 2019
- Attachment 7: Planning Commission Staff Report dated February 26, 2019
- Attachment 8: 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 public 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 hearings of April 17, 2019.

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

- 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.

ORDINANCE NO.
PAGE 3 of 5

- 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 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.

ORDINANCE NO.
PAGE 4 of 5

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 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 June 5, 2019.

Peter Chan, Mayor

ORDINANCE NO.
PAGE 5 of 5

ATTEST:

Vincent D. Chang, City Clerk

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

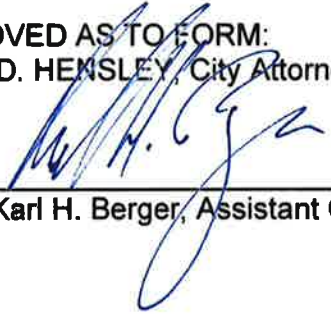
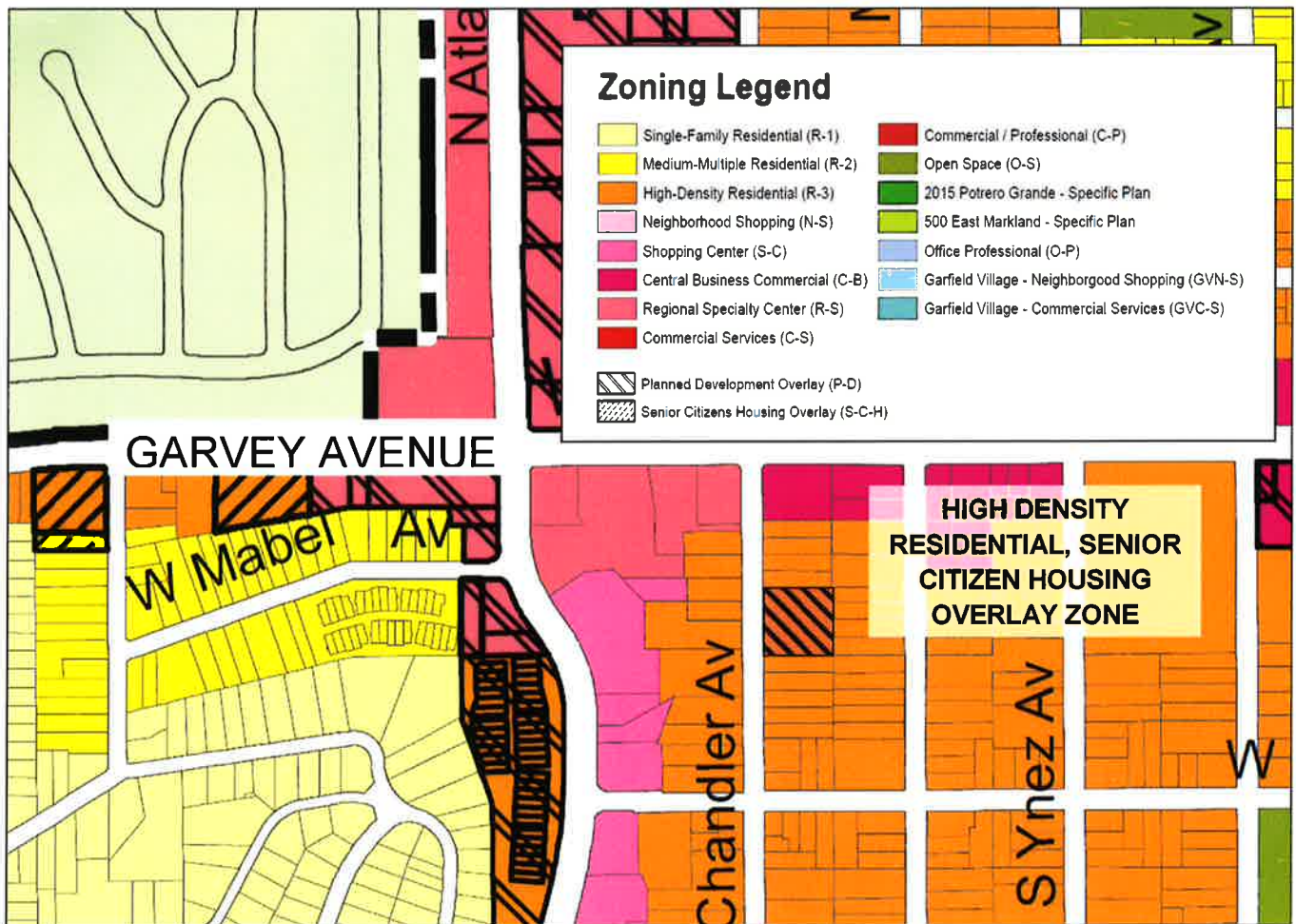
By: _____
Karl H. Berger, Assistant City Attorney

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 public 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 hearings 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 19 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 and CUP CU-18-01.

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.

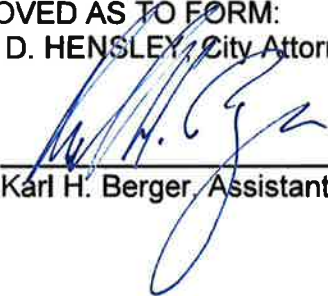
ADOPTED AND APPROVED this ____ day of June 2019.

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 RESOLUTION NO.

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. 73741 (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 City Council 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 City Council 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 City Council 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.

**CITY COUNCIL
RESOLUTION NO.**

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.

**CITY COUNCIL
RESOLUTION NO.**

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

**CITY COUNCIL
RESOLUTION NO.**

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.

**CITY COUNCIL
RESOLUTION NO.**

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 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

**CITY COUNCIL
RESOLUTION NO.**

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

**CITY COUNCIL
RESOLUTION NO.**

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.

**CITY COUNCIL
RESOLUTION NO.**

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 conditions 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 within 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

**CITY COUNCIL
RESOLUTION NO.**

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.

**CITY COUNCIL
RESOLUTION NO.**

POLICE:

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:

1. 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 ~~Pyrus Calleryana "Bradford Pear"~~ Chanticleer Pear "Pyrus Calleryana" 24-inch box size.

2.

MISCELLANEOUS:

3. The maximum floor area for a senior housing development unit is 900 square feet per MPMC § 21.16.080.
4. The raised landscape planter must be increased in size to accommodate the size of a mature tree.

**CITY COUNCIL
RESOLUTION NO.**

5. 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
6. 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 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

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**CHANDLER SENIOR HOUSING
130-206 SOUTH CHANDLER AVENUE
MONTEREY PARK, CALIFORNIA**

**ZONE CHANGE (ZC)
CONDITIONAL USE PERMIT (CUP)
AFFORDABILITY COVENANT (AC)
AFFORDABLE HOUSING DENSITY BONUS AGREEMENT
TENTATIVE PARCEL MAP (TPM)
DESIGN REVIEW (DR)**



LEAD AGENCY:

**CITY OF MONTEREY PARK
DEVELOPMENT SERVICES DEPARTMENT
320 WEST NEWMARK AVENUE
MONTEREY PARK, CALIFORNIA 91754**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 22, 2018

MTPK 008

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

TABLE OF CONTENTS

Section	Page
Mitigated Negative Declaration	5
1.0 Introduction	7
1.1 Purpose of the Initial Study	7
1.2 Initial Study's Organization	8
1.3 Review of this Initial Study	8
1.4 Initial Study Checklist	8
2.0 Project Description	17
2.1 Project Overview	17
2.2 Project Location	17
2.3 Environmental Setting	17
2.4 Project Description.....	21
2.5 Discretionary Actions	34
3.0 Environmental Analysis	35
3.1 Aesthetics Impacts	36
3.2 Agricultural and Forestry Impacts.....	44
3.3 Air Quality Impacts	46
3.4 Biological Resources Impacts	56
3.5 Cultural Resources Impacts	59
3.6 Geology Impacts.....	64
3.7 Greenhouse Gases Impacts	69
3.8 Hazards and Hazardous Materials Impacts	75
3.9 Hydrology and Water Quality Impacts	80
3.10 Land Use Impacts.....	86
3.11 Mineral Resources Impacts	90
3.12 Noise Impacts.....	91
3.13 Population and Housing Impacts	102
3.14 Public Services Impacts	104
3.15 Recreation Impacts	107
3.16 Transportation and Circulation Impacts	108
3.17 Tribal Cultural Resources	119
3.18 Utilities Impacts	121
4.0 Conclusions	129
4.1 Mandatory Findings of Significance	129
5.0 References	131
5.1 Preparers	131
5.2 References	131

Appendices

LIST OF TABLES

Table Number and Title Page

1-1	Initial Study Checklist	9
2-1	Overview of Proposed Project	25
3-1	Estimated Daily Construction Emissions	50
3-2	Estimated Operational Emissions in lbs/day	51
3-3	Local Significance Thresholds Exceedance SRA 11 for 11-Acre Sites	53
3-4	Greenhouse Gas Emissions Inventory	70
3-5	Monterey Park's Climate Action Plan Programs	72
3-6	Noise Measurement Results	94
3-7	Common Effects of Construction Vibration	98
3-8	Vibration Source Levels for Construction Equipment	99
3-9	Level of Service Definitions.....	109
3-10	ICU Thresholds	110
3-11	Intersection Performance – Existing Conditions	112
3-12	Project Trip Generation	114
3-13	Wastewater (Effluent) Generation (gals/day)	123
3-14	Water Consumption (gals/day)	124
3-15	Solid Waste Generation (gals/day).....	126

LIST OF EXHIBITS

Exhibit Number and Title Page

2-1	Regional Map	18
2-2	Project Location within the City	19
2-3	Vicinity Map	20
2-4	Aerial Photograph and Photographs of the Surrounding Uses	22
2-5	Photographs of the Project Site.....	23
2-6	Site Plan and First Floor	26
2-7	Basement Plan.....	27
2-8	Floor Plan – Second Floor	28
2-9	Floor Plan – Third Floor	29
2-10	Floor Plan – Fourth Floor	30
2-11	North and East Elevations	31
2-12	South and West Elevation	32
3-1	Conceptual Three Dimensional Renderings.....	38
3-2	View of the Building in Comparison to the Surrounding Uses	39
3-3	Winter Solstice Renderings.....	42
3-4	Summer Solstice Renderings	43
3-5	Sensitive Receptors	54
3-6	Seismic Hazards Map.....	66
3-7	Garvey Reservoir Inundation Map	85
3-8	Zoning Map	87
3-9	General Plan Map.....	88
3-10	Typical Noise Sources and Loudness Scale	93
3-11	Typical Construction Noise Levels.....	97
3-12	Study Intersection	110
3-13	Intersection Geometry	113
3-14	Project Traffic Assignment.....	116

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Chandler Senior Housing

PROJECT ADDRESS: 130-206 South Chandler Avenue, City of Monterey Park.

CITY AND COUNTY: City of Monterey Park, Los Angeles County

PROJECT: The City of Monterey Park (the designated lead agency) is reviewing an application to allow for the construction and occupation of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 68 parking stalls will also be provided. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The project site’s legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 020, and 021. Discretionary Actions that would be required as part of the proposed project’s implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.

FINDINGS: This document was prepared in conformance with the California Environmental Quality Act (“CEQA”); Public Resources Code [PRC] §21000, *et seq.*; the CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000, *et. seq.*); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Monterey Park.

MITIGATED NEGATIVE DECLARATION (CONTINUED)

The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of Monterey Park finds that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The construction and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The construction and subsequent occupancy of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The construction and subsequent occupancy of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The construction and subsequent occupancy of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

Signature
City of Monterey Park Community Development Department

Date



SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The City of Monterey Park (the designated lead agency) is reviewing an application to permit the construction and occupancy of a new affordable senior housing development. The proposed 54 units would be located within a new four-story, 47,134 square-foot building within an existing 35,520 square-foot (0.82-acre) site. A total of 68 parking stalls will be provided and these parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space as part of the individual units. The project site's legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 5257-004-020, and 5257-004-021.

The proposed project is considered to be a project under the California Environmental Quality Act (CEQA).¹ The City of Monterey Park is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² While the Initial Study was prepared by a consultant, it represents the independent judgment of the City of Monterey Park. The Applicant is Latigo Canyon Development L.L.C, 602 Fairview Avenue, Suite 15, Arcadia, California 91007.

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Monterey Park with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), a mitigated negative declaration, or a negative declaration, for the project;
- To facilitate the proposed project's environmental assessment early in the planning phases;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated with the proposed project.

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the format and content of this Initial Study.

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the affected area along with a description of the proposed project.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the implementation of the proposed project.
- *Section 4 - Conclusions*, identifies the Mandatory Findings of Significance related to the proposed project's approval and subsequent implementation.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 REVIEW OF THIS INITIAL STUDY

The City of Monterey Park, in its capacity as the designated Lead Agency, determined that a 20-day review period was warranted for this project's review. Public agencies and other interested parties (including the public at large) may comment on the proposed project and the supporting environmental analysis included in this Initial Study. While verbal comments may be made at the public hearing(s), written comments are desirable so that these comments and the Lead Agency's responses may be considered by the decision-makers. Questions and/or comments should be submitted to the following individual:

Ms. Samantha Tewasart, Senior Planner
City of Monterey Park, Planning Division
320 West Newmark Avenue
Monterey Park, California 91754
626-307-1324

1.4 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the implementation of the proposed project would not result in any significant adverse unmitigable impacts on the environment. For this reason, the City of Monterey Park determined that this Mitigated Negative Declaration is the appropriate CEQA document for the proposed project's environmental review. The following findings may be made based on the analysis completed as part of this Initial Study's preparation:

- The proposed project *would not* have the potential to degrade the quality of the environment.
- The proposed project *would not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *would not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *would not* have environmental effects that would adversely affect humans, either directly or indirectly.

The conclusions of this Initial Study's analysis are summarized in Table 1-1 provided on the following pages.

Table 1-1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.1 AESTHETIC IMPACTS. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?		X		
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X
SECTION 3.3 AIR QUALITY IMPACTS. <i>Would the project:</i>				
a) Conflict with or obstruct the implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
SECTION 3.4 BIOLOGICAL RESOURCES IMPACTS. <i>Would the project have a substantial adverse effect:</i>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) On Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X
SECTION 3.5 CULTURAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		X		
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.6 GEOLOGY IMPACTS. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?			X	
b) Substantial soil erosion or the loss of topsoil?			X	
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?		X		
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
SECTION 3.7 GREENHOUSE GAS EMISSIONS IMPACTS. <i>Would the project:</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			X	
SECTION 3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
SECTION 3.9 HYDROLOGY & WATER QUALITY IMPACTS. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?			X	
j) Result in inundation by seiche, tsunami, or mudflow?				X
SECTION 3.10 LAND USE & PLANNING IMPACTS. Would the project:				
a) Physically divide an established community, or otherwise result in an incompatible land use?			X	
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
SECTION 3.11 MINERAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?				X
SECTION 3.12 NOISE IMPACTS. <i>Would the project result in:</i>				
a) Exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of people to, or the generation of, excessive ground-borne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
SECTION 3.13 POPULATION & HOUSING IMPACTS. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
SECTION 3.14 PUBLIC SERVICES IMPACTS. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in any of the following areas:</i>				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Other governmental services?			X	
SECTION 3.15 RECREATION IMPACTS. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
SECTION 3.16 TRANSPORTATION IMPACTS. <i>Would the project:</i>				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
SECTION 3.17 TRIBAL CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?			X	

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.18 UTILITIES IMPACTS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Monterey Park is reviewing an application that would permit the construction and occupancy of a new four-story, 47,134 square-foot residential building that will include 54-units. These units will be affordable, senior units located within the 35,520 square-foot (0.82-acre) site. A total of 68 parking stalls will be provided within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will also be provided.³ The project will be described in further detail in Section 2.4.

2.2 PROJECT LOCATION

The project site is located in the western portion of the City of Monterey Park. The City is located in Los Angeles County at the extreme western end of the San Gabriel Valley. Monterey Park is bounded on the north by Alhambra, on the east by Rosemead and Montebello and unincorporated South San Gabriel, on the south by Montebello and unincorporated East Los Angeles, and on the west by unincorporated East Los Angeles and the City of Los Angeles.⁴ Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. A regional location map is provided in Exhibit 2-1. The project site's location in the City of Monterey Park is shown in Exhibit 2-2.

Regional access to the project site is provided by the San Bernardino Freeway (I-10), located 0.63 miles to the north; the Pomona Freeway (SR-60), located 2.04 miles to the south; and by the Long Beach Freeway (I-710), located 2.43 miles to the southwest. Major roadways in the vicinity of the project site include Atlantic Boulevard, located 633 feet to the west; Garvey Avenue, located 418 feet to the north; and Garfield Avenue; located 0.48 miles to the east. The project site itself is located on east side of Chandler Avenue. The project site's legal address is 130, 202, and 206 South Chandler Avenue. The corresponding APNs are 5257-004-019, 5257-004-020, and 5257-004-021. Exhibit 2-3 shows a map of the area surrounding the project site.

2.3 ENVIRONMENTAL SETTING

The project site is located along the east side of Chandler Avenue and is located in the midst of residential dominated area. Exhibit 2-4 includes an aerial photograph and of the project site and surrounding areas. Existing uses found in the vicinity of the project site are summarized below:

- *North of the site.* Residential development abuts the project site to the north. Garvey Plaza, a local retail shopping center, is located further north along the south side of Garvey Avenue.⁵

³ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

⁴ Quantum GIS and Google Maps.

⁵ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

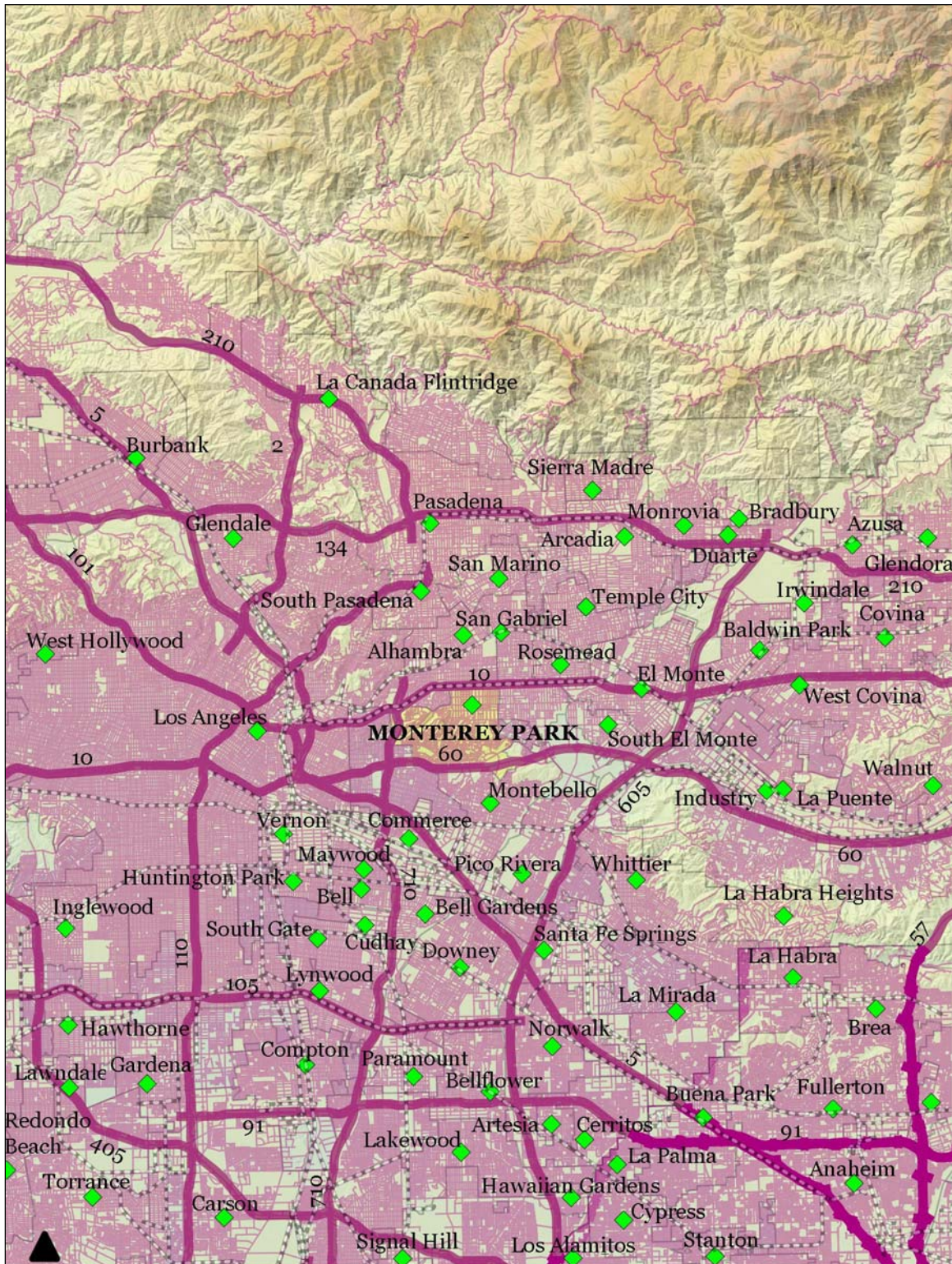


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

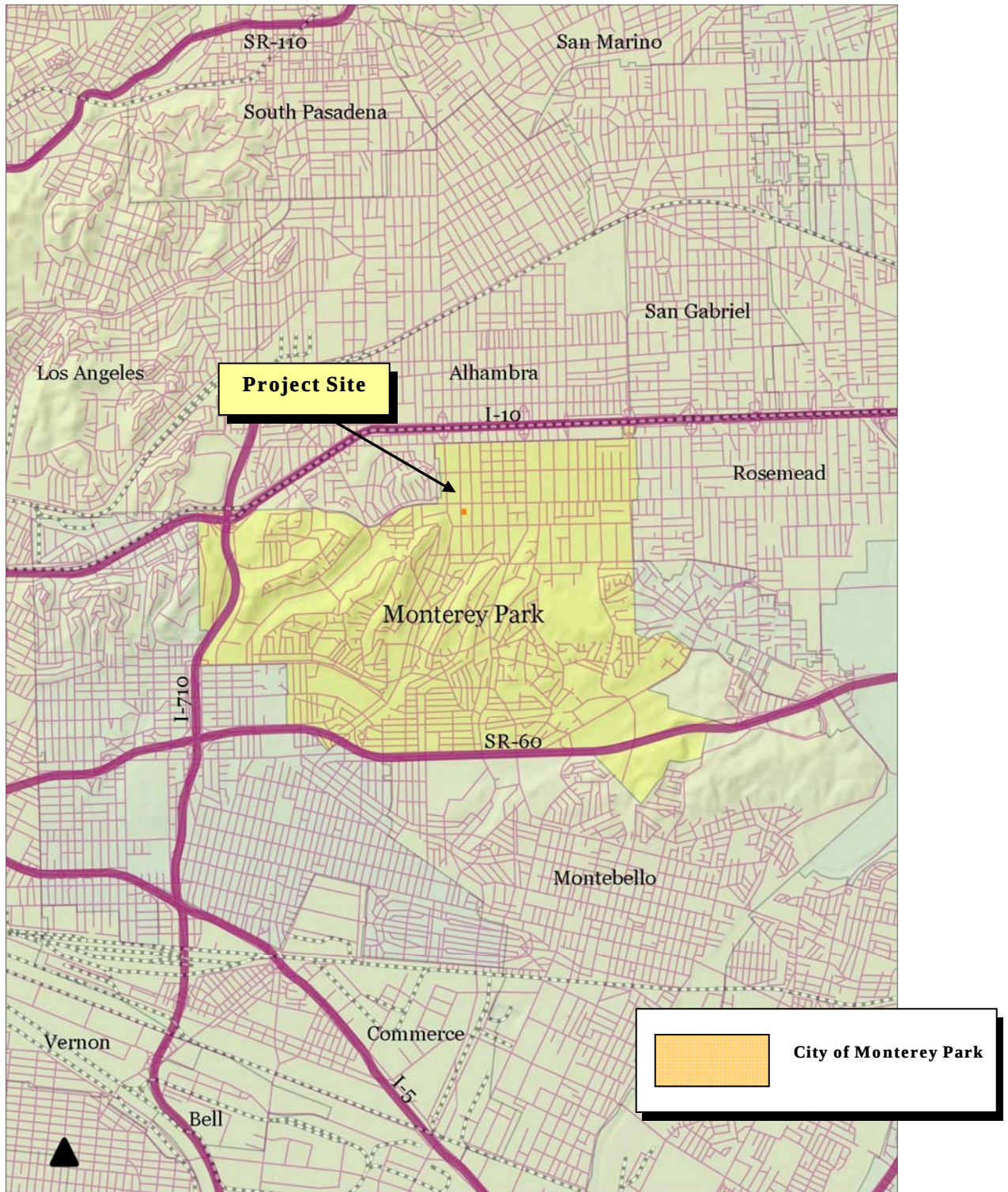


EXHIBIT 2-2
PROJECT LOCATION WITHIN THE CITY
SOURCE: QUANTUM GIS



EXHIBIT 2-3
VICINITY MAP
SOURCE: QUANTUM GIS

- *South of the site.* Higher density residential units are located south of the project site. These units include duplexes, triplexes, and apartments.⁶
- *East of the project site.* Townhouses, apartments, and duplexes are located adjacent to the project site. This residential development occupies frontage along the west side of Moore Avenue.⁷
- *West of the project site.* Chandler Avenue extends in a north-south orientation along the west side of Chandler Avenue. Apartment complexes and duplexes occupy frontage along the west side of Chandler Avenue, opposite of the project site.⁸

As indicated previously, the project site is divided into three parcels. The northern half of the project site consists of two parcels. This portion of the project site is currently undeveloped, is covered over in dirt and ruderal vegetation, and has been graded and leveled. A utility pole and two trees are located in this area. The southern half of the project site presently occupied by a multi-family residential complex. A total of eight units are located in this portion of the project site. Access to this existing residential development is provided by a single driveway connection located along the east side of Chandler Avenue. The northern and eastern sides of the entire project site are fenced off by a concrete block wall. The west side of the project site (along the Chandler Avenue frontage) is fenced off by both a chain link fence and a white wooden fence. Finally, the south side of the entire project site is fenced off by a chain link fence.⁹ An aerial photograph of the project site and surrounding area is presented in Exhibit 2-4. Photographs of the project site are provided in Exhibit 2-5.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction and subsequent occupation of 54 units that are affordable and reserved for seniors (55+ years). The proposed project will consist of the following elements:

- *Site Plan.* The 35,520 square-foot (0.82-acre) project site consists of three parcels located on two properties. The entire project site has a lot width of 185 feet (north-to-south) a lot depth (west-to-east) of 192 feet. Once constructed, the proposed building will occupy a majority of the site. In addition, the building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.32.¹⁰

⁶ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.



EXHIBIT 2-4
AERIAL PHOTOGRAPH AND PHOTOGRAPHS OF THE
SURROUNDING USES

SOURCE: GOOGLE EARTH AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Photograph of the undeveloped parcel in the northern portion of the project site.



Photograph of the existing residential development present in the southern portion of the project site.

EXHIBIT 2-5

PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *New Building.* The new 47,134 square-foot building will consist of four stories and contain 54 units.¹¹ The new building will also contain a 2,175 square-foot community room, an 881 square-foot manager's office, and nine different floor plans for the unit. Five of the nine unit floor plans (2A, 2B, 2C, 2D, and 2E) will have two-bedrooms while the four remaining floor plans (1A, 1B, 1C, 1D) will have a single bedroom. A total of three 1A units will be provided. These units will total 647 square feet. The Applicant will also provide three 1B units consisting of 645 square feet; four 1C units consisting of 726 square feet; and, one 1D unit totaling 791. The 2A units total 12 units and each unit will have a total floor area of 881 square feet. The 2B units total 23 units and each unit will have a total floor area of 825 square feet. The 2C units total three units and each unit will have a total floor area of 957 square feet. The 2D units will include two units and each unit will have a total floor area of 888 square feet. The 2E units will total three units and each unit will have a total floor area of 771 square feet.¹²
- *First Floor.* A total of nine units will be located on the first floor. Of the total number of units, five will be Type 2B units, one will be Type 2A units, one will be a Type 2C unit, one will be a Type 1C unit, and the remaining unit will be a Type 1D unit. The first floor will also contain the manager's office and the community room. A 6,180 square-foot group activity open air courtyard will be located in the center of the building on the first floor.¹³
- *Second Floor.* The second floor will house a total of 15 units, of which six will be Type 2B units, three will be Type 2A units, one will be a Type 2C unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁴
- *Third Floor.* The third floor will house a total of 16 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2C unit, one will be a Type 2D unit, one will be Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁵
- *Fourth Floor.* The fourth floor will feature a total of 14 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁶

¹¹ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

¹² The Architect Group. *Site/First Floor Plan*. Plan dated April 18, 2017.

¹³ The Architect Group. *Second Floor Plan*. Plan dated April 18, 2017.

¹⁴ The Architect Group. *Third/Fourth Floor Plan*. Plan dated April 18, 2017.

¹⁵ Ibid.

¹⁶ Ibid.

- *Parking and Access.* A total of 68 parking stalls will be striped. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Access to the parking garage will be provided by a new 26-foot wide driveway connection. This new driveway will be located at the southwest corner of the project site.¹⁷
- *Open Space.* Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The private open space will be located in the balconies that will be provided for the individual units. A 6,180 square-foot group activity courtyard will be installed in the center of the building on the first floor. In addition, 4,625 square feet will be dedicated for backyard open space.¹⁸

The proposed project is summarized in Table 2-1. The project site plan, shown on Exhibit 2-6, is provided on the following page. Floor plans of the four above-ground levels and the single subterranean parking level are shown in Exhibits 2-7 through 2-10. Conceptual elevations are shown in Exhibits 2-11 through 2-12.

Table 2-1
Overview of Proposed Project

Project Element	Description
Site Area	35,520 square feet (0.82 acres).
Total Building Floor Area	47,134 square feet.
Maximum Building Height	40 feet.
Floor Area Ratio (FAR)	1.32 to 1.0.
Total Number of Units	54.
First Floor	9 units.
Second Floor	15 units.
Third Floor	16 units.
Fourth Floor	14 units.
Parking	68 spaces.
Open Space	17,407 square feet.
Common Open Space	11,791 square feet.
Private Open Space	5,616 square feet.
Affordability Component	13 units total.

Source: The Architect Group

¹⁷ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

¹⁸ Ibid.

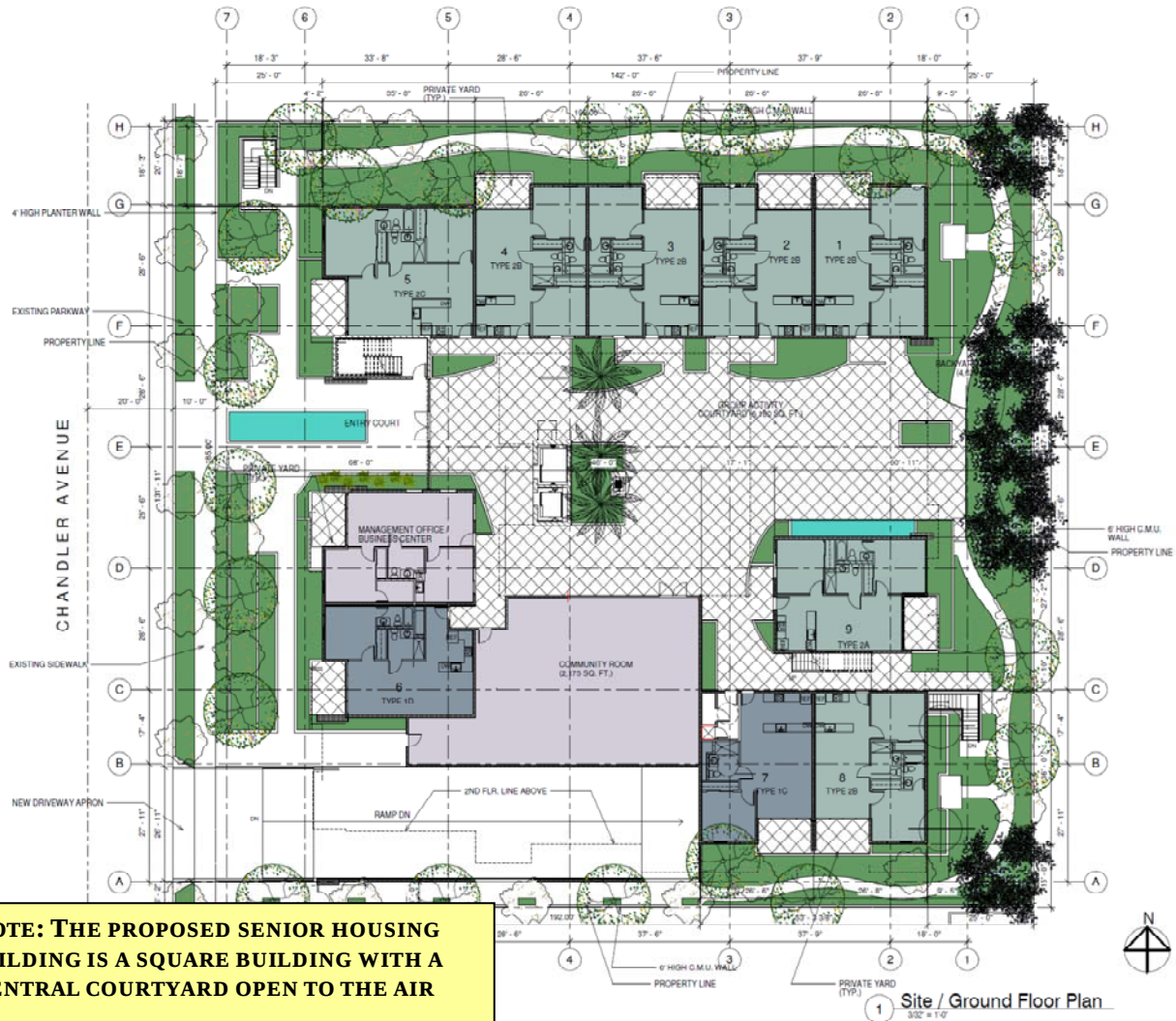


EXHIBIT 2-6
SITE PLAN AND FIRST FLOOR
SOURCE: THE ARCHITECT GROUP

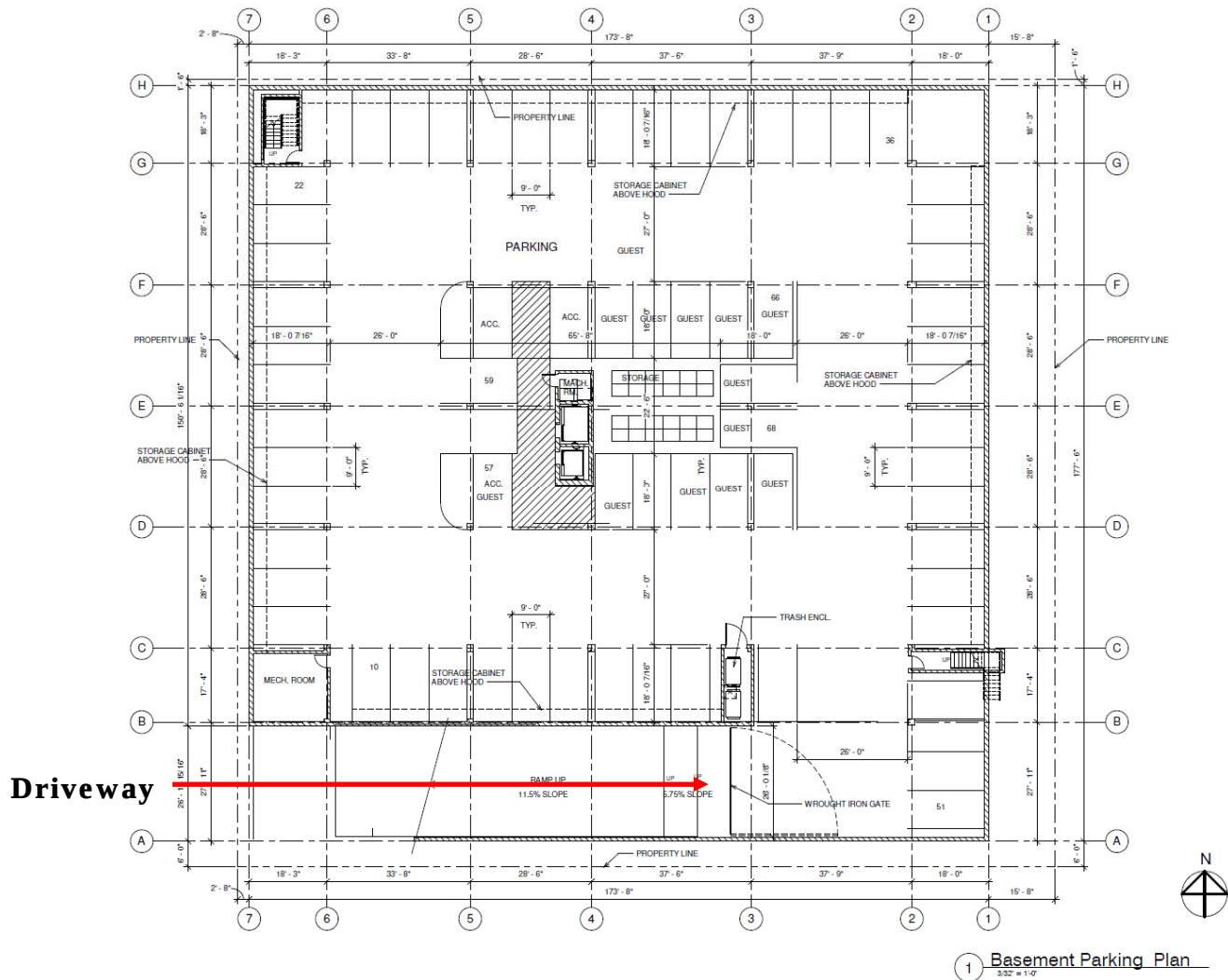


EXHIBIT 2-7

BASEMENT PLAN

SOURCE: THE ARCHITECT GROUP

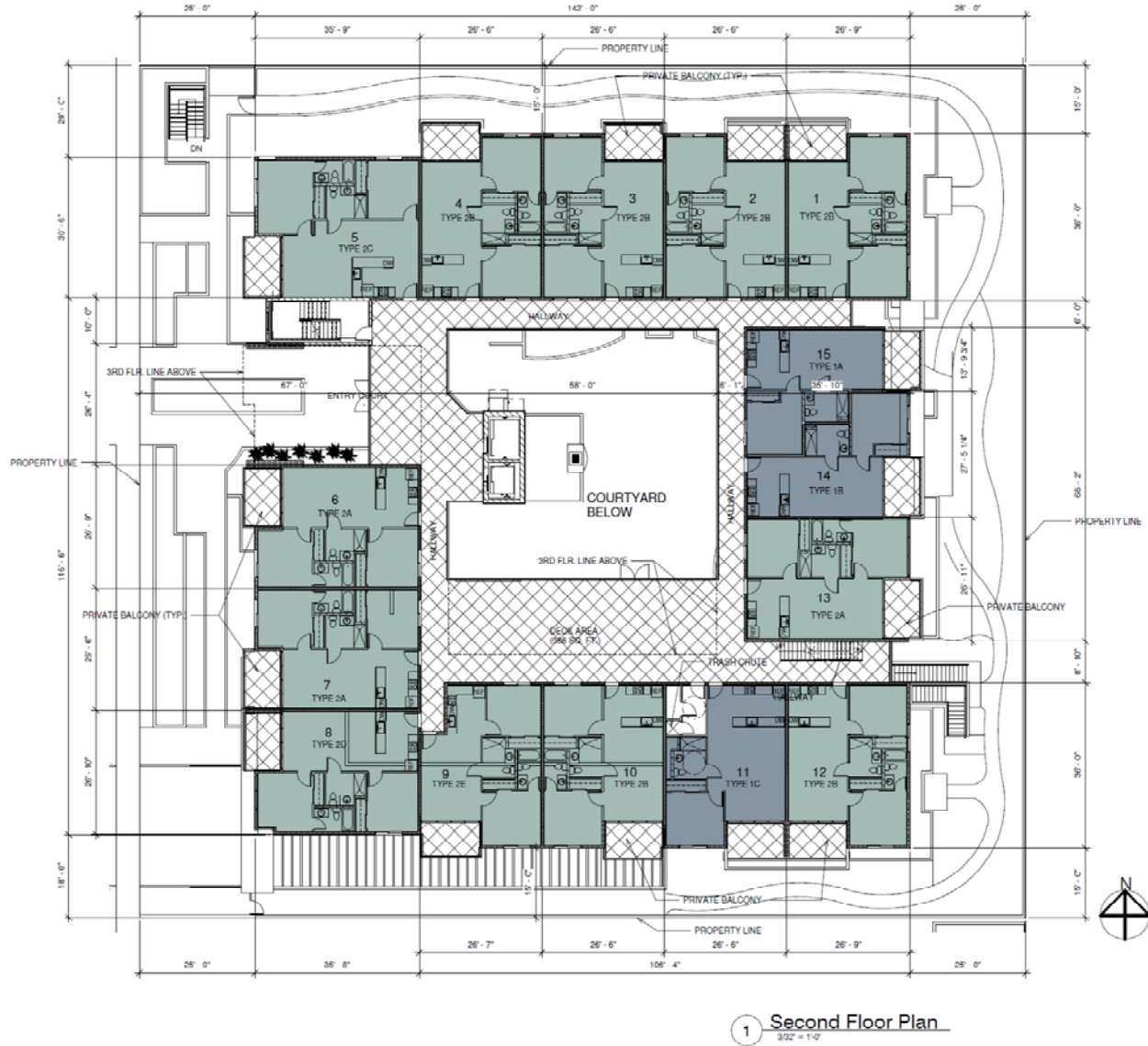


EXHIBIT 2-8 FLOOR PLAN - SECOND FLOOR

SOURCE: THE ARCHITECT GROUP



1 Third Floor Plan
3/32" = 1'-0"

EXHIBIT 2-9

FLOOR PLAN – THIRD FLOOR

SOURCE: THE ARCHITECT GROUP



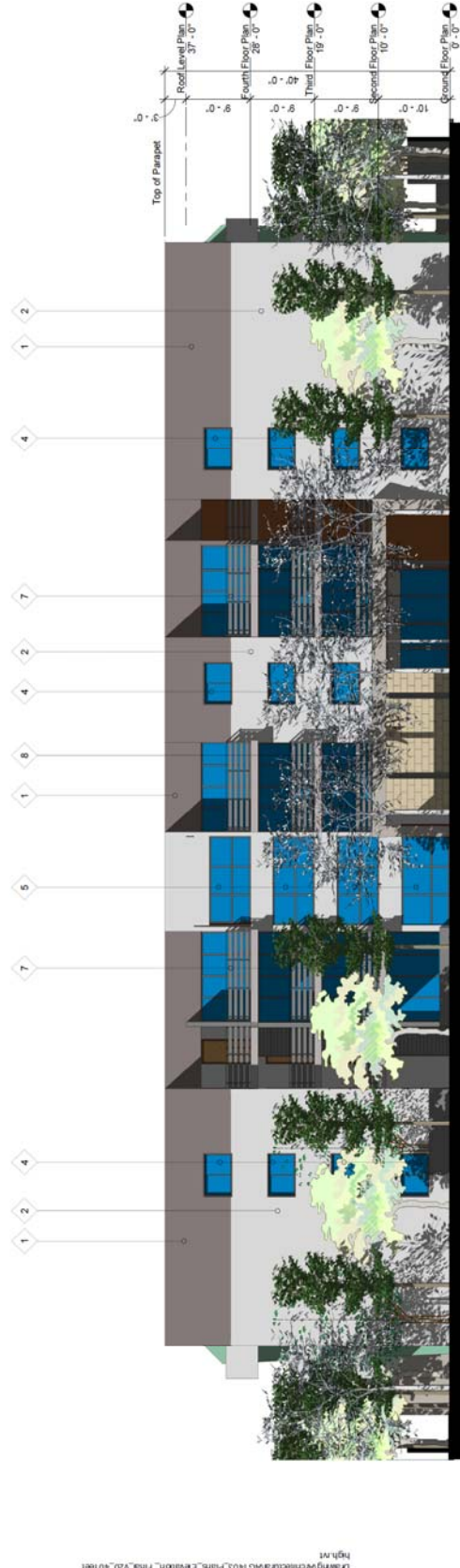
1 Fourth Floor Plan
3/32" = 1'-0"

EXHIBIT 2-10 FLOOR PLAN – FOURTH FLOOR

SOURCE: THE ARCHITECT GROUP



2 North Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

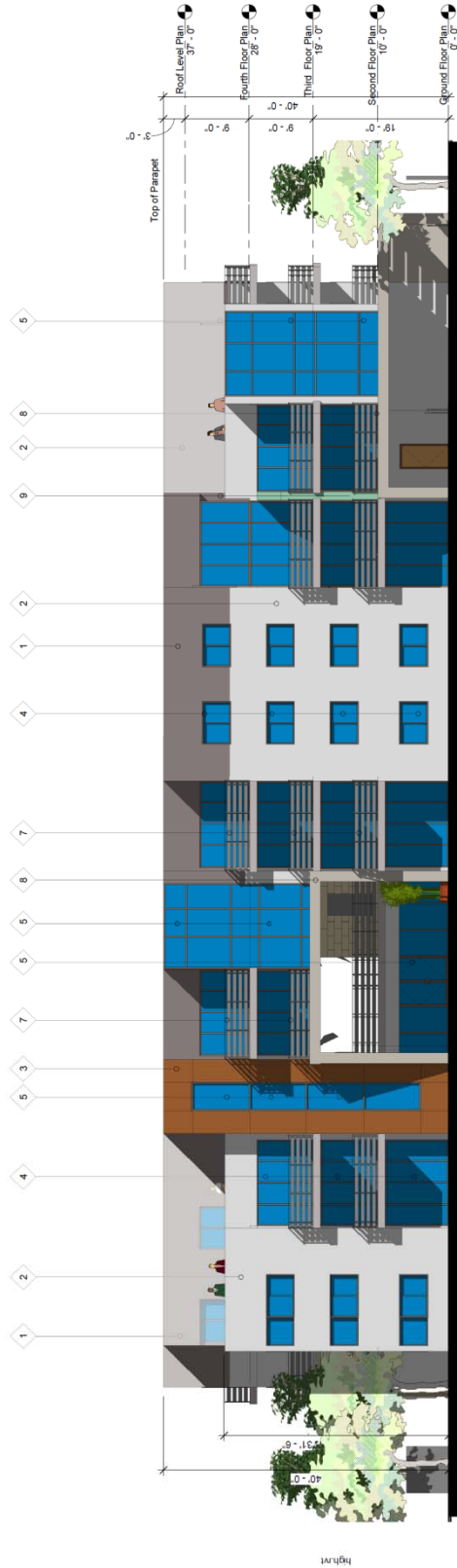
EXHIBIT 2-10

NORTH AND EAST ELEVATIONS

SOURCE: THE ARCHITECT GROUP



2 South Elevation
 1/8" = 1'-0"



1 West Elevation
 1/8" = 1'-0"

EXHIBIT 2-11
SOUTH AND WEST ELEVATIONS
 SOURCE: THE ARCHITECT GROUP

2.4.2 OCCUPANCY CHARACTERISTICS

As stated throughout the project description, the project will consist of 54 units. A total of 41 units will be market rate. The remaining 13 units will be below market rate. An Affordability Covenant is required for the 13 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 13 units remain affordable for a specified period of time. According to California law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income.

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the phase for the proposed project would take approximately 15 months to complete. The key construction phases are outlined below:

- *Demolition.* This initial phase will involve the demolition and removal of the existing on-site improvements and eight residential units. This phase will take approximately one month to complete. Equipment on-site during this phase would include concrete industrial saws, rubber tired dozers, tractors/backhoes, and loaders.
- *Site Preparation.* The project site will then be readied for the construction of the new senior housing development. This phase will take approximately one month to complete. Equipment on-site during this phase would include graders, tractors, backhoes, and loaders.
- *Grading.* This phase will involve the removal of approximately 14,416 cubic yards of earth to accommodate the construction of the subterranean parking garage. This phase will take approximately two months to complete. Equipment on-site during this phase would include excavators, graders, rubber tire dozers, tractors, backhoes, and loaders.
- *Paving.* The single level subterranean parking garage will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, other paving equipment. This phase will take approximately two months to complete.
- *Construction.* The senior housing complex will be constructed during this phase. Equipment on-site during this phase will include cranes, generators, forklifts, tractors, backhoes, and loaders. The average number of off-road equipment will total seven pieces. This phase will take approximately six months to complete.
- *Landscaping and Finishing.* This phase will involve the installation of the landscaping and the completion of the on-site improvements. Equipment on-site during this phase will include cement and motor mixers, pavers, rollers, other paving equipment, tractors, backhoes, and loaders. The average number of off-road equipment will total five pieces. This phase will last approximately three months.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Monterey Park) that calls for an exercise of judgment in deciding whether to approve a project. Discretionary Actions that would be required as part of the proposed project's implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.



SECTION 3 - ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include:

- | | |
|---|--|
| <ul style="list-style-type: none">• Aesthetic Impacts (Section 3.1);• Agricultural & Forestry Resources Impacts (Section 3.2);• Air Quality Impacts (Section 3.3);• Biological Resources Impacts (Section 3.4);• Cultural Resources Impacts (Section 3.5);• Geology & Soils Impacts (Section 3.6);• Greenhouse Gas Impacts; (Section 3.7);• Hazards & Hazardous Materials Impacts (Section 3.8);• Hydrology & Water Quality Impacts (Section 3.9);• Land Use Impacts (Section 3.10); | <ul style="list-style-type: none">• Mineral Resources Impacts (Section 3.11);• Noise Impacts (Section 3.12);• Population & Housing Impacts (Section 3.13);• Public Services Impacts (Section 3.14);• Recreation Impacts (Section 3.15);• Transportation Impacts (Section 3.16);• Tribal Cultural Resources Impacts (Section 3.17);• Utilities Impacts (Section 3.18); and,• Mandatory Findings of Significance (Section 3.19). |
|---|--|

The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of Monterey Park in its environmental review process pursuant to the CEQA Guidelines. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Monterey Park or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- The potential of the project to substantially degrade the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project affect a scenic vista? • Less than Significant Impact.

The project's implementation will not result in the loss of scenic views. A field survey conducted around the project site indicated that there are no scenic view sheds located in the vicinity of the project site. Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. Views of the San Gabriel Mountains are available facing north along Chandler Avenue while views of the Repetto Hills are available facing south along Chandler Avenue.

The project site is located in a residential area and is bound to the north and east by townhouses and on the south by a triplex.¹⁹ The project will involve the development of a townhouse complex that will be within the line between the aforementioned scenic vistas and the adjacent residential development. The building will be set back 25 feet from its frontage along the east side of Chandler Avenue. The building will also have a rear setback of 25 feet and a side yard setback of 6 feet in the south and 15 feet in the north.²⁰ The building's height will be 40 feet.²¹ The project will not exceed the City's maximum building height of 40 feet. In addition, the proposed project will meet the City's setback requirements: front and rear yard setbacks of 25 feet; and side yard setbacks of five feet minimum for the first floor and ten feet minimum for the second floor.²² Since the project conforms to all of the City's development requirements and will

¹⁹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

²⁰ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

²¹ Ibid.

²² City of Monterey Park. Monterey Park Municipal Code ("MPMC") *Section 21.08.080 Development Standards for Residential Zones*. Site accessed October 5, 2018.

improve the appearance of the neighborhood, the potential impacts are expected to be less than significant.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

According to the California Department of Transportation (Caltrans), Chandler Avenue is not a designated scenic highway.²³ In addition, the vegetation present on-site consists of species typically used for landscaping (palm trees, turf, etc.). The project site is currently developed and does not contain any scenic rock outcroppings.²⁴ Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? • Less than Significant Impact with Mitigation.

The 0.81-acre project site is located in the midst of an existing residential neighborhood. The site is comprised of three parcels, two of which are located on the northern half of the site while the southern portion of the site is currently occupied by a multi-family residential complex. This residential complex features a dated façade and is landscaped with vegetation that is not in conformance with local attempts to curb water consumption. The project will feature modern architecture, a new paved driveway, new walkways, and drought tolerant landscaping. A new six-foot tall concrete masonry unit wall will be installed along the project site's northern, eastern, and southern boundaries. Conceptual three-dimensional views of the project are provided in Exhibit 3-1. Views of the building in relation to the surrounding uses are provided in Exhibit 3-2.

The project's implementation will represent a substantial change over the existing on-site conditions. The project will replace an undeveloped lot and a single level residential complex that has a maximum height of 23 feet with a new structure that will be up to 40 feet tall. Although the building's size exceeds the maximum permitted height and density in the base zoning district, the change from R-3 zoning to S-C-H overlay will allow the height and density sought as part of the project application. The project's proposed height and density are consistent with the standards regulating building height and density within the S-C-H senior housing overlay zone. Although the project will be the tallest building on the street, the project will not exceed the City's density and height requirements (after a zone change). The following mitigation is required to reduce any potential aesthetic impacts that may arise during the project's construction and occupation phase:

- 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.

²³ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

²⁴ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

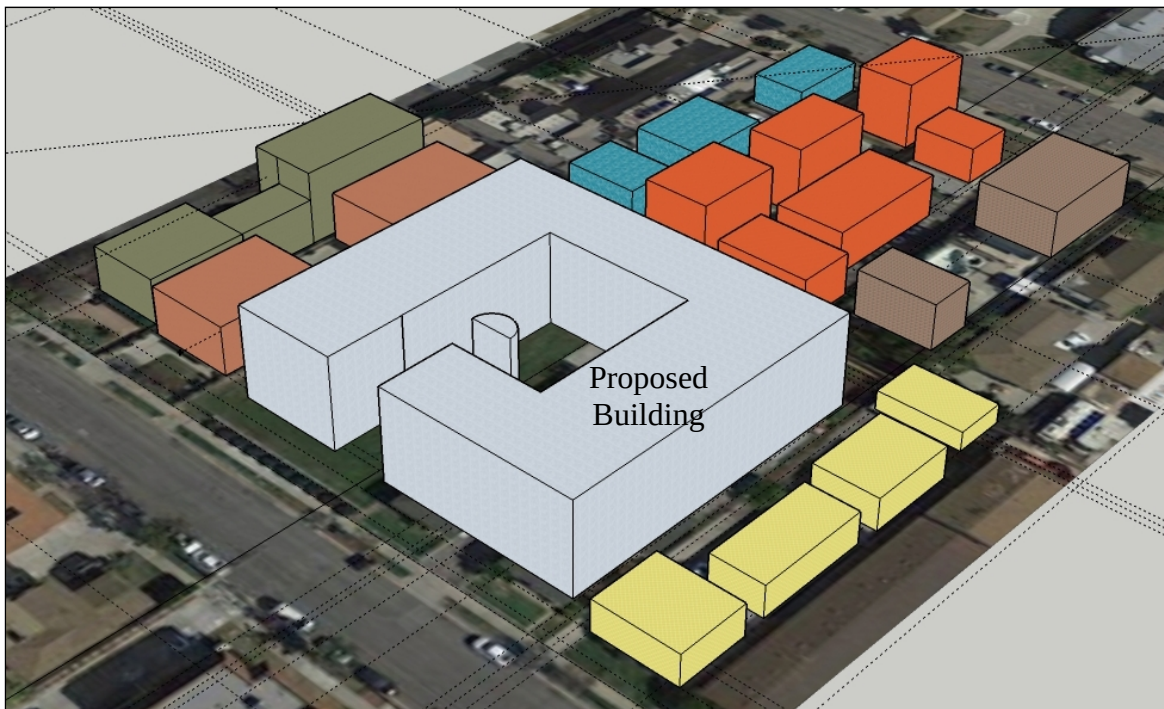


View of the proposed building from Chandler Avenue

EXHIBIT 3-1
CONCEPTUAL THREE DIMENSIONAL RENDERINGS
SOURCE: THE ARCHITECT GROUP



View of the site in its current state



View of the building in comparison to the surrounding uses

EXHIBIT 3-2

VIEW OF THE BUILDING IN COMPARISON TO THE SURROUNDING USES

SOURCE: SKETCHUP

- During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.
- 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.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate. The nearest sensitive receptors to the project site include the multiple-family residential development located immediately north, south, and east of the project site. Since the project abuts residential, the following mitigation is required:

- 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 Director, 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. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.
- Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

The mitigation identified above will reduce the potential impacts to levels that are less than significant.

Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or driver's vision. The exterior façade surfaces will consist of non-reflective materials, such as stucco. However, the individual units will be equipped with energy efficient windows. The energy-efficient window and glazing systems

that will be used for the project will dramatically reduce energy consumption because of lower heat loss, less air leakage, and warmer window surfaces. These windows feature double or triple glazing and specialized transparent coatings that will reduce or eliminate reflective glare. As a result, no significant glare-related impacts are anticipated.

Nighttime glare and illumination has the potential to result in potentially significant impacts to sensitive receptors. The project site is located along a residential street and is located in close proximity to light sensitive uses. Many sources of light contribute to the ambient nighttime lighting conditions. These sources of nighttime light include street lights, security lighting, wall packs, vehicular headlights, and interior lighting. The proposed project will not introduce nighttime lighting that could potentially impact nearby sensitive receptors. As indicated previously, the closest sensitive receptors are the residential units abutting the property to the east, north, and south. These residential units will not be exposed to spillover lighting during the evening hours because the project will be in compliance with the City's Municipal Code. As a result, the project's potential impacts would be less than significant.

A shade and shadow analysis was prepared for the proposed project since the project involves the construction of a four-story senior housing complex. In order to generate a range of potential shade and shadow impacts, the shade and shadow analysis considered four time periods when the shadows are at their greatest during the winter solstice and when they are at their shortest during the summer solstice. During the winter solstice, the sun appears at its lowest point in the sky. Due to the tilt of the earth, light emanating from the sun has to travel a greater distance before it reaches the Northern Hemisphere, creating the winter season. During the summer solstice, the tilt of the earth in the Northern Hemisphere is more inclined towards the sun. Thus, the sun is at its highest point during this time.

A total of two times were analyzed during the winter solstice. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-3A, the shadows generated by the proposed building will extend northwest and will cover Chandler Avenue, portions of the two residential complexes located directly north of the site, and the easternmost portions of three residential complexes occupying frontage along the west side of Chandler Avenue. Exhibit 3-3B depicts the afternoon time period during the winter solstice (4:00 PM). This exhibit indicated that the shadows from the building will extend northeast and will cover six different residential complexes as well as portions of the church located at 119 South Moore Avenue.

Two times were also analyzed for the summer solstice shadow impacts. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-4A, (9:00 AM), the shadows generated by the project will have a minimal effect on the adjacent development because the sun is located at its highest angle during the summer solstice. In addition, since the sun rises to the east, all shadows generated by the proposed office buildings will extend west. No sensitive receptors abut the project site to the west. Chandler Avenue extends along the site's western boundary. The shadows will extend into the centerline of the street, but will not extend into the residential units located further west. A fourth and final exhibit was completed for 4:00 PM during the summer solstice (Exhibit 3-4B). As indicated in the fourth exhibit, the shadows generated by the building will extend east into the adjacent properties, though only small portions of the residential units that occupy the aforementioned properties will be affected by the shadows. As a result, the impacts will be less than significant.

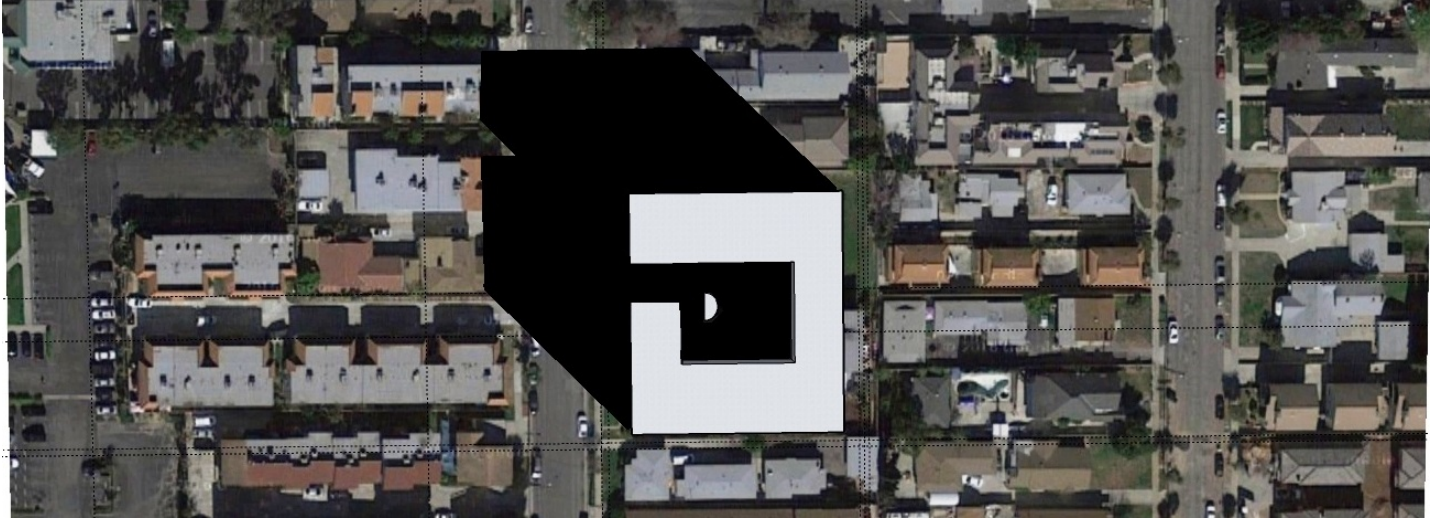


Exhibit 3-3A: Morning (9:00 AM) Winter Solstice Renderings

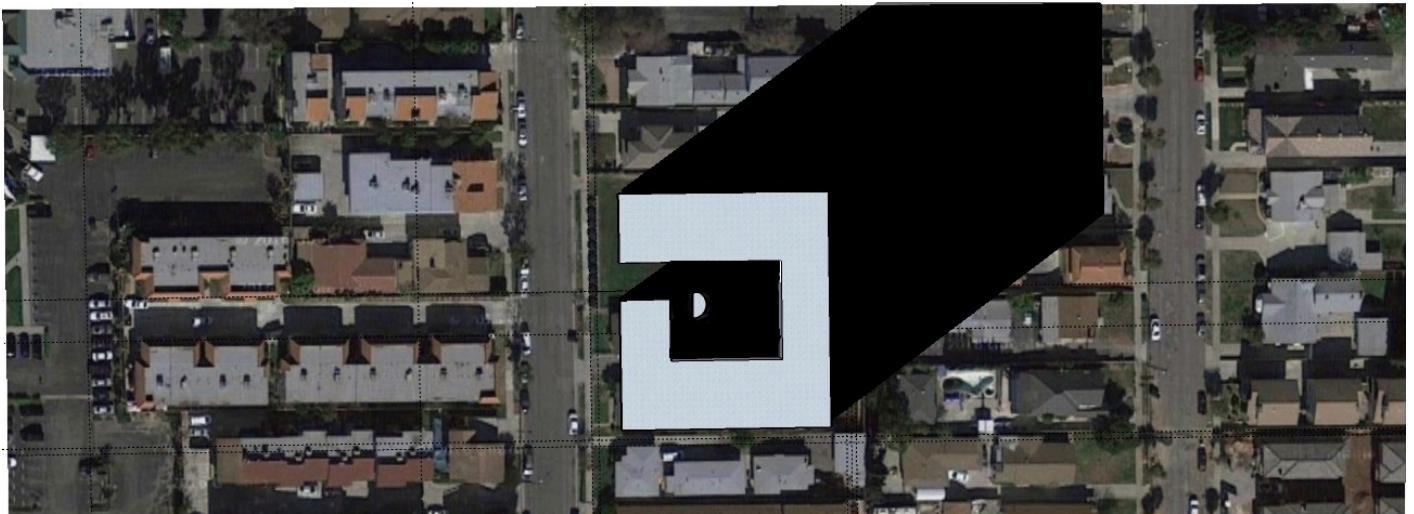


Exhibit 3-3B: Afternoon (4:00 PM) Winter Solstice Renderings

EXHIBIT 3-3
WINTER SOLSTICE RENDERINGS
Source: SketchUP

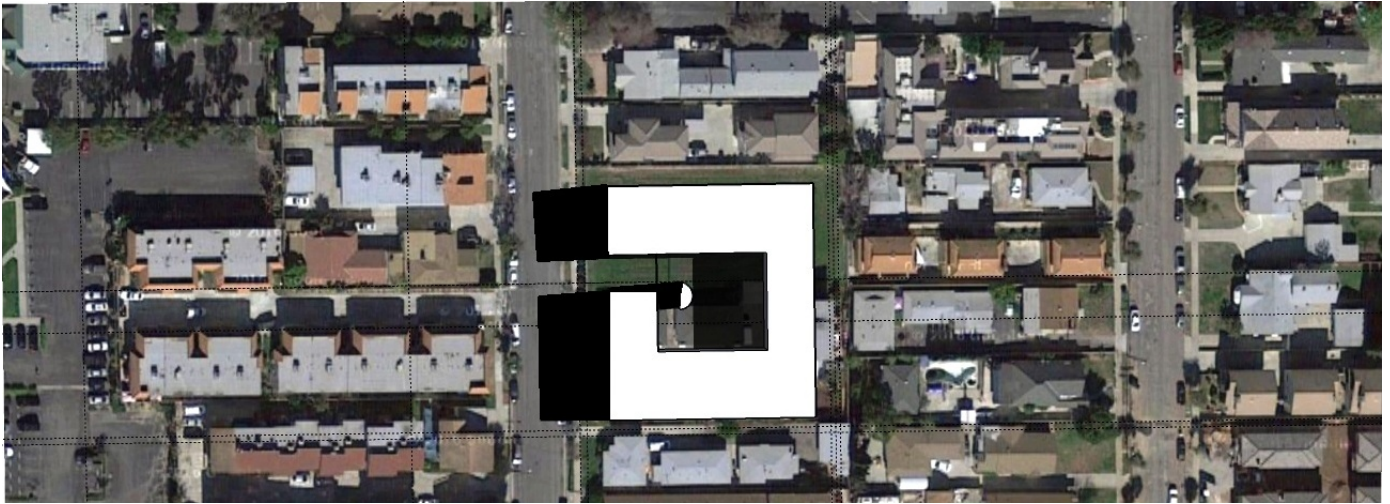


Exhibit 3-4A: Morning (9:00 AM) Summer Solstice Renderings

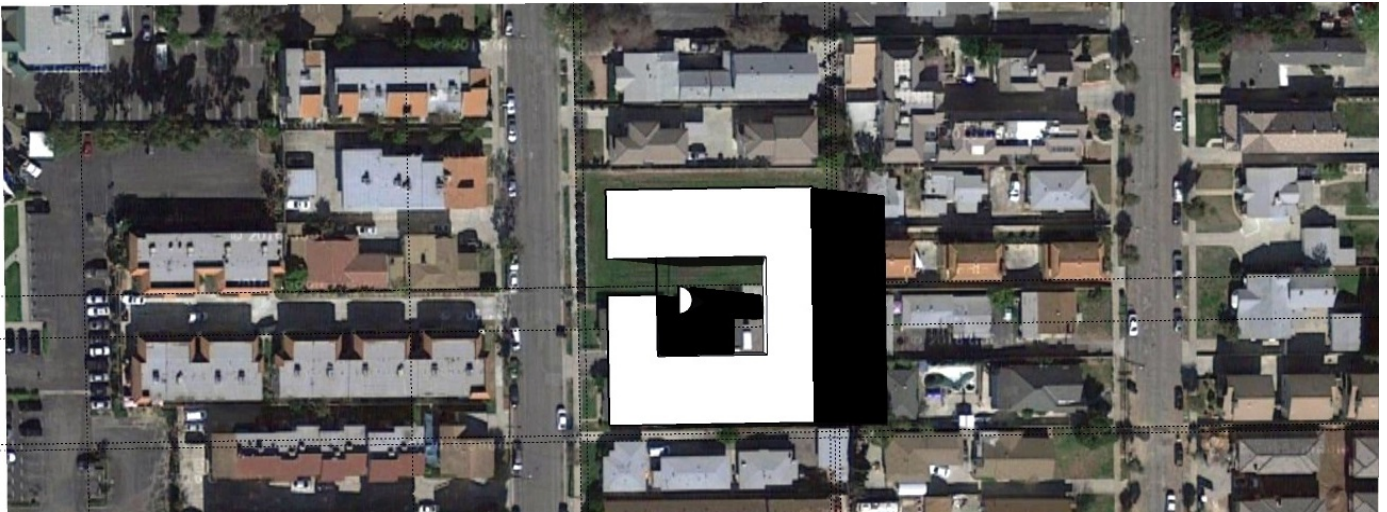


Exhibit 3-4B: Afternoon (4:00 PM) Summer Solstice Renderings

EXHIBIT 3-4
SUMMER SOLSTICE RENDERINGS
Source: SketchUP

3.1.3 MITIGATION MEASURES

The following mitigation will be required to address potential aesthetic impacts related to visual buffering, site maintenance, and light and glare:

Mitigation Measure 1 (Aesthetic Impacts). 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.

Mitigation Measure 2 (Aesthetic Impacts). During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.

Mitigation Measure 3 (Aesthetic Impacts). 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.

Mitigation Measure 4 (Aesthetic Impacts). 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 Director, 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. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.

Mitigation Measure 5 (Aesthetic Impacts). Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

3.2 AGRICULTURE & FORESTRY IMPACTS

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on agricultural and/or forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;

- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g));
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* • *No Impact.*

According to the California Department of Conservation, the City of Monterey Park does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.²⁵ The entire City is urban and there are no areas within the City that are classified as “Prime Farmland.” The project site’s northern end is undeveloped, while the southern end is presently occupied by a multi-unit residential complex. The project’s implementation will require the approval of a zone change to accommodate the new overlay zone. The change in zoning will not result in a loss of land zoned for agricultural uses (see subsection 3.2.2.B). Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract?* • *No Impact.*

The project site is currently zoned as *High Density Residential Zone* (R-3). Agricultural uses are not listed as permitted uses within residential zoning districts.²⁶ As a result, no loss in land zoned for or permitting agricultural uses will occur with the implementation of the proposed project. In addition, according to the California Department of Conservation, Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁷ Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract.

²⁵ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.

²⁶ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 8, 2018.

²⁷ California Department of Conservation. *State of California Williamson Act Contract Land*. ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

- C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code § 51104(g))?* • *No Impact.*

The City of Monterey Park and the project site are located in the midst of an urban area and no forest lands are located within the City. The zoning designation that is applicable to the project site does not provide for any forest land preservation.²⁸ Thus, no impacts on forest land or timber resources will result.

- D. *Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?* • *No Impact.*

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impacts will occur.

- E. *Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?* • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 MITIGATION MEASURES

The analysis of agriculture and forestry resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.3 AIR QUALITY IMPACTS

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;

²⁸ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 5, 2018.

- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O_3 is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur Dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Though SO_2 concentrations have been reduced to levels below State and Federal standards, further reductions are desirable since SO_2 is a precursor to sulfates and PM_{10} .
- *PM_{10} and $PM_{2.5}$* refers to particulate matter ten microns or less and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.²⁹

A project would be considered to have a significant effect on air quality if it violated any ambient air quality standard (AAQS), contributed substantially to an existing air quality violation, or exposed sensitive receptors to substantial pollutant concentrations. In addition to the Federal and State AAQS standards, there are daily and quarterly emissions thresholds for construction activities and the operation of a project have been established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM_{10} ; or
- 150 pounds per day of sulfur oxide.³⁰

²⁹ South Coast Air Quality Management District. *Final 2016 Air Quality Plan*. Adopted 2017.

³⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

A project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or
- 150 pounds per day of sulfur oxide.³¹

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • *No Impact.*

The City of Monterey Park is located within the South Coast Air Basin (SCAB). The SCAB covers a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the SCAB is monitored by the SCAQMD at various monitoring stations located throughout the area. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).³² The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).³³ The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:³⁴

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.³⁵

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). Projects that are consistent with the projections of employment and population

³¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

³² Ibid.

³³ Ibid.

³⁴ Ibid.

³⁵ Ibid.

forecasts identified in the Regional Comprehensive Plan (RCP) prepared by SCAG are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.³⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).³⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents.

The population increase from the proposed project's implementation is within the expected population projection provided by SCAG. Therefore, the proposed project would also conform to Consistency Criteria 2 since it would not significantly affect any regional population, housing, and employment projections prepared for the City of Monterey Park by the SCAG. In addition, the project conforms to the City's density requirements and General Plan goals. The project will not require any variance or other deviation from the City's zoning standards. As a result, the proposed project would not be in conflict with or result in an obstruction of an applicable air quality plan and no impacts would occur.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • Less than Significant Impact.

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod V.2016.3.2 (the worksheets are included in the Appendix A). The entire project construction period is expected to take approximately 15 months (refer to Section 2) and would include the site clearance, grading and excavation, erection of the new building, and the finishing of the project (paving, painting, and the installation of landscaping).

As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant. The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, watering of the active grading areas and unpaved surfaces at least three times daily and the use of low VOC paint. As indicated previously, the project site is located in a non-attainment area for ozone and particulates, the project will be required to adhere to all SCAQMD regulations related to fugitive dust generation and other

³⁶ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

³⁷ United States Census Bureau. *Quickfacts for Monterey Park*. <http://www.census.gov/quickfacts/table/AGE775215/0648914,06>

construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55%. Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD.

**Table 3-1
Estimated Daily Construction Emissions**

Construction Phase	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Demolition (on-site)	3.51	35.78	22.06	0.03	1.79	1.66
Demolition (off-site)	0.07	0.05	0.67	--	0.16	0.04
Total Demolition Phase	3.58	35.83	22.73	0.03	1.95	1.70
Site Preparation (on-site)	4.33	45.57	22.06	0.03	20.45	12.12
Site Preparation (off-site)	0.08	0.06	0.80	--	0.20	0.05
Total Site Preparation	4.41	45.63	22.86	0.03	20.65	12.17
Grading (on-site)	2.58	28.34	16.29	0.02	7.51	4.60
Grading (off-site)	0.34	9.69	2.52	0.02	0.78	0.23
Total Grading	2.92	38.03	18.81	0.04	8.29	4.83
Paving (on-site)	1.26	12.76	12.31	0.01	0.71	0.66
Paving (off-site)	0.09	0.06	0.89	--	0.22	0.06
Total Paving	1.35	12.82	13.20	0.01	0.93	0.72
Building Construction (on-site) 2019	2.36	21.07	17.16	0.02	1.28	1.21
Building Construction (off-site) 2019	0.28	1.31	2.52	--	0.63	0.17
Total Building Construction 2019	2.64	22.38	19.68	0.02	1.91	1.38
Building Construction (on-site) 2020	2.11	19.18	16.84	0.02	1.11	1.05
Building Construction (off-site) 2020	0.25	1.20	2.29	--	0.63	0.17
Total Building Construction 2020	2.36	20.38	19.13	0.02	1.74	1.22
Architectural Coatings (on-site)	8.46	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.04	0.03	0.40	--	0.11	0.03
Total Architectural Coatings	8.50	1.71	2.23	--	0.22	0.14
Maximum Daily Emissions	8.51	45.63	22.87	0.05	20.65	12.18
Daily Thresholds	75	100	550	150	150	55

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated

with vehicular and bus traffic and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEMod V.2013.2.2 computer model. As indicated in Table 3-2, the projected long-term emissions will also be below thresholds considered to be a significant impact.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	1.30	0.05	4.47	--	0.02	0.02
Energy (lbs/day)	0.02	0.21	0.09	--	0.01	0.01
Mobile (lbs/day)	0.51	2.45	5.87	0.02	1.61	0.44
Total (lbs/day)	1.84	2.72	10.43	0.02	1.65	0.48
Daily Thresholds	55	55	550	150	150	55

Source: California Air Resources Board CalEEMod [computer program].

Since the project area is located in a non-attainment area for ozone and particulates, the project Applicant will be required to adhere to all pertinent regulations outlined in SCAQMD Rule 403 governing fugitive dust emissions. As a result, the potential impacts will be less than significant.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less than Significant Impact.

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The proposed project will not exceed the adopted projections used in the preparation of the RTP (refer to the discussion included in Subsection 3.3.2A). The potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants.

Future truck drivers visiting the site during the project's construction must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's construction contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant and no mitigation is required.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area.

Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The number of trips that will be generated by the proposed project will not result in a degradation of any intersection's LOS.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate.³⁸ These population groups are generally more sensitive to poor air quality. Sensitive receptors, including homes and schools in the vicinity of the proposed project site, are identified in the map provided in Exhibit 3-5. The nearest sensitive receptors to the project include the residential uses located to the north, south, and east of the project site.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or *LSTs*. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction; PM₁₀ emissions from construction; and PM_{2.5} emissions from construction. The use of the "look-up tables" is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As shown in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 25 meters.

³⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].



EXHIBIT 3-5
SENSITIVE RECEPTORS
Source: Quantum GIS

Table 3-3
Local Significance Thresholds Exceedance SRA 11 for 1-Acre Sites (the site is 0.81 acres)

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	45.63	Construction	83	84	96	123	193
CO	22.87	Construction	673	760	1,113	2,110	6,884
PM ₁₀	9.63	Construction	5	13	29	60	153
PM _{2.5}	6.12	Construction	2	3	5	9	25

Based on the analysis of LST impacts summarized above in Table 3-3, the project is anticipated to exceed the thresholds of significance for construction PM₁₀ and PM_{2.5}. These values take into account the watering of the site three times per day. These numbers do not reflect the inclusion of other Rule 403 Best Management Practices such as the use of dust covers, the watering of trucks leaving the site, and the limiting of all clearing, earthmoving, or excavation activities during periods of high winds (i.e. greater than 15 mph). Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD. As a result, the potential impacts are considered to be less than significant.

E. Would the project create objectionable odors affecting a substantial number of people? • Less than Significant Impact.

The SCAQMD identifies land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³⁹ No odor emissions are anticipated given the nature of the proposed use (senior housing development). Although the project is not an odor generating use, the operation of diesel equipment during the project's construction phase may generate temporary odors. The project will require substantial grading to accommodate the subterranean parking garage. Since the project's implementation will require the use of diesel equipment, the project Applicant will be required to adhere to all pertinent SCAQMD protocols regarding diesel emissions and limiting the idle time of diesel equipment and less than significant impacts will occur.

3.3.3 MITIGATION MEASURES

As indicated previously, the proposed project will not result in any significant adverse operational air quality impacts.

³⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

3.4 BIOLOGICAL RESOURCES IMPACTS

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 *et seq.*) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • *No Impact.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Los Angeles Quadrangle (the City of Monterey Park is located within the aforementioned quadrangle) indicated that out of a total of 34 native plant and animal species, five are either threatened or endangered.⁴⁰

⁴⁰ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

These species are described in detail on the following page and include:

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the lack of habitat suitable for the California gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.⁴¹
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.⁴² As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.⁴³ These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.
- The *California red-legged frog* will not be found on or near the project site due to its specific habitat requirements.⁴⁴ According to the National Wildlife Federation, California red-legged frogs can be found near still or slow moving ponds, pools, or streams (wetland areas).⁴⁵ The chances of encountering this species within the project site are limited since there are no natural wetlands or habitats present in the area.
- The *bank swallow* populations located in Southern California are extinct.⁴⁶

The proposed project will not have an impact on the aforementioned species because there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, according to the California Department of Fish and Wildlife, the site falls under the category of "urban development."⁴⁷

An additional search was conducted using the California Native Plant Society's Inventory of Rare and Endangered Plants to ascertain any rare or endangered plant species which may occur in the Los Angeles Quadrangle. The search yielded five results. The following five plants have been identified in the Los Angeles Quadrangle: Davidson's saltscale; Los Angeles sunflower; mesa horkelia; prostrate vernal pool

⁴¹ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

⁴² California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

⁴³ Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

⁴⁴ National Wildlife Foundation. *California Red-Legged Frog*. Website <http://www.nwf.org/wildlife/wildlife-library/amphibians-reptiles-and-fish/california-red-legged-frog.aspx> Website accessed on August 2014.

⁴⁵ Ibid.

⁴⁶ California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia)*. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html

⁴⁷ California Department of Fish and Wildlife. *California Vegetation Mapping Projects*. file:///C:/Documents%20and%20Settings/William%20Blodgett/My%20Documents/Downloads/NVCSCurrentAndInProcessandInitialSurveyAug_2014_CASstandardCompliant.pdf

navarretia; and Greata's aster.⁴⁸ None of these plants were encountered during the site survey. As indicated previously, the only vegetation that is present on-site consists of ruderal species typically found in an urban environment. As a result, no impacts on any candidate, sensitive, or special status species will result.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

The field survey that was conducted for the property indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper. In addition, there are no designated "blue line streams" located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 et seq.) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means? • No Impact.

As indicated in the previous subsection, the project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.⁴⁹ The project area is located in the midst of a residential neighborhood. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The site is surrounded by urbanization and lacks suitable habitat. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicles travelling on the adjacent roadways limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.

Title 9 (Peace, Safety, and Morals) Chapter 9.63-Property Damage Section 9.63.060 serves as the City's "Tree Preservation Ordinance." The tree ordinance establishes strict guidelines regarding the removal or tampering of trees and shrubs located in parks and along City streets. There are over 15 trees and shrubs

⁴⁸ California Native Plant Society, Rare Plant Program. 2018. *Inventory of Rare and Endangered Plants of California* (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 5 October 2018]

⁴⁹ U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

presently located on-site. These trees, shrubs, and grass will be removed during the project's site preparation phase. Although the project's implementation will require the removal of the existing trees and vegetation, the project will include the planting of new drought tolerant landscaping. In addition, all of the trees and shrubs located in the public right-of-way between the property line and street will be removed. Per Section 9.63.060, the project Applicant must obtain a permit in order to remove any tree and/or shrub located in a park or along a public street. Compliance with the aforementioned Section will reduce potential impacts to levels that are less than significant.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? • No Impact.

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan. The closest habitat conservation area is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from the project site.⁵⁰ The project will not affect this SEA and no impacts will occur.

3.4.3 MITIGATION MEASURES

The analysis of biological resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES IMPACTS

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5;
- A substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

⁵⁰ Google Earth. Website accessed October 5, 2018.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?* • No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.⁵¹ To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.⁵²

State historic preservation regulations include the statutes and guidelines contained in the California Environmental Quality Act (CEQA) and the Public Resources Code (PRC). A historical resource includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, that is historically or archaeologically significant. The State regulations that govern historic resources and structures include Public Resources Code Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). According to Section 5024.1(c) of the State Public Resources Code:

- (c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (2) Is associated with the lives of persons important in our past.
 - (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains.

⁵¹ U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://nrhp.focus.nps.gov>. 2010. Site accessed on April 19, 2018

⁵² Ibid.

CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State. A Sacred Lands File Search was conducted for the project and the results came back negative.

The City of Monterey Park does not contain any sites listed in the National Registrar.⁵³ However, the City does have a historical site that is listed in the California Registrar.⁵⁴ Cascades Park and Jardin El Encanto, listed in the State Register, were designed to be the designated focal point of the larger development known as the Midwick View Estates. Constructed in the late 1920's by Peter N Snyder, the Jardin El Encanto was intended to serve as the administration building and community center for his proposed garden community (Midwick View Estates). The Jardin El Encanto building features Spanish style architecture and is now occupied by the Monterey Park Chamber of Commerce. Mr. Snyder also proposed an amphitheatre atop of a slope looking down at Jardin El Encanto. The amphitheatre was never built though an observation terrace was constructed in its place. The stepped cascading water fountain flows from the observation deck, where the Jardin El Encanto complex is visible.⁵⁵

The project site does not meet any criteria for listing on the National Register. Furthermore, none of the existing residential units are listed in the National or State Registers. As indicated previously, the nearest historical site listed on the State registrar is Cascades Park and Jardin El Encanto, which is located approximately one mile to the south/southwest of the proposed project.⁵⁶ Since no properties are eligible for listing, no impacts will result from the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less than Significant Impact with Mitigation.

The Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe first settled in this region approximately 7,000 years ago.⁵⁷ Before Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁵⁸ Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. While no major coastal rivers traverse the City, Monterey Park's proximity to other known village sites throughout the San Gabriel Valley make it likely that Native Americans either lived or traveled through the City.⁵⁹ A Sacred Lands File Search was conducted for the project on October 5, 2018, the

⁵³ National Registrar of Historic Places. Website <http://nrhp.focus.nps.gov/natreghome.do?searchtype> Website accessed in October 2018.

⁵⁴ California Department of Parks and Recreation. *California Historical Resources*. Website <http://ohp.parks.ca.gov/ListedResources> Website accessed in October 2018.

⁵⁵ City of Monterey Park. *Historical Sites, El Encanto*. Website. <http://www.montereypark.ca.gov/677/Historical-Sites> (Site accessed in October 2018).

⁵⁶ Google Earth. Website Accessed on October 5, 2018.

⁵⁷ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in December 2014).

⁵⁸ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

⁵⁹ Tongva People. *Villages*. http://www.tongvapeople.org/?page_id=696. Website accessed in December 2014).

results of which came back negative. Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor wills photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities must be halted and the Los Angeles County Sheriff's Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided above as part of the AB-52 consultation, will reduce potential impacts to levels that are less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • Less than Significant Impact with Mitigation.

The underlying soils are alluvial in nature and are classified as Old Alluvial Fan Deposits (Qof).⁶⁰ Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene. Old Alluvial Fan Deposits are aged 781,000 to 11,000 years.⁶¹ Due to the age of the underlying soils, the following mitigation is required:

⁶⁰ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report, Figure 6-3 BRT Alternative Project Area Geology*. Report prepared March 14, 2014.

⁶¹ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report*. Report prepared March 14, 2014.

- If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?*
- *No Impact.*

There are no cemeteries located in the immediate area of the project site. The closest cemetery to the project site is the Resurrection Cemetery, located approximately 2.11 miles to the southeast along Potrero Grande Drive in the City of Rosemead. The proposed project will be restricted to the designated project site and will not affect the aforementioned cemetery. The potential for encountering human remains during the project's construction is limited due to the level of disturbance that has occurred on site. However, in the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Monterey Park Police Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided in Subsection 3.5.2.B will reduce potential impacts to levels that are less than significant. As a result, no impacts are anticipated.

3.5.3 MITIGATION MEASURES

The following mitigation measures would be required in the event that an archaeological or paleontological resource is discovered during the construction of the proposed project:

Mitigation Measure 6 (Cultural Resource Impacts). The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA

Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure 7 (Cultural Resource Impacts). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

3.6 GEOLOGY IMPACTS

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code (2012), creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? • Less than Significant Impact.*

The City of Monterey Park is located in a seismically active region as is the entire Los Angeles Basin. Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁶² The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁶³ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the California Department of Conservation website. The City of Monterey Park is not on the list.⁶⁴ As a result, there are no known faults located within the City's corporate boundaries that may be subject to a fault rupture hazard. Even though the City is not on the list, there are a number of known faults within close proximity to the City. The closest known fault is the Raymond Fault located approximately five miles northwest of the project site (refer to Exhibit 3-6).

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from fault rupture. Therefore, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from ground shaking.

Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-6). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.

⁶² California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx> Website accessed in July 2016.

⁶³ Ibid.

⁶⁴ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

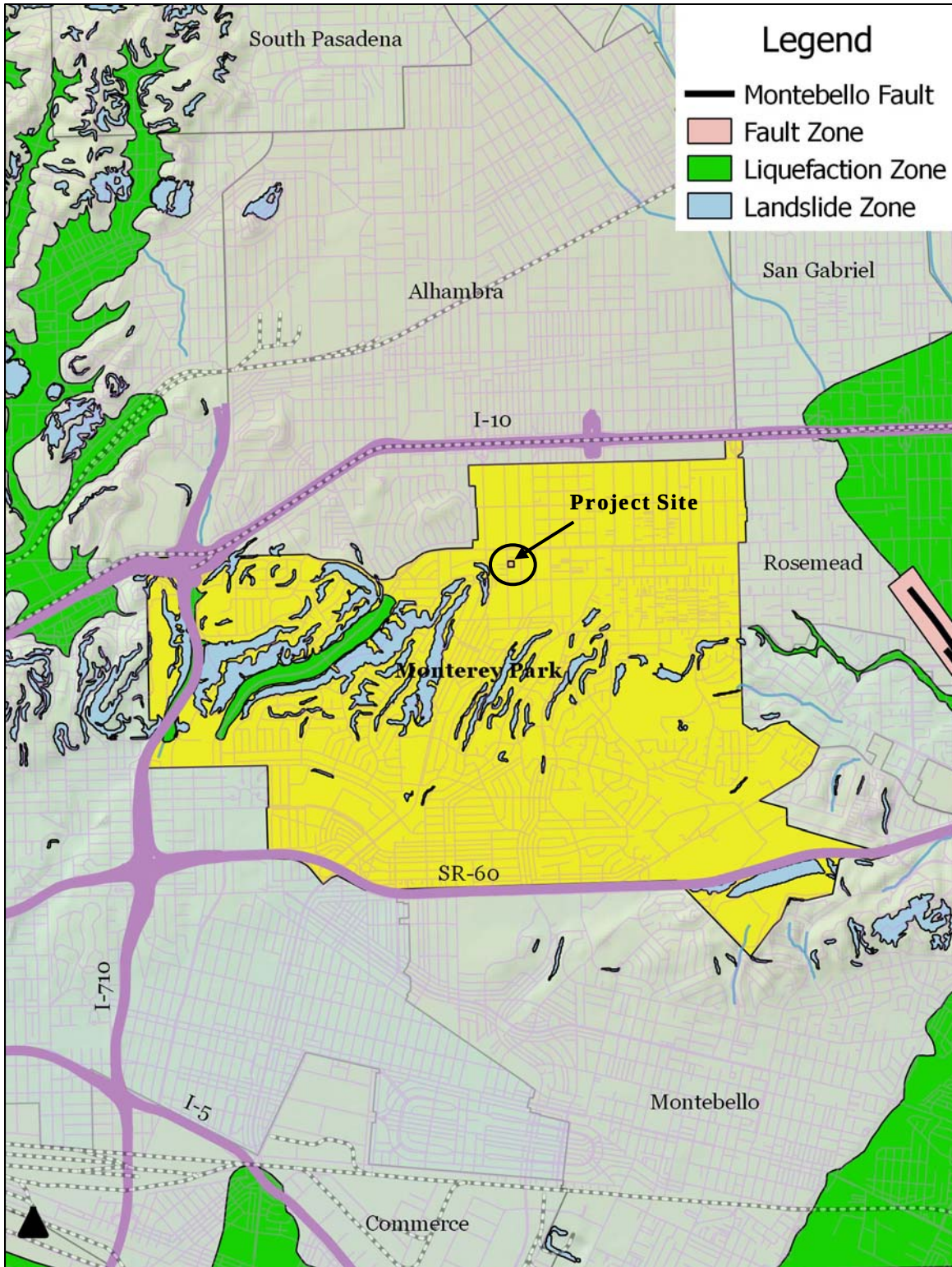


EXHIBIT 3-6
SEISMIC HAZARDS MAP
Source: Quantum GIS and California Geologic Warehouse

Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-6) because there are no hills or mountains within the vicinity of the project site.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed hotel development because the site is not located in an area that is subject to liquefaction. Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. As a result, the potential impacts in regards to liquefaction and landslides are less than significant.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • Less than Significant Impact.

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by Azuvina and Montebello complex soils.⁶⁵ The project will require grading to accommodate the subterranean parking garage and approximately 14,416 cubic yards of fill will be removed. All grading activities will be performed under the supervision of the project engineer. The site is, and would continue to be level and no slope failure or landslide impacts are anticipated to occur. Once operational, the project site would be paved over and landscaped, which would minimize soil erosion.

The project's construction will not result in soil erosion. During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁶⁶ These BMPs will restrict the discharge of sediment into the streets and local storm drains. As a result, the impacts will be less than significant.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.

The project site is underlain by Azuvina and Montebello complex soils. Azuvina and Montebello complex soils are well-drained, have a slight to moderate erosion risk, have a low to medium runoff rate, and are primarily used for urban development.⁶⁷ The surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-6). Lateral spreading is a phenomenon that is characterized by the

⁶⁵ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁶⁶ City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

⁶⁷ Ibid.

horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils.

Liquefaction induced lateral spreading would not affect the proposed development because the site is not located in an area that is subject to liquefaction (refer to Exhibit 3-6). Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. In order to address potential impacts due to the presence of clay-based soils, the project's engineer may recommend structural reinforcements consistent with the California State Building Code.

The soil that underlies the project site may be prone to subsidence due to its shrink swell characteristics.⁶⁸ Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁶⁹ The project would be required to be connected to the City's water lines; therefore, the project's operation would not directly affect any underlying groundwater reserves. However, groundwater drawdown from off-site wells may affect groundwater located below the site. The project's engineer would recommend mandatory design features consistent with the State Building Code to minimize potential impacts related to clay-based soils. As a result, the potential impacts are anticipated to be less than significant.

D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Building Code (2012), creating substantial risks to life or property? • Less than Significant Impact with Mitigation.

The underlying soils consist of Azuvina and Montebello soils, which exhibit certain shrink swell characteristics. The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.⁷⁰ Up to 31% of Azuvina soils consist of clay loam, while clay loam comprises up to 28% of Montebello soils.⁷¹ If soils consist of expansive clay, damage to foundations and structures may occur. Foundation damage would be prevented by the following mitigation:

- Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

⁶⁸ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.html>

⁶⁹ Ibid.

⁷⁰ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

⁷¹ UC Davis. *SoilWeb: Soil Survey Browser*. https://casoilresource.lawr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296138. And UC Davis. *SoilWeb: Soil Survey Browser*. https://casoilresource.lawr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296139

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.

No septic tanks will be used as part of proposed project. The proposed project will be required to connect to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

3.6.3 MITIGATION MEASURES

The following mitigation is required due to the potential for soil expansion and subsidence:

Mitigation Measure 8 (Geology Impacts). Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

3.7 GREENHOUSE GAS IMPACTS

3.7.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.7.2 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less Than Significant Impact.

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be

about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

The SCAQMD has established multiple draft thresholds of significance though only one for industrial development is a quantified threshold. This single quantified threshold is 10,000 metric tons of CO₂E (MTCO₂E) per year for industrial projects. These draft thresholds include 1,400 metric tons of CO₂E (MTCO₂E) per year for commercial projects, 3,500 MTCO₂E per year for residential projects, 3,000 MTCO₂E per year for mixed-use projects, and 7,000 MTCO₂E per year for industrial projects.

Table 3-4 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-4, the CO₂E total for the project is 2,376 pounds per day or 1.07 MTCO₂E per day. This translates into a generation of approximately 390 MTCO₂E per year, which is below the threshold of 3,500 MTCO₂E for residential projects. The project's operational GHG emissions were calculated using the CalEEMod V.2016.3.2. The GHG emissions estimates reflect what a "retirement community" building of the same location and description would generate once fully operational. The type of activities that may be undertaken once the building is occupied have been predicted and accounted for in the model for the selected land use type.

In addition, the project's construction will result in a generation of 5,948 pounds per day, or 2.69 metric tons per day of CO₂E. This translates into a generation of approximately 982 MTCO₂E per year. When amortized over a 30-year period, these emissions decrease to 32.73 MTCO₂E per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true GHG emissions. As shown in the table, the project's total operational emissions would be 422.73 MTCO₂E per year, which is still below the threshold of 3,500 MTCO₂E per year for residential projects. The aforementioned estimate of operational GHG emissions does not take into account the existing dwelling units that occupy the site. When taking the existing dwelling units into account, the net increase in GHG emissions will be less.

Table 3-4
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-term Area Emissions	8.03	--	--	8.23
Long-term Energy Emissions	279.50	--	--	281.16
Long-term Mobile Emissions	2,084.17	0.1043	--	2,086.78
Total Long-term Emissions	2,371.71	0.1175	--	2,376.17
Total Construction Emissions	5,920.26	1.19	--	5,948.42
Total Long-term Emissions (MTCO ₂ E) with Amortized Construction Emissions				422.73 MTCO₂E per year
Thresholds of Significance				3,500 MTCO₂E per year

Source: CalEEMod V.2016.3.2

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? • Less Than Significant Impact.

The City of Monterey Park adopted a Climate Action Plan (CAP) in 2012. The CAP was the first step in the City's development of a long-range, comprehensive plan to move from business-as usual growth and current development practices to a more sustainable model of growth and development. Actions at the local level are important because local jurisdictions hold a unique and influential position in the day-to-day activities of local residents and businesses. This allows local jurisdictions to design and implement a wide range of strategies that help to combat climate change locally, which is supported and informed by larger Federal, regional, and State efforts.

The CAP's primary purpose is to aid local governments in the identification of those strategies that are unique to the community as a means to achieve GHG emission reductions. The CAP is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. The requirements are rooted in the California Global Warming Solutions Act that are designed to reduce California's GHG emissions to 1990 levels by 2020.⁷² The Monterey Park CAP includes the following five categories of GHG reduction strategies:

- *Building Efficiency Measures.* Energy that is used to cool, heat, and power homes and business account for up to 24% of total community's GHG emissions. These measures (designated as E1 through E4) will assist the City to achieve the targeted GHG emission reductions.
- *Increased Renewable Energy Generation Measures.* Green building and energy conservation practices are creating a new framework for how people can save energy. This energy consumption may be accomplished by reducing the building's overall energy demand (by using energy efficient appliances), creating an energy-efficient building using properly sealed doors, windows, and ducts, and installing renewable energy technologies (such solar water heaters and solar panels). The City's corresponding strategies are referred to as R1 and R2.
- *Land Use Measures.* Land use patterns can affect the modes of transportation used to move within a City. Where there are many services and amenities located near residential or employment centers, the opportunity to walk, bike, or use public transit increases. By encouraging mixed-use development and more development concentrated near transit facilities (refer to LU 1 and LU 2); substantial reductions in GHG may be realized.
- *Transportation Measures.* The transportation of goods and people accounted for approximately 63% of Monterey Park's GHG emissions in 2009. The majority of these trips (commuting, shopping, and recreational) are done in private automobiles. The City developed three primary actions (refer to measures T1 through T3) to help achieve the City's emissions-reduction goals.

⁷² The State Attorney General's Office has stated that community-wide GHG reduction targets should align with an emissions trajectory that Evaluates current GHG emissions and forecasts "business-as-usual" emissions.

- *Water Conservation/Waste Disposal Measures.* Less than five percent of the Monterey Park's GHG emissions are related to water use. The City has developed two main water conservation and waste disposal measures to aid in achieving the City's emissions-reduction goals. Each of these strategies (W1 and W2) indicates how the City intends to achieve the targeted GHG emission reductions by 2020.⁷³

The aforementioned programs will be the CAP elements that may translate into a direct or indirect physical impact on the on the environment. The CAP's programs are summarized below and on the following pages in Table 3-5.

Table 3-5
Monterey Park's Climate Action Plan Programs

Program	Description	GHG Reductions
Building Efficiency Measures E1. Efficiency Requirements for New Development	The City, in coordination with the California Building Standards Commission and the California Energy Commission, will adopt energy efficiency regulations for new construction projects that comply with the Tier I energy efficiency standards. The Tier I energy efficiency standards require a building's energy performance to exceed Title 24 standards by 15% for both residential and nonresidential development.	The project will be constructed using energy efficient lighting.
Building Efficiency Measures E2. Building Retrofits	Approximately 25% of total GHG emissions in Monterey Park are the result of energy used for commercial and residential buildings. Because increasing building energy efficiency can significantly reduce GHG emissions, there are a range of State and Federal incentives to help promote implementation of these upgrades. The City is also considering making energy efficiency retrofits a condition of sale, which would greatly increase the level of GHG reductions achievable.	The project will be constructed using energy efficient lighting and appliances.
Building Efficiency Measures E3. Appliance Upgrades	The City will partner with SCE, the Southern California Gas Company, and the Metropolitan Water District to provide to increase awareness about rebate and incentive programs, the efficiencies that may be gained from Energy-Star-rated appliances, and the cost savings associated with Energy Star appliances.	All of the appliances that will be provided for the project will be energy efficient.
Building Efficiency Measures E4. Smart Meters	Emerging energy management systems or Smart Meters are currently being installed by SCE as a means to improve how electricity consumption is managed. These Smart Meters will eventually provide utility customers with access to detailed and instantaneous energy use and cost information, new pricing programs based on peak-energy demand, and the ability to program home appliances and devices to respond to cost, comfort, and convenience.	The project Applicant will be required to install smart meters to control electricity consumption.

⁷³ City of Monterey Park and AECOM. *City of Monterey Park Climate Action Plan*. [Revised Public Draft] January, 2012.

**Table 3-5
Monterey Park's Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
Increased Renewable Energy Generation Measures R1. Solar Water Heater	The California Solar Water Heating and Efficiency Act of 2007 (AB 1470) created a 10-year program aimed at installing solar water heaters in homes and businesses. AB 1470 was designed to lower the initial costs of purchasing a system.	Not Applicable to the Project.
Increased Renewable Energy Generation Measures R2. Solar Photovoltaic Systems	The City will promote PV installations to provide 5% of residential electricity and 2% of commercial electricity energy use from solar PV generation by 2020. The City will provide targeted outreach to developers and builders about renewable energy incentives and energy efficiency programs when they apply for permits.	Not Applicable to the Project.
Land Use Measures LU1. Mixed-Use Development	To meet the 0.5% VMT reduction target, the City will create incentives to facilitate new mixed-use development near existing and planned transit corridors. With a combination of existing commercial center retrofits and mixed-use infill development, the City may increase local access to goods and services along with transportation options to reach those amenities reducing the need for automobile trips.	The project site is located 330 feet south of a bus stop (Metro Line 70 at the corner of Chandler Avenue and Garvey Avenue) and 619 feet to the east of Atlantic Boulevard.
Land Use Measures LU2. Service Nodes	Through changes proposed under the new Zoning Ordinance, the City will provide more opportunities for walking, biking, and short-distance vehicular trips by allowing eating establishments, coffee shops, day care, dry cleaners, and other services to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the zoning code to allow for commercial and retail services in employment centers.	Not Applicable to the Project.
Transportation Measures T1.1. Lower Cost of Riding Transit	The City currently provides discounts to older adults on the purchase of transit passes, which are accepted locally and by regional transit providers. Pending funding availability, the City will expand the program to provide discounts to resident, such as students, or increase the subsidy in order to further promote transit use. Citywide VMT could be reduced 1% by 2020.	The project consists of senior housing. A total of 13 of the 54 units proposed will be reserved for low income households. The transit discounts will be available to the future residents.
Transportation Measures T1.2. Promote Use of Transit Network	The majority of the City's residents work outside of Monterey Park and most of those working in the City come from other areas. The City will develop marketing or outreach programs to promote increased use of the Spirit Bus and other transit options. The potential VMT reduction with the implementation of this measure is 1% by 2020.	Not Applicable to the Project.

Table 3-5
Monterey Park's Climate Action Plan Programs (continued)

Program	Description	GHG Reductions
Transportation Measures T2.1. Expand Pedestrian Network and Increase Bicycle Parking	The City will focus on implementation of traffic-calming projects and other necessary pedestrian amenities and safety improvements to enable walking as an attractive travel mode. In addition, the City will identify opportunities to install bicycle parking in public spaces or to modify existing parking requirements for bicycles, with the aim of increasing the supply of bicycle parking. These actions have the potential to reduce VMT in the City by 1.5% by 2020.	Not Applicable to the Project.
Transportation Measures T2.2. Provide End-Of-Trip Facilities	As part of this measure, the City will work with local employers to facilitate the expansion or provision of multimodal facilities. As part of the outreach, the City will spotlight the facilities offered to its own employees, which includes a ride-share program for employees. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.	Not Applicable to the Project.
Transportation Measures T3. Transportation Demand Management	The City will designate a TDM Coordinator who will be responsible for promoting these programs at local businesses, showcasing the current municipal program, and encouraging additional TDM at existing and future businesses. With up to a 3% of commute-related VMT reduction possible, this measure would equate to a 1.5% Citywide reduction in VMT by 2020.	Not Applicable to the Project.
Water Conservation and Waste Reduction Measures W1 Conserving Water	The City, in partnership with the San Gabriel Valley Water District, will continue to develop pilot or demonstration projects related to water conservation. The City will continue to work with the San Gabriel Valley Water District to complete irrigation and revegetation of medians throughout Monterey Park with water-efficient irrigation equipment and native vegetation.	There are mitigation measures included in Section 3.17 require the use of water efficient landscaping, appliances, and fixtures.
Water Conservation and Waste Reduction Measures W2. Reducing Waste	This program allows the City to meet the 50% landfill diversion mandate required by state law while providing a service to residents and businesses. In addition to the MRF program, the City has additional waste diversion and recycling programs, ranging from backyard composting/smart gardening workshops to participation in county-wide Household Hazardous Waste collection events.	Not quantified since the reduction is already being implemented.

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Revised Public Draft] January, 2012.

The proposed project will be required to comply with those pertinent CAP programs and measures. In addition, the project is consistent with both the Monterey Park Municipal Code and General Plan and will provide affordable housing.

It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁷⁴ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

3.7.3 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required.

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;

⁷⁴ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council’s member agencies.

- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List Site Cleanup (Cortese List).⁷⁵ In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).⁷⁶ A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.⁷⁷ The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the aforementioned lists.⁷⁸ The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency. Due to the nature of the

⁷⁵ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁷⁶ California State Water Resources Control Board. *GeoTracker*.
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=montereypark.ca>.

⁷⁷ CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=montereypark.

⁷⁸ United States Environmental Protection Agency. *Multisystem Search*. Site accessed October 5, 2018.

proposed project (senior housing), no hazardous materials beyond what is typically used in a household setting will be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

Multiple-family dwellings occupy the southern portion of the project site. According to the Los Angeles County Assessor, the on-site improvements were constructed and expanded between 1921 and 1953. In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). Therefore, the project's implementation will result in less than significant impact.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.

Due to the nature of the proposed project (a senior housing development), no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency.

In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). As a result, the potential impacts are considered to be less than significant.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.

The project site is located within one-quarter of a mile from a school. The nearest school is Ynez Elementary School, located 969 feet to the northeast of the project site along the south side of Garvey Avenue.⁷⁹ Because of the nature of the proposed use (a senior housing development), no hazardous or

⁷⁹ Google Earth. Website accessed October 5, 2018.

acutely hazardous materials will be emitted that may affect a sensitive receptor. As a result, no impacts from the future uses are anticipated. The project will involve the grading of the site and the removal of the existing on-site improvements. During these activities, lead and/or asbestos containing materials may be encountered though the handling, removal, and disposal are governed by State regulations. No additional mitigation is required and no impacts will occur.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.

The “Cortese List,” also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on an annual basis. The list is maintained as part of the DTSC’s Brownfields and Environmental Restoration Program referred to as EnviroStor. A search of the Envirostor Hazardous Waste and Substances Site List website was completed to identify whether the project site is listed in the database as a Cortese site. The site was not identified on the list.⁸⁰ Therefore, no impacts will result with the implementation of the proposed project and no mitigation is required.

E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.⁸¹ The site is not located within the designated Runway Protection Zone and the proposed project will not penetrate the airport’s 20:1 slope.⁸² Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing the aforementioned airport. The runway protection zones for approaches and takeoffs are 1,000 feet. This protection zone does not extend to the project site.

The proposed project will be 40 feet in height and will be exempt from Federal Aviation Administration (FAA) lighting requirements per FAA AC 70/7460-1L – Obstruction Marking and Lighting with Change. According to Federal Aviation Administration (FAA) and International Civil Aviation Organization (ICAO) tower lighting requirements, all structures exceeding 200 feet above ground level (AGL) must be appropriately marked with tower lights or tower paint. In addition, the Federal Communications Commission governs monitoring requirements. As a result, the proposed project’s implementation would

⁸⁰ CalEPA. DTSC’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Site accessed on October 5, 2018.

⁸¹ Google Earth. Website accessed October 5, 2018.

⁸² Los Angeles County Department of Regional Planning. Los Angeles County Airport Landuse Commission (ALUC), Airport Layout Plan. http://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf

not present a safety hazard to aircraft and/or airport operations at a public use airport, and no impacts will occur.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.⁸³ The project will not introduce a building that will interfere with the approach or take off of helicopters utilizing the aforementioned heliport. Helicopters typically take off and land in a vertical manner. Therefore, a building will need to be constructed directly over the existing helipad in order to represent a significant safety hazard. Since the proposed senior housing development will be restricted to the project site, no impacts will result.

G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will any designated emergency evacuation routes be closed to vehicular traffic as a result of the proposed project's implementation. The project contractors will be required to submit a construction and staging plan to the City for approval. Thus, no impacts on emergency response or evacuation plans will result from the project's construction.

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

As indicated previously, the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project site. There is no chaparral present on-site or within the adjacent properties that would result in a heightened wild land fire risk. The project site is located outside of any wildfire risk designation area.⁸⁴ As a result, no risk from wildfire is anticipated with the approval and subsequent occupation of the proposed project.

3.8.3 MITIGATION MEASURES

The environmental analysis determined that there may be a potential for hazardous materials to be encountered during the land clearance and grading phases of development. However, this removal, handling, and disposal are regulated through Federal, State, and County regulations. As a result, no mitigation is required.

⁸³ Google Earth. Website accessed October 5, 2018.

⁸⁴ Cal Fire. *Fire Hazard Severity Zone in SRA for Los Angeles County*.
http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf

3.9 HYDROLOGY & WATER QUALITY IMPACTS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project violate any water quality standards or waste discharge requirements?* • *Less than Significant Impact.*

A Low Impact Development Report (LID) dated August 13, 2016 was prepared for the project Applicant by Cal Land Engineering, Inc. According to the report, the project site in its current state is 36% impervious

and 64% pervious. Once constructed, the project site will be 88% pervious and 12% impervious. The increase in the amount of impervious surfaces could introduce additional sources of polluted runoff. Therefore, the project will include the installation of a Modular Wetlands Stormwater Filtration System that will filter out potential contaminants and reduce the volume of runoff discharged into the local storm drains.⁸⁵

The Modular Wetlands Linear biofiltration system emulates the function and benefits provided by natural wetlands through the incorporation of an advanced pre-treatment chamber that includes separation and pre-filter cartridges. In this chamber, sediment and hydrocarbons are removed from runoff before it enters the biofiltration chamber, in turn reducing maintenance costs and improving performance. Furthermore, the Modular Wetlands Liner system is a multi-stage stormwater treatment system. The stages that comprise the Modular Wetlands Linear system include screening, separation, pre-filtration, and biofiltration. The horizontal flow promoted by the linear system allows the runoff to enter the pre-treatment chamber, which removes stage sediment and hydrocarbons before entering the biofiltration area.⁸⁶ The runoff then passes through the wetland biofiltration chamber, which contains vegetation and soil atop of the chamber. The biofiltration areas will facilitate proper filtration and discharge of storm water runoff.⁸⁷ As part of the biofiltration device, an underground storage will be constructed to ensure the required volume is treated. Additionally, a sump pump will be constructed to pump water to on-site storm drain system. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). The stenciling and signage will prohibit the dumping of waste into the nearby drains. Water efficient irrigation will eliminate excess water discharge.

During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁸⁸ Adherence to the construction and post construction BMPs will ensure that all potential impacts remain at a level that is less than significant.

The project Applicant would also be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would connect to the City's MS4. The SWPPP would contain additional construction BMPs that would be the responsibility of the project Applicant to implement. Furthermore, the applicant would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. As a result, the potential impacts are considered to be less than significant.

⁸⁵ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁸⁶ Modular Wetlands. *Modular Wetlands System, Stormwater products*. <http://www.modularwetlands.com/stormwater-products/>

⁸⁷ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁸⁸ City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • Less than Significant Impact.

Grading related activities are not anticipated to deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. In addition, the proposed project will be connected to the City's water lines and is not anticipated to deplete groundwater supplies through the consumption of the water. As a result, no dewatering will occur as part of the proposed project's construction. Therefore no direct construction related impacts to groundwater supplies or groundwater recharge activities will occur. The project will continue to be connected to the City's water lines and will not result in a direct decrease in underlying groundwater supplies. Furthermore, the project's contractors will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant and no mitigation is required.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? • Less than Significant Impact.

The project site will maintain the existing drainage patterns and will continue discharge to the street through catch basins and curb drains located in the northwest corner of the property.⁸⁹ The project's implementation will reduce the amount of pervious surfaces on-site. The site in its current state is 64% pervious. Following construction, only 12% of the site will be pervious. The Applicant proposes to install a Modular Wetlands Linear biofiltration system to treat contaminated runoff and reduce the volume that will be discharged into the local storm drains. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Drainage for the subterranean parking garage will be provided by an underground storage tank, which will receive all of the runoff generated on-site. Excess water will be pumped from the underground storage chamber to local storm drains via a sump pump.

The closest body of water to the project site is the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹⁰ The proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel. No other bodies of water are located in and around the project site. As a result, the impacts are considered to be less than significant.

⁸⁹ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁹⁰ Google Earth. Website accessed October 5, 2018.

- D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? • No Impact.*

Implementation of the proposed project will decrease the amount of pervious surfaces on-site. The project will include the installation of a Modular Wetlands Linear system to filter out contaminants and accommodate the additional runoff. This storm water runoff control will reduce runoff flow rates and volume over the present conditions. Once operational, runoff will continue to drain into storm drains located along Chandler Avenue, though the volume of runoff will be less than the present amount. In addition, the proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹¹ No other bodies of water are located in and around the project site. As a result, no impacts are anticipated.

- E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? • Less Than Significant Impact.*

Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system because the implementation of the proposed project will include the installation of a Modular Wetlands Linear system. The vegetation used in the Modular Wetlands system will filter polluted runoff. From there, the filtered runoff will either be absorbed by the vegetation or diverted into the local storm drains. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). During construction, the contractors must adhere to the minimum BMPs for construction sites. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁹² Implementation of the above-mentioned BMPs will reduce potential impacts to levels that are less than significant.

- F. Would the project otherwise substantially degrade water quality? • No Impact.*

Adherence to the BMPs discussed in Sections 3.9.2.A, 3.9.2.B, and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. Furthermore, the Modular Wetlands system and pre-treatment grate inlet filters will remove potential contaminants that may be present in surface runoff. As a result, no other impacts are anticipated.

⁹¹ Google Earth. Website accessed October 5, 2018.

⁹² City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁹³ As a result, no impacts related to flood flows are associated with the proposed project's implementation.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁹⁴ Therefore, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows and no impacts will occur.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? • Less than Significant Impact.

Per the Monterey Park General Plan, the areas surrounding the Garvey Reservoir and Laguna Basin are at risk for flooding following a dam failure.⁹⁵ According to the General Plan, the Garvey Reservoir is contained by two dams, the north dam and the south dam. Should the north dam fail, the flood waters would cascade down the hillside into two directions. Flood waters would either flow east down the adjacent hillsides, or flow north to Garvey Avenue, affecting the properties located between Alhambra Avenue and New Avenue. The project site is located outside of the aforementioned flood boundaries for the Garvey Reservoir (refer to Exhibit 3-7). As a result, the potential impacts related to dam and/or levee failure are considered to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The City of Monterey Park and the project site are located inland approximately 21 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁹⁶ A seiche in the Laguna Channel is not likely to happen due to the volume of water present. Lastly, the project site will not be subject to mudslides because the project site and surrounding areas are generally level. As a result, no impacts are likely to occur.

⁹³ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁹⁴ Los Angeles Department of Public Works and FEMA.

⁹⁵ City of Monterey Park General Plan. Safety and Community Services Element. Flood and Dam Inundation Hazards and Los Angeles County Department of Public Works and ESRI. 2014.

⁹⁶ Google Earth. Website accessed October 5, 2018.

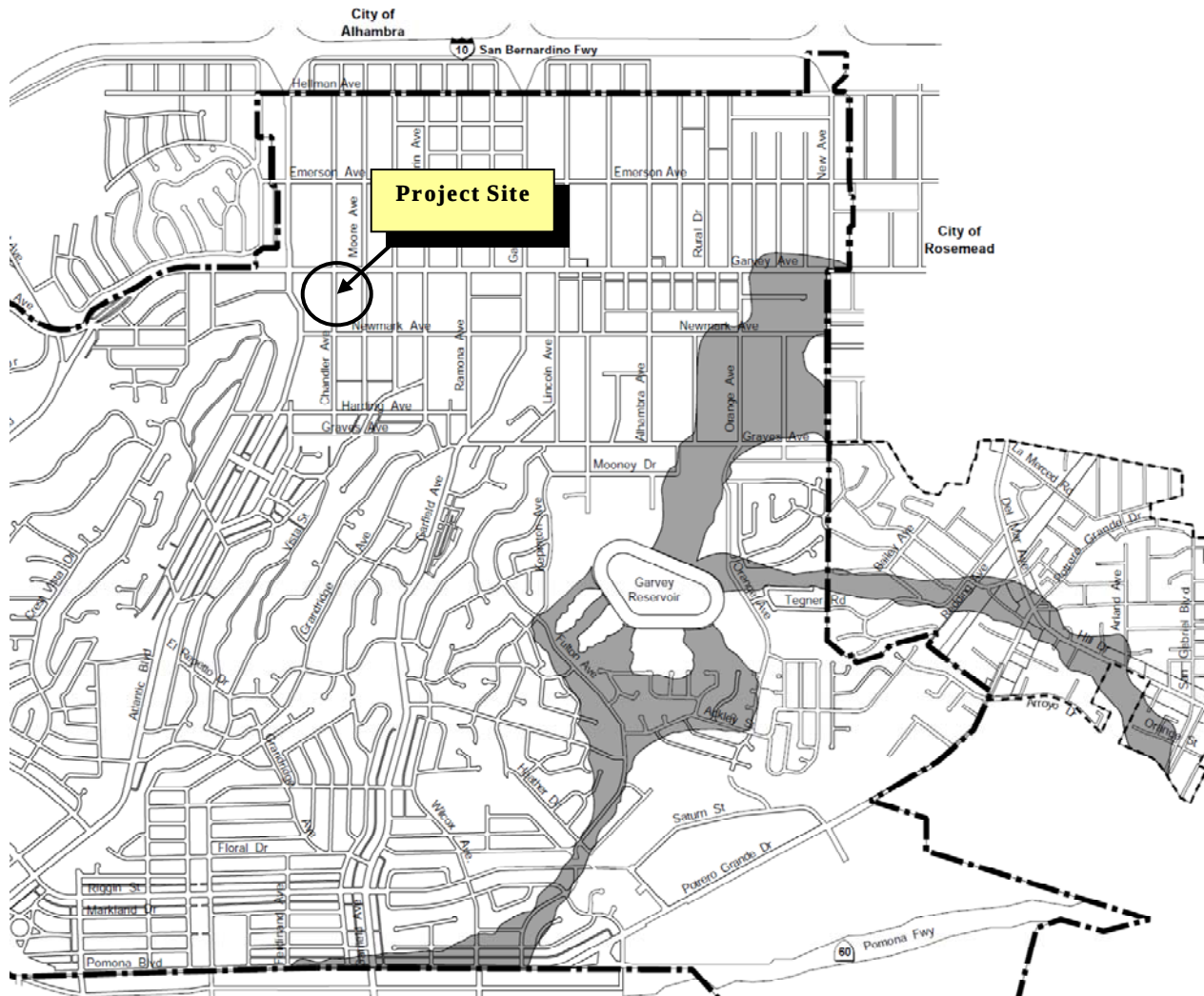


EXHIBIT 3-7
GARVEY RESERVOIR INUNDATION MAP
Source: City of Monterey Park General Plan

3.9.3 MITIGATION MEASURES

The implementation of the proposed project will not result in any significant adverse impacts related to hydrology and water quality. The project Applicant will be required to implement the construction BMPs discussed in Section 3.9.2.A. These construction BMPs will prevent the discharge of polluted runoff into the local storm drain system. The Applicant will also be required to implement the post construction BMPs identified in the previous subsections. The BMPs will prevent the contamination of runoff once the project is occupied. As a result, no additional mitigation measures are required.

3.10 LAND USE IMPACTS

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use?* • *Less than Significant Impact.*

The project site is currently zoned as *High Density Residential* (R-3) (refer to Exhibit 3-8 for the zoning map). The project site's General Plan land use designation is *High Density Residential* (HDR) (refer to Exhibit 3-9). The project is neither consistent with the site's underlying zoning district, nor is it consistent with the development standards identified for the R-3 zone. For this reason, the implementation of the project will require the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site; a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development; an Affordability Covenant (AC) to maintain the development as an affordable housing development; an Affordable Housing Density Bonus Agreement to permit the utilization of a density bonus; a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums; and a design Review approval for a project greater than 10,000 square feet.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the maximum permitted height of 30 feet or two stories for the R-3 zone. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15).

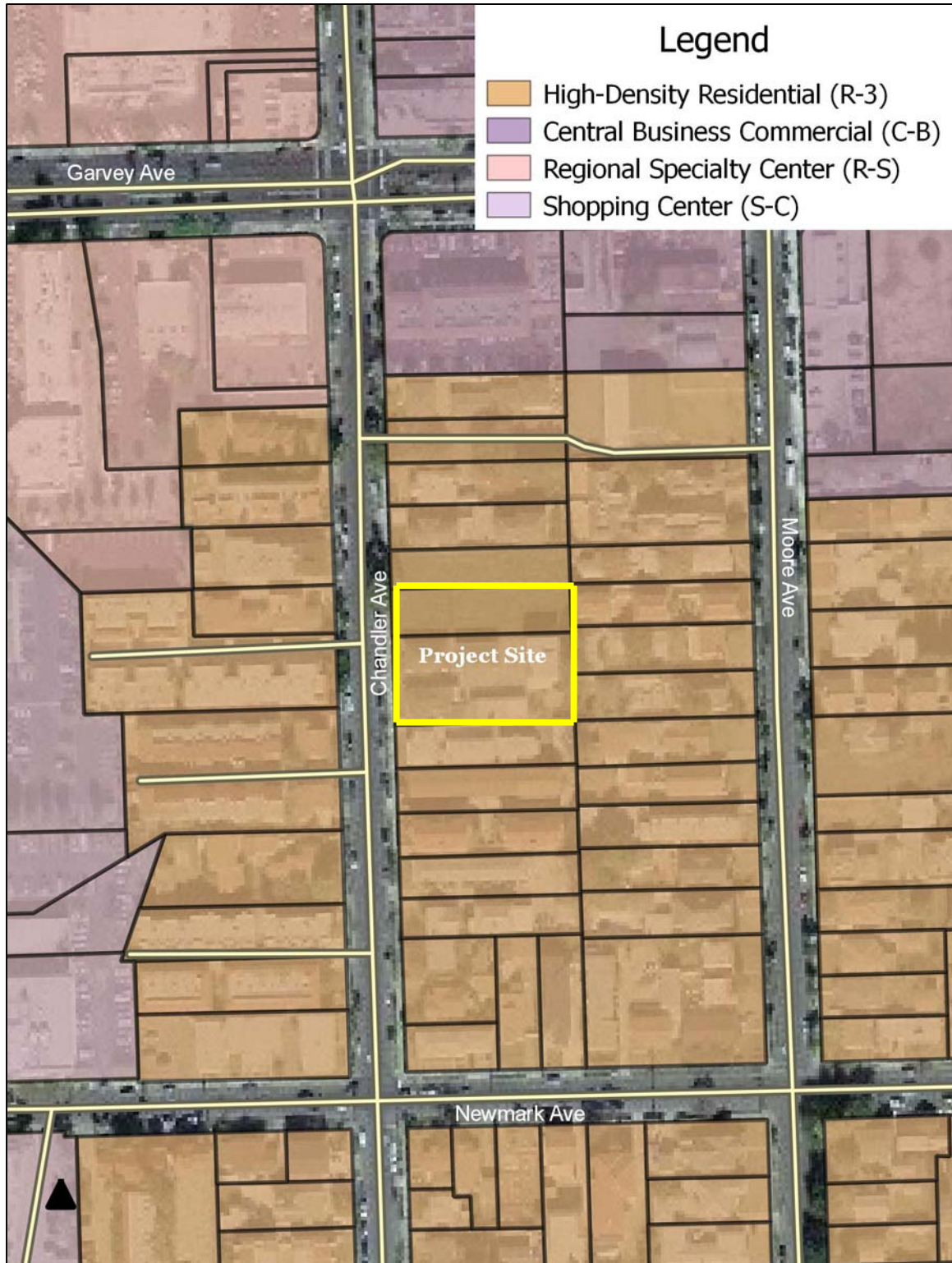


EXHIBIT 3-8 ZONING MAP

Source: City of Monterey Park and Quantum GIS

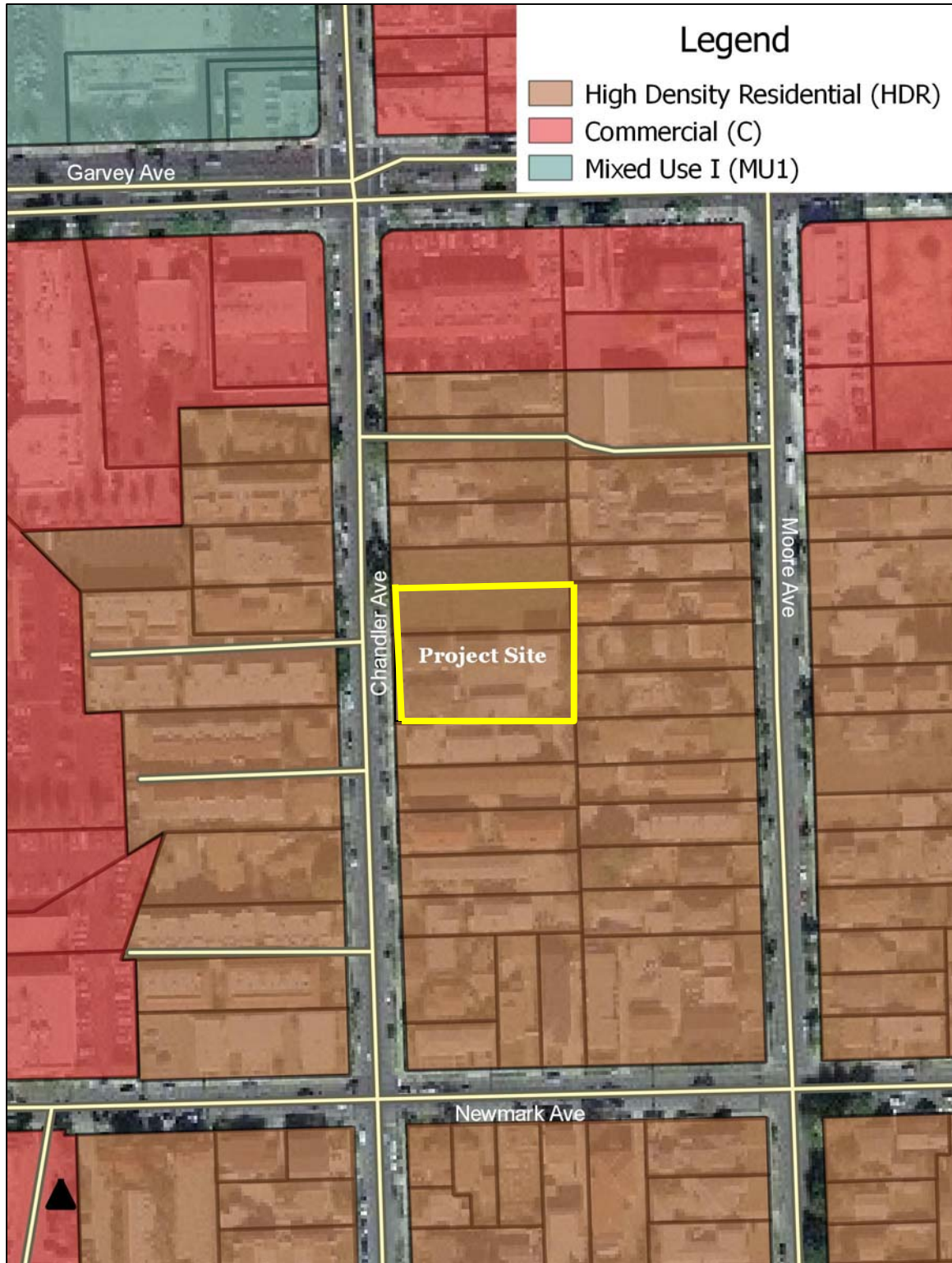


EXHIBIT 3-9
GENERAL PLAN MAP
Source: City of Monterey Park and Quantum GIS

The new building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁷ Although the project exceeds the R-3 zone's height and density requirements, the project is consistent with the development standards provided for the S-C-H overlay zone. The approval of the Zone Change, CUP, and Density Bonus will permit the construction and occupation of the proposed project. Therefore, the project's implementation is expected to result in impacts that will be less than significant.

B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.

The project as it is currently proposed is not permitted within the R-3 zone without the S-C-H Overlay. In addition, the project's design elements do not conform to the development standards set for the R-3 zone. In order to permit the construction and occupation of the project, a number of discretionary actions are required. These discretionary actions include the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone; a Conditional Use Permit (CUP); a Tentative Parcel Map (TPM); and a design Review approval.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the zone district's maximum permitted height of 30 feet or two stories. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15). The building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁸ The project exceeds the R-3 zone's height and density requirements. The implementation of the Zone Change will permit the construction and operation of the project. All of the project elements are consistent with the development standards provided for the S-C-H overlay zone. The project does not exceed the maximum permitted height or density for the S-C-H overlay. Additionally, the project site is not subject to a local coastal program or a specific plan.⁹⁹ The project's impacts are considered to be less than significant because the project will not be in conflict with any applicable zoning and development standards upon the approval of the aforementioned discretionary actions.

C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? • No Impact.

The closest Significant Ecological Area (SEA) to the project site is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from

⁹⁷ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

⁹⁸ Ibid.

⁹⁹ Google Earth. Website accessed October 5, 2018.

the project site.¹⁰⁰ The construction and operation of the proposed project will not affect the Whittier Narrows Dam County Recreation Area SEA. Therefore, no impacts will occur.

3.10.3 MITIGATION MEASURES

The analysis of land use and development impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.11 MINERAL RESOURCES IMPACTS

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? • No Impact.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located on-site or in the vicinity of the project site.¹⁰¹ The nearest well is located 0.55 miles to the north of the project site along Chandler Avenue.¹⁰² The well is presently plugged and abandoned.¹⁰³

In addition, according to SMARA, study area maps prepared by the California Geological Survey, the City of Monterey Park is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).¹⁰⁴ However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the

¹⁰⁰ Google Earth. Website accessed October 5, 2018.

¹⁰¹ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>

¹⁰² Google Earth. Website accessed August 1, 2016.

¹⁰³ California, State of. Department of Conservation. *Well Details*. <https://secure.conservation.ca.gov/WellSearch/Details?api=03705318>

¹⁰⁴ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

project site is not located in an area where there are significant aggregate resources present.¹⁰⁵ In addition, the project site is not located in an area with active mineral extraction activities. As a result, no impacts to mineral resources will occur.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan? • No Impact.

A review of the San Gabriel Valley P-C region MRZ-2 map indicated that the project site is not located in an area that contains aggregate resources.¹⁰⁶ Therefore, the project's implementation will not contribute to a loss of availability to locally important mineral resources. Furthermore, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, no impacts will result with the implementation of the proposed project.

3.11.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.12 NOISE IMPACTS

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, where the project would expose people to excessive noise levels; or,

¹⁰⁵ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

¹⁰⁶ Ibid.

- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* • *Less than Significant Impact with Mitigation.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB is the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-10. An interior CNEL of 45 dB is mandated for all multiple family residential uses pursuant to Title 24 of the California Code of Regulations. This interior noise level standard of 45 dB is also considered to be a desirable noise exposure limit for single-family residential development.¹⁰⁷ The typical noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dB (CNEL) is generally the noise/land use compatibility guideline for new residential dwellings.

In most urban environments, an exterior noise level of 65 dB CNEL is, therefore, considered a good indicator of acceptable noise exposure for sensitive land uses while 70 to 75 dB (CNEL) are appropriate for less noise-sensitive commercial and industrial land uses, respectively. The ambient noise levels in the vicinity of the project site are dominated by traffic on the adjacent roadways and noise emanating from the surrounding residential uses. MPMC § 9.53.040 includes the following regulations:

- No person shall, at any location within the City, create nor allow for the creation of noise on any property which causes the noise level to exceed the applicable noise standards except as set forth in this section.
- The noise standards that are applicable to the residential zones establishes the allowable noise levels for the daytime, evening, nighttime, and morning periods. The allowable noise levels are 55 dBA between 7:00 AM and 10:00 PM and 50 dBA between 10:00 PM and 7:00 AM.
- If the intruding noise source is continuous and cannot be reasonably discontinued for sufficient time in which the ambient noise level can be determined, the above presumed ambient noise levels shall be used.
- If the property where the noise is received is located on the boundary between two different noise zones, the lower noise level standard applicable to the quieter zone shall apply.

¹⁰⁷ California Building Standards Commission. Guide to Title 24 California 2013 Building Standards Code. 2014

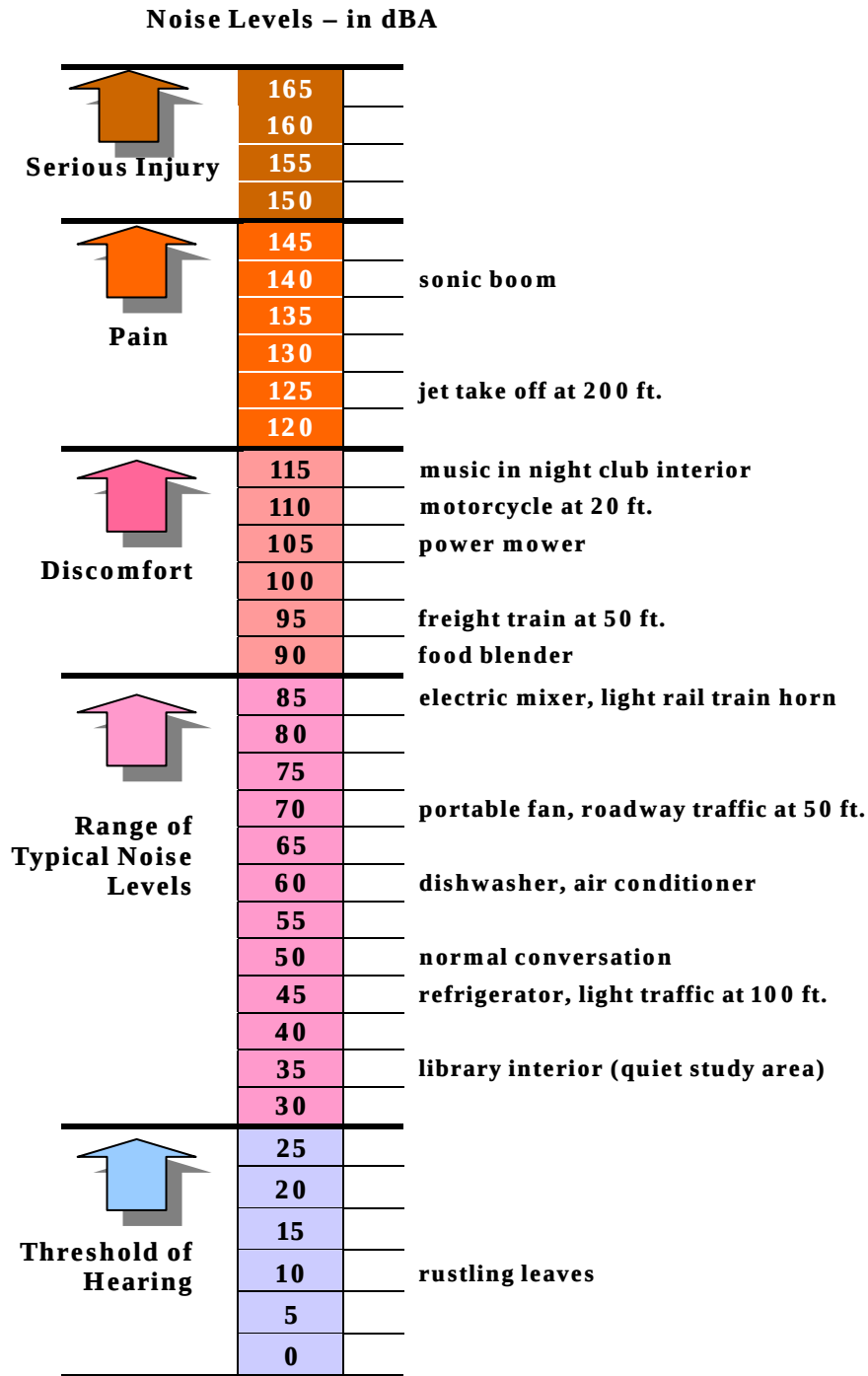


EXHIBIT 3-10 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

A Westward Digital Sound Level Meter Model: 5URG5 was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along the east side of Chandler Avenue in front of the project site. The results of the survey are summarized in Table 3-6. The measurements were taken on a Tuesday afternoon at 2:00 PM. Table 3-6 indicates the variation in noise levels over time during the measurement period.¹⁰⁸

Table 3-6
Noise Measurement Results

Noise Metric	Noise Level (dBA)
L ⁵⁰ (Noise levels <50% of time)	58.9 dBA
L ⁷⁵ (Noise levels <75% of time)	60.6 dBA
L ⁹⁰ (Noise levels <90% of time)	62.2 dBA
L ⁹⁹ (Noise levels <99% of time)	65.2 dBA
L _{min} (Minimum Noise Level)	54.6 dBA
L _{max} (Maximum Noise Level)	73.0 dBA
Average Noise Level	59.3 dBA

Source: Blodgett Baylosis Environmental Planning.
July 2016

As shown in Table 3-6, the average noise levels along Chandler Avenue during the measurement period was 59.3 dBA. The project site is located outside of the 65 CNEL boundaries for the Garvey Avenue and Newmark Avenue right-of-ways. However, the average ambient noise levels of 59.3 dBA are higher than the 55 dBA discussed in the Noise Standards section of the City's noise regulations. These noise levels will decrease once the project is constructed, since the walls, windows, and doors will properly attenuate the noise.

Future sources of noise generated on-site will include noise from vehicles and trucks traveling to and from the proposed project and from future residents, visitors, and employees. Noise associated with vehicles such as starting, idling, car alarms, and music is not likely to affect the adjacent sensitive receptors because the vehicles will be located below grade in a subterranean parking garage. The walls and gate of the parking structure will adequately attenuate noise emanating from vehicles. Nevertheless, the following mitigation will be required to control potential sources of nuisance noise:

- Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install "silent alarms" for the building.
- All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

¹⁰⁸ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

- Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.
- Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Adherence to the operational noise mitigation will reduce potential impacts to levels that are less than significant.

B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels? • Less than Significant Impact.

The abutting residential development may potentially be impacted from ground borne vibration and noise (primarily from the use of heavy construction equipment). As noted in Subsection 3.12.2.D, the noise levels from construction are estimated to average 106.4 dBA. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Mitigation has been provided in Subsection 3.12.2.D to alleviate potential noise impacts generated during the project's construction phase. In addition, vibration from construction equipment will not affect the nearby residents. The distances of the existing buildings from the construction activity areas would largely attenuate the effects of construction-borne vibration (refer to Subsection 3.12.2.D for a more detailed analysis).

The future tenants will be required to adhere to the City's noise control requirements. When considering the traffic generated by the existing use, the *net increase* in traffic will be 133 daily trip ends, 34 morning (AM) peak hour trips, and 42 evening (PM) peak hour trips. These levels are far less than the doubling of traffic that would be required to generate a perceptible increase in traffic noise.¹⁰⁹ The proposed project will not result in the exposure of people to the generation of excessive ground-borne noise once the project is occupied due to the nature of the proposed use (no heavy machinery or equipment are anticipated to be in operation once the project is complete). As a result, the potential impacts will be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The traffic generated by the proposed use will be 186 daily trip ends including 38 morning (AM) peak hour trips, and 47 evening (PM) peak hour trips. The existing use generates 53 total trips and 4 AM trips and 5 peak hour trips. The project's traffic volumes will not be great enough to result in an increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

¹⁰⁹ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

D. Would the project result in a substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact with Mitigation.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-11. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.¹¹⁰ The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. The model assumes a recommended 5.0 dBA reduction for the wall that is located along the project site's boundaries. As indicated by the model, the project's construction will result in average ambient noise levels of up to 106.4 dBA at the nearest sensitive receptor.

Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernable vibrations at moderate levels, and actual building damage at the highest levels.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernable in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Vibration in buildings caused by construction activities may be perceived as motion of building surfaces or rattling of windows, items on shelves, and pictures hanging on walls. Building vibration can also take the form of an audible low-frequency rumbling noise, which is referred to as ground-borne noise. Ground-borne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when the structure and the construction activity are connected by foundations or utilities, such as sewer and water pipes.

The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within building such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible ground borne vibration include construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which the general threshold where minor damage can occur in fragile buildings.¹¹¹

¹¹⁰ USEPA, Protective Noise Levels. 1971.

¹¹¹ Federal Transit Administration Noise and Vibration Impact Assessment, May 2006.

Typical noise levels 50 ft. from source

			70	80	90	100
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrapers, Graders				
		Pavers				
		Trucks				
	Materials Handling Equipment	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	Stationary Equipment	Pumps				
		Generators				
		Compressors				
Impact Equipment	Pneumatic Wrenches					
	Jack Hammers					
	Pile Drivers					
Other Equipment	Vibrators					
	Saws					

EXHIBIT 3-11 TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

Table 3-7, shown on the following page, summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. Therefore, adherence to the mitigation provided later in this subsection which restricts the route of empty haul trucks and other construction vehicles will reduce potential vibration impacts.

Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

**Table 3-7
Common Effects of Construction Vibration**

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for person exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table

3-8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (velocity in decibels 0.5 inches per second [inches/sec]) or higher is considered safe and would not result in any construction vibration damage. At a distance of 60 feet, the on-site pile driving would generate a vibration level of up to 0.25 in/sec.¹¹² Significant grading activities will occur throughout the project site. The project will include the installation of a single level subterranean parking garage. The nearest sensitive receptors are the residential units located to the north, south, east, and west of the project site.

Table 3-8
Vibration Source Levels for Construction Equipment

Construction Equipment		PPV @25 ft. (inches/sec.)	Noise Levels (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

The proposed project will include the installation of a single level subterranean parking garage. In order to accommodate the building foundations and basement level parking, the underlying soils/fill material will be excavated. The use of heavy grading equipment may result in the generation of excessive vibration. In addition, vibration resulting from the operation of empty haul trucks may affect the residents located along Chandler Avenue. Strict adherence to the mitigation described below will reduce the number of houses and residents potentially affected by ground-borne vibration. As a result, the following mitigation is required:

- The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

¹¹² Federal Transit Administration. *Transit Noise and Vibration Impact Assessment*. May 2006.

- The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.
- The Applicant must provide signage placed on the site's main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community and Economic Development Director, or designee.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.¹¹³ The proposed project is not located within the Runway Protection Zone (RPZ) for the San Gabriel Valley Airport.¹¹⁴ Furthermore, the project site is located outside of the 65 CNEL noise contour boundaries for the aforementioned airport. Thus, the project will not expose future residents and visitors to excessive noise levels and no impacts will occur.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.¹¹⁵ All noise emanating from the aforementioned heliports will gradually lose intensity according to the phenomenon of "spreading loss." The project site's distance from the aforementioned heliports will help reduce potential noise associated with the approach and take off of helicopters. As a result, the project will not expose future residents and visitors to excessive noise levels and no impacts are anticipated.

¹¹³ Google Earth. Website accessed October 5, 2018.

¹¹⁴ Los Angeles County Department of Regional Planning. *Los Angeles County Airport Land Use Plan, Hawthorne Airport Influence Area Map*. http://planning.lacounty.gov/assets/upl/data/pd_alup.pdf

¹¹⁵ Google Earth. Website accessed October 5, 2018.

3.12.3 MITIGATION MEASURES

The following measures will further ensure that on-site construction and operational activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure 9 (Noise Impacts). Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install “silent alarms” for the building.

Mitigation Measure 10 (Noise Impacts). All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

Mitigation Measure 11 (Noise Impacts). Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.

Mitigation Measure 12 (Noise Impacts). Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Mitigation Measure 13 (Noise Impacts). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

Mitigation Measure 14 (Noise Impacts). The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

Mitigation Measure 15 (Noise Impacts). The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure 16 (Noise Impacts). The Applicant must provide signage placed on the site’s main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City’s Community and Economic Development Director, or designee.

3.13 POPULATION & HOUSING IMPACTS

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?* • No Impact.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts are described below:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently occupied by multiple-family units. In addition, the site is located in the midst of an urban area.
- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways and sidewalks. The new driveway that will be provided will only serve the project and its future residents.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development.
- *Major off-site public projects (treatment plants, etc.).* The project is a proposal to construct 54 condominium units on a 0.81-acre lot. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is occupied by eight market rate housing units that will be replaced by 54 new residential units, including 13 new affordable units.

- *Additional population growth leading to increased demand for goods and services.* The project will result in a potential population increase of up to 194 new residents. This incremental increase in the City's population will lead to an increase in demand for municipal services, though the payment of all required development impact fees will help alleviate the marginal increase in demand.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is an infill development that will utilize existing roadways and infrastructure. The new utility lines that will be provided will not extend into undeveloped areas and will not result in unplanned growth. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.¹¹⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).¹¹⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents. As a result, no impacts will occur.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.

There are currently eight residential units located within the project site.¹¹⁸ These units must be demolished to accommodate the proposed project. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. Seniors will be the only permitted occupants of the project. A total of 41 units will be market rate. The remaining 13 units will be below market rate.¹¹⁹

The Affordability Covenant is required for the 13 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 13 units remain affordable for specified period of time. According to California Law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income. The project's implementation will be beneficial in providing affordable senior housing units. As a result, no impacts related to housing dislocation will occur.

¹¹⁶ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

¹¹⁷ United States Census Bureau. *Quickfacts for Monterey Park.* <http://www.census.gov/quickfacts/table/AGE775215/0648914.06>

¹¹⁸ Blodgett Baylosis Environmental Planning. Site Survey (Site survey was conducted on July 5, 2016).

¹¹⁹ Ibid.

C. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?* • *Less than Significant Impact.*

As indicated in the previous subsection, there are eight residential units located within the project site. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. This project will also include 13 affordable units, which will provide the City with much needed housing options. As a result, the potential population displacement impacts are considered to be less than significant.

3.13.3 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

3.14 PUBLIC SERVICES IMPACTS

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *governmental services*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The City maintains its own fire department with fire stations located at the Civic Center, on Monterey Pass Road, and on Garfield Avenue. The three stations include the following:

- *Monterey Park Station 61* is located at 350 W. Newmark Avenue. This station houses Quint 61, Engine 61, and Rescue Ambulance 61.¹²⁰ This station is located approximately 0.24 miles to the southeast of the project site.
- *Monterey Park Station 62* is located at 2001 S. Garfield Avenue. This station houses Engine 62, and Rescue Ambulance 62. This station is located approximately 1.39 miles to the southeast of the project site.
- *Monterey Park Station 63* is located at 704 Monterey Pass Road. This station houses Engine 63 and is located approximately 1.26 miles to southwest of the project site.

These stations allow for an average response time for “fire calls” of 5.01 minutes and an average response time of 4.37 minutes for emergency service calls.¹²¹ The Department also maintains standards to assist in fire prevention and protection throughout the City.

These standards are consistent with the California Fire Code, which has been adopted by the Monterey Park Municipal Code. All future development within the City is subject to the requirements of Title 17 (Fire Code), as adopted by the Monterey Park Municipal Code. The proposed project will place an incremental demand on the Department’s services with the greatest potential increase being related to requests for paramedic assistance. The new residential complex will be fully sprinklered and fire hoses, extinguishers, and other fire suppression equipment will be provided. The Fire Department will also review the pertinent construction plans to ensure that their requirements are being adhered to. The Fire Department must also review the business safety plan, fire and emergency lanes, employee safety programs, and the building evacuation plan.

Due to the nature of the proposed project (senior housing), an increase in the amount of emergency calls may result with the implementation of the proposed project. All of the new residents will be older (aged 55+) and may be more susceptible to life threatening illnesses. The frequency of calls and first responder trips will increase over the current amount, though the increase will not be enough to impact response times and service ratios. As a result, the potential impacts are considered to be less than significant.

¹²⁰ A “quint” refers to a combination fire service apparatus that serves the dual purpose of an engine and a ladder truck.

¹²¹ City of Monterey Park Website <http://www.montereypark.ca.gov/138/Operations>. Website accessed on October 5, 2018.

- B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection? • Less than Significant Impact.*

Monterey Park has had its own police department since 1916 when the City was incorporated. The Police Department operates out of its facility located in the Civic Center. The Police Department is a full service police agency with 72 sworn police officers and 46 civilian personnel supported by over 100 community volunteers through the police reserves, emergency communications, citizen patrol, explorer programs, and other civilian volunteers. The Police Station is located approximately 0.28 miles to the southeast of the project site.

The project Applicant proposes to construct a 54-unit senior housing development. The frequency of emergency calls may increase due to the age of the future tenants (aged 55+). However, the increase in the number of calls will not affect emergency response times or service ratios. In addition, the Applicant will provide security cameras and surveillance equipment will be installed throughout the common areas. The Police Department will review the plans and specifications to ensure that Department policies and requirements are adhered to. The Police Department will also review the alarm systems and monitoring equipment, security camera placement, and on-site security personnel requirements. The aforementioned standard conditions will reduce the potential impacts to levels that are less than significant.

- C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? • Less than Significant Impact.*

Due to the nature of the proposed project (senior citizen's housing), no increase in demand for local school services will result. The project is designed to serve and house senior citizens and no children are permitted to inhabit the new residential development. In addition, the Applicant will not provide amenities that cater to children or families. Nevertheless, the Applicant will be required to pay school impact fees for construction of new facilities in accordance with applicable law to mitigate school impacts before the City issues building permits. Evidence of payment of the school fees must be submitted to the Planning Division. As a result, the impacts will be less than significant.

- D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services? • Less than Significant Impact.*

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. However, the project may indirectly lead to an increase in usage of other government facilities such as parks and the City library if future residents elect to use the aforementioned services and facilities. As a result, the impacts will be less than significant.

3.14.3 MITIGATION MEASURES

The analysis of potential public service impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.15 RECREATION IMPACTS

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • *Less than Significant Impact.*

The City of Monterey Park Recreation and Parks Department is responsible for the maintenance and operation of the City's public parks and recreational facilities.¹²² The nearest park to the project site is Barnes Park located approximately 0.26 miles to the southeast of the project site. Barnes Park is located at 350 South McPherrin Avenue and includes approximately 17 acres. Improvements located within this park include a community center, basketball gym, a memorial bowl, a sheltered picnic pavilion, an Olympic-sized pool, a lighted softball field, tennis courts, and a children's play area. Granada Park, located within the corporate boundaries of the City of Alhambra, is located 0.88 miles to the northwest of the project site. The aforementioned parks may experience an increase in usage by seniors who chose to use the parks for group exercise.

This increase in demand is not anticipated to affect the aforementioned parks because the project will be provided with adequate amounts of private and common open space. The project will also include the dedication of a 6,180 square-foot courtyard. This courtyard will be located in the center of the proposed development and will host various group activities. Since the project will be provided with both common and private open space, the project's implementation will not lead to a measurable increase in demand for park services and facilities. The project Applicant will be required to pay Quimby Act fees (park development fees) to the City to offset any potential impacts to the City's parks and recreation facilities. The payment of all pertinent park development and/or Quimby Act fees will reduce potential impacts to parks and recreational facilities to levels that are less than significant.

¹²² City of Monterey Park Website. <http://www.montereypark.ca.gov/Facilities>. Website accessed on August 25, 2016.

- B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • Less than Significant Impact.*

Implementation of the proposed project would not physically affect any existing parks and recreational facilities in the City. The nearest public park is Barnes Park, located approximately 0.26 miles to the southeast. The project Applicant will be required to pay all pertinent Quimby Act fees and/or park development fees to the City to offset any potential impacts to the City's parks and recreation facilities. The current Quimby Fee is \$2,611 per unit. In addition, the project will also include 11,791 square feet of open space and 5,616 square feet of private open space. As a result, on park facilities is expected to be less than significant.

3.15.3 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; and,
- Results in a conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

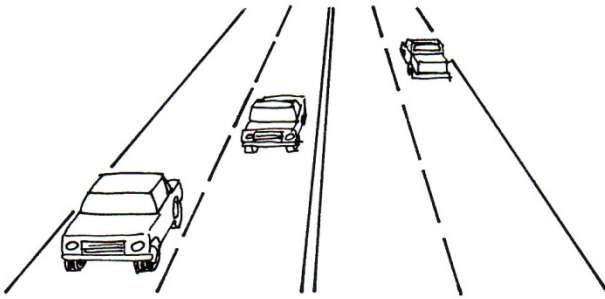
The nearest signalized intersections sections include Atlantic Boulevard/Emerson Avenue and Atlantic Boulevard/Garvey Avenue. The nearest unsignalized intersections to the project site include Chandler Avenue/Garvey Avenue (south of the project site) and Chandler Avenue/Emerson Avenue (north of the project site).

The concept of roadway level of service under the ICU methodology is calculated as the volume of vehicles at the critical movements that pass through the facility divided by the capacity of that facility. A facility is “at capacity” (ICU value of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes a function of hourly volumes by lane, signal phasing, and approach lane configuration. Level of service values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating “capacity” of a roadway. The level of service concept is illustrated in Exhibit 3-12. Table 3-9 defines the level of service criteria that was applied to the study intersections.

**Table 3-9
Level of Service Definitions**

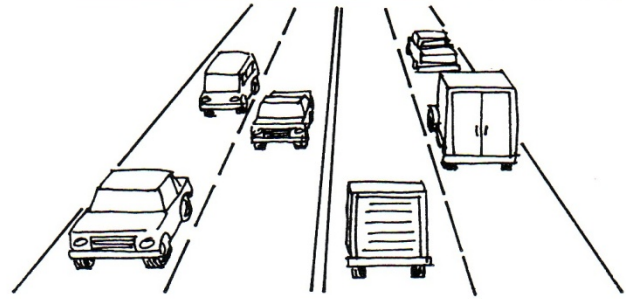
LOS	Interpretation	Signalized Intersection ICU
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Over 1.000

Source: KOA Corporation. Traffic Impact Study for Proposed Atlantic Gateway Project
521-633 North Atlantic Boulevard, Monterey Park. Prepared March 3rd, 2014.



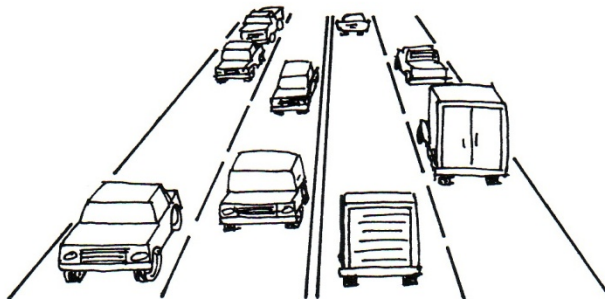
Level of Service A

Free flow in which there is little or no restriction on speed or maneuverability.



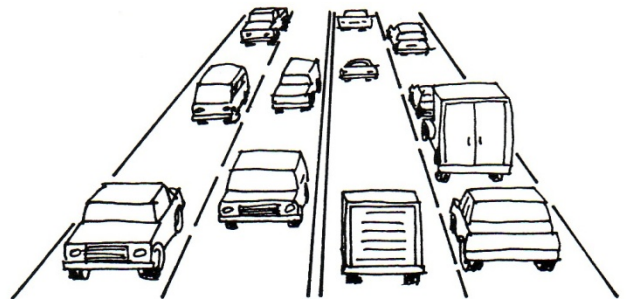
Level of Service B

Stable flow though operating speed is beginning to be restricted by other traffic.



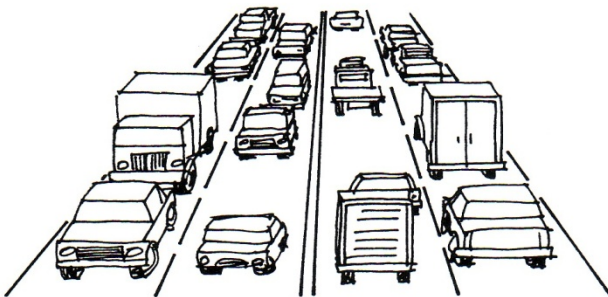
Level of Service C

Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



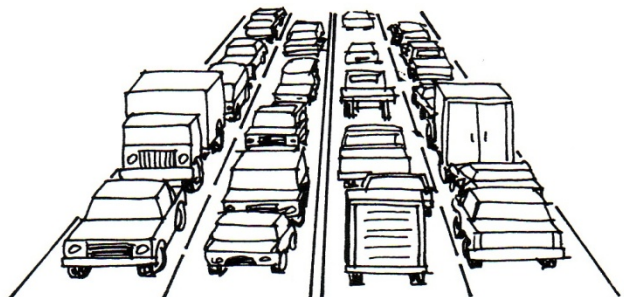
Level of Service D

Tolerable average operating speeds are maintained but are subject to considerable sudden variation.



Level of Service E

Speeds and flow rates fluctuate and there is little independence on speed selection or ability to maneuver.



Level of Service F

Speeds and flow rates are below those attained in Level E and may, for short periods, drop to zero.

EXHIBIT 3-12 STUDY INTERSECTION

Source: Blodgett Baylosis Environmental Planning

A significant impact is typically identified if project-related traffic will cause service levels to deteriorate beyond a threshold limit specified by the overseeing agency. The City of Monterey Park has established specific thresholds for project-related increases in the Intersection Capacity Utilization (ICU) values of signalized study intersections; however, the City of Monterey Park does not have established impact criteria for unsignalized intersections. The following increases in peak-hour ICU values, shown in Table 3-10, are considered significant traffic impacts:

**Table 3-10
ICU Thresholds**

Existing ICU	Project Related increase in ICU
0.000 – 0.700	Equal to or greater than 0.06
> 0.701 – 0.800	Equal to or greater than 0.04
> 0.801 – 0.900	Equal to or greater than 0.02
> 0.901	Equal to or greater than 0.01

Source: City of Monterey Park

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?* • *Less than Significant Impact.*

The proposed project involves the construction of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 68 parking stalls will also be provided within the 28,351 square-foot subterranean parking garage. Direct vehicular access to the site and to the subterranean parking will be provided by a single driveway connection along the east side of Chandler Avenue. The project site’s current legal addresses include 130, 202, and 206 South Chandler Avenue. The project site is located on the east side of Chandler Avenue between Garvey Avenue (on the north) and Newmark Avenue (on the south). The key roadways that serve the project area are described below:¹²³

- *Atlantic Boulevard* is classified as a *Principal Arterial* in the City of Monterey Park General Plan. This north-south arterial roadway is located to the west of the project site approximately 483 feet. In the study area, this roadway provides two travel lanes in each direction and a striped center left-turn lane at the intersections. On-street parking is not permitted in that portion of the roadway located near the project site. Atlantic Boulevard is designated as a truck route within the City of Monterey Park.

¹²³ Blodgett Baylosis Environmental Planning. 2016

- *Garvey Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides two travel lanes in each direction. On-street parking is also permitted on both sides of the roadway. West of Atlantic Boulevard, the roadway is designated as a truck route within the City of Monterey Park.
- *Emerson Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.
- *Chandler Avenue* is classified as a *Local Street* in the City of Alhambra General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.

The area roadways and key intersections (including the geometrics) are provided in Exhibit 3-13. Traffic counts were collected at the study intersections in January, February, and December, 2013 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on the weekdays and from 12:00 PM to 2:00 PM on Saturdays. The highest four consecutive 15-minute vehicle counts during the AM and PM time periods were used to determine the peak-hour traffic volumes at each intersection. Table 3-11 provided below, summarizes the volume-to-capacity ratios and LOS values for two nearest signalized intersections.

Table 3-11
Intersection Performance – Existing Conditions

Study Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour		Mid-day Saturday Peak Hour	
	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS
Atlantic Boulevard & Emerson Avenue	0.560	A	0.759	C	0.842	D
Atlantic Boulevard & Garvey Avenue	0.617	B	0.749	C	0.616	B

Source: KOA Corporation. *=Denotes unsignalized intersection

As shown in Table 3-11, both of the intersections operate at an acceptable level during the weekday peak hour. The two intersections also operate at an acceptable level of service during the mid day peak hour on Saturdays.

The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) publication Trip Generation (9th Edition). Trip rates for senior housing and apartment uses were utilized to calculate the trip generation for the existing residential units and the proposed project. The trip rates and the trip generation are provided in Table 3-12.

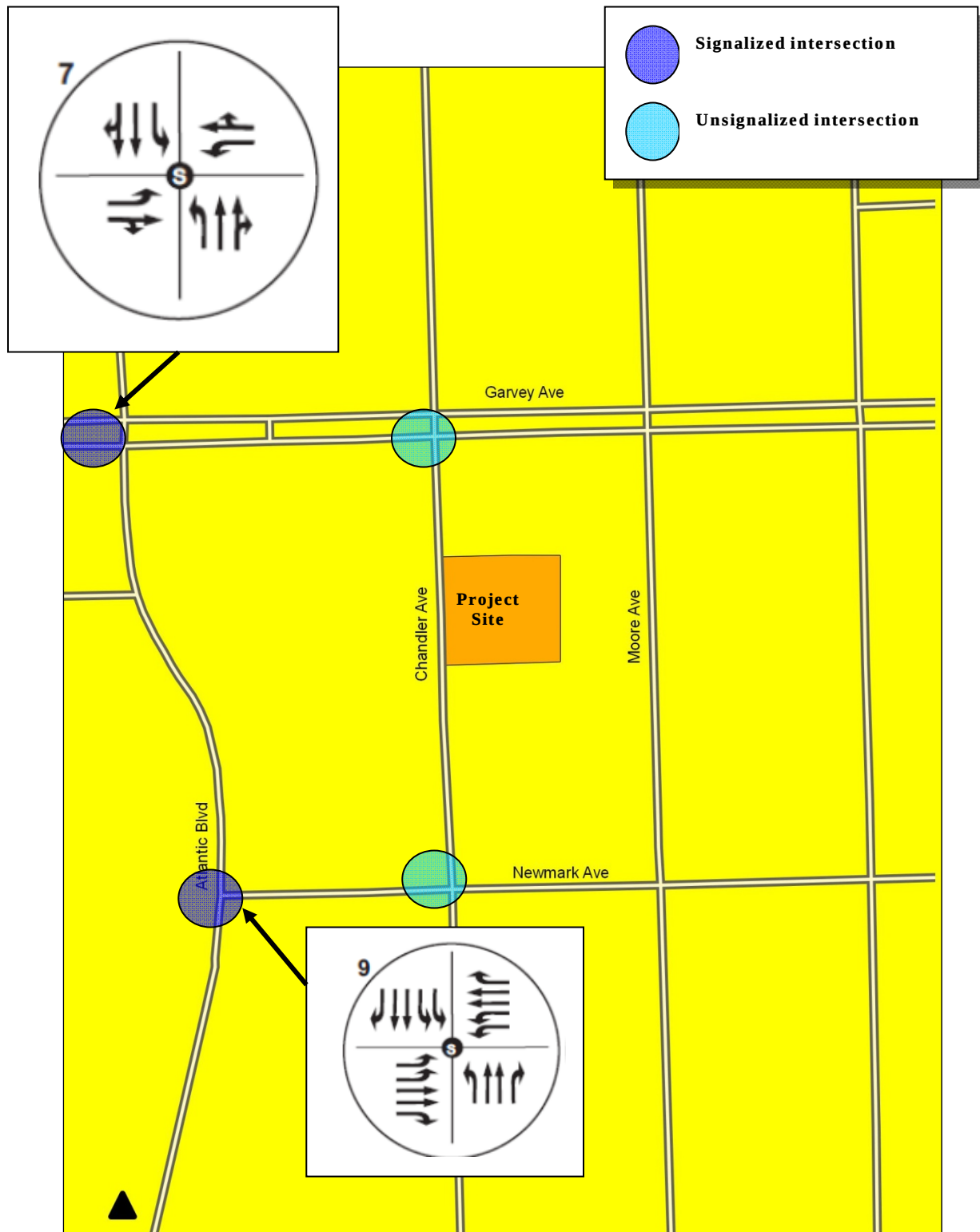


EXHIBIT 3-13
INTERSECTION GEOMETRY
Source: Blodgett Baylosis Environmental Planning

**Table 3-12
Project Trip Generation**

Measure	Daily Total	Weekday					
		AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Trip Generation Rates							
Senior Units	3.44	0.20	34%	66%	0.25	54%	46%
Apartments	6.65	0.51	20%	80%	0.62	65%	35%
Existing Uses							
Low Rise Apartments (8 units)	53	4	1	3	5	3	2
Proposed Project							
Senior Housing (54 units)	186	38	13	25	47	25	22
Net Change							
Existing – Future Uses	133	34	12	22	42	22	20

The proposed project will generate approximately 186 new daily trips, with 38 occurring in the morning (AM) peak hour and 47 occurring during the evening (PM) peak hour. The project will result in a net increase of 133 daily trips, 34 AM peak hour trips and 42 PM peak hour trips. Trip distribution is the process of assigning the directions from which traffic will access a project site. Trip distribution is dependent upon the land use characteristics of the project, the local roadway network, and the general locations of other land uses to which project trips would originate or terminate.¹²⁴ Exhibit 3-14 illustrates the proposed project's trip distribution. Based on the trip generation and distribution assumptions described above, project traffic was assigned to the roadway system.

The project is anticipated to add 19 AM peak hour and 23 PM peak hour trips to the intersections of Chandler Avenue and Garvey Avenue and Chandler Avenue and Newmark Avenue. This assumes that 50 percent of the project's trips travel northbound along Chandler Avenue and 50% of the project's trips travel southbound along Chandler Avenue. A total of 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Garvey Avenue. This assumes 50% of the trips at the Chandler Avenue/Garvey Avenue intersection travel west along Garvey Avenue and 50% of the trips at the aforementioned intersection travel east on Garvey Avenue.

In addition, 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Newmark Avenue. This assumes 50% of the trips at the Chandler Avenue/Newmark Avenue intersection travel west along Newmark Avenue and 50% of the trips at the aforementioned intersection travel east on Newmark Avenue. The additional peak hour trips will not degrade any of the surrounding intersection's level of service. As indicated in Table 3-11, the existing level of service at the Atlantic Boulevard/Emerson Avenue intersection morning and evening LOS is "A" and "C" respectively. The morning and evening peak hour LOS for the Atlantic Boulevard/Garvey Avenue intersection is "B" and "C" respectively. These two intersections will continue to operate at an acceptable level of service when the

¹²⁴ KOA Corporation. *Traffic Impact Study for Proposed Atlantic Gateway Project, 521-633 North Atlantic Boulevard, Monterey Park*. March 3, 2014 (Revised December 30, 2014).

project is operational. The incremental increase in peak hour traffic will not adversely impact these intersections. As a result, the potential impacts are considered less than significant.

B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.

The CMP was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed Project will add 50 or more vehicle trips during either AM or PM weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the AM or PM weekday peak hours.

The nearest CMP arterial monitoring intersection to the project site is at Fremont Avenue and Valley Boulevard, which is located approximately 1.56 miles northwest of the project site. Based on the trip generation and distribution of the project, it is not expected that 50 or more new project trips per hour would be added at this CMP intersection. Therefore, no further analysis of potential CMP impacts is required. In addition, the proposed project is expected to add less than 150 new trips per hour, in either direction, to any freeway segments based on the project trip generation. Therefore, no further analysis of CMP freeway monitoring stations is required and no impacts will result.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The project site is not located within an approach or take-off aircraft safety zone for the San Gabriel Valley Airport, the Southern California Edison Company's Heliport, or the Santa Fe International Corp Heliport (refer to Section 3.12.2.E). As a result, no impacts are anticipated.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact with Mitigation.

The project will include the installation of a new 26-foot three-inch wide driveway along the east side of Chandler Avenue. This 26-foot wide drive way will provide adequate space to accommodate the simultaneous use of two vehicles traveling in opposite directions.

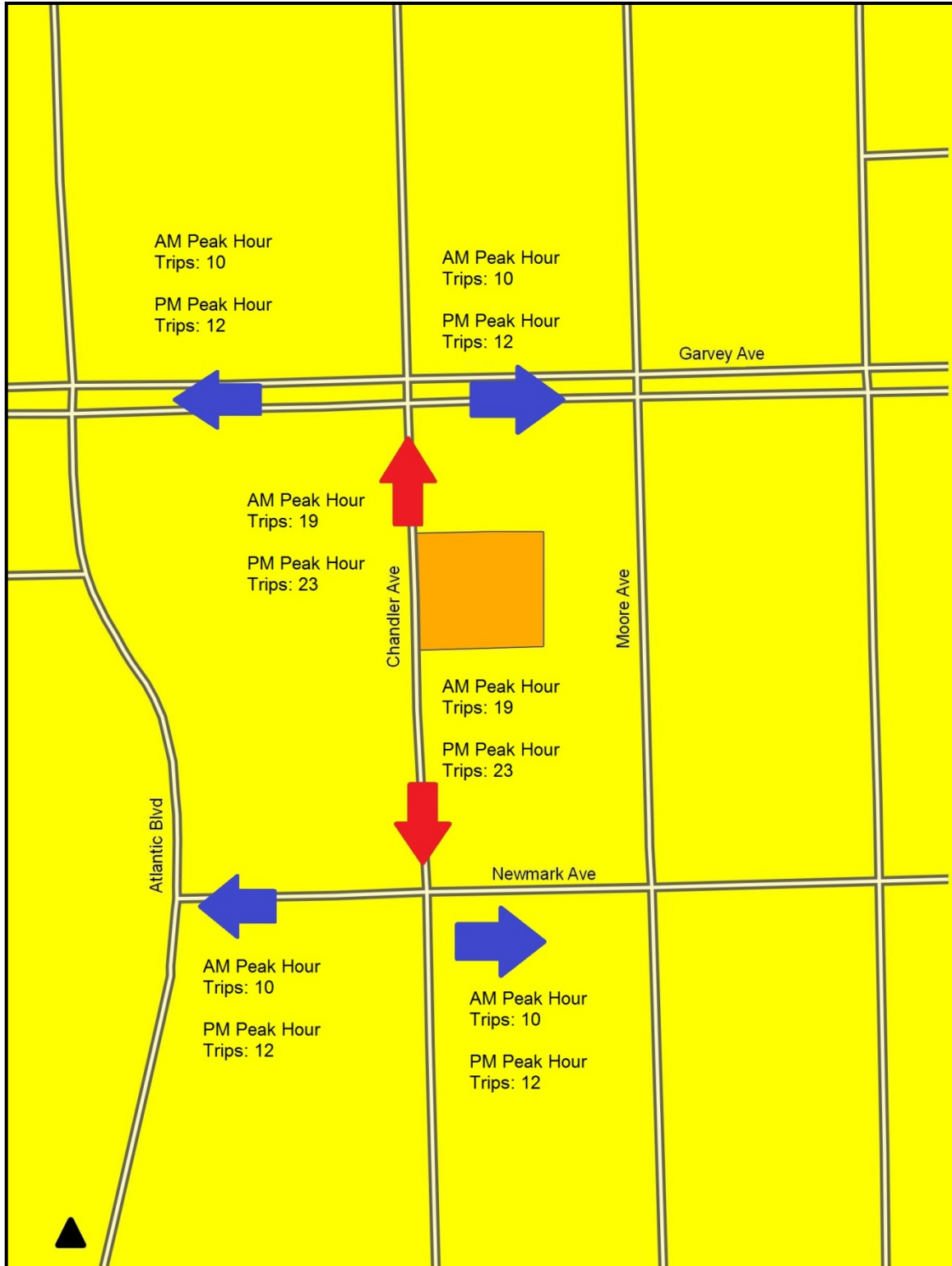


EXHIBIT 3-14
PROJECT TRAFFIC ASSIGNMENT
Source: Blodgett Baylosis Environmental Planning

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

- Landscaping, signage, and any wall and design elements must be set back 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.
- A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway “sidewalk.”
- The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.
- The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.
- The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

The aforementioned mitigation will ensure that safe access into the garage is provided. As a result, no impacts will occur.

E. Would the project result in inadequate emergency access? • No Impact.

At no time will any designated emergency evacuation route be closed to traffic due to the proposed project. The closest evacuation routes are Atlantic Avenue and Garfield Avenue. The western segment of Garvey Avenue west of Atlantic Avenue also serves as an evacuation route. City regulations require that all construction staging occur on-site. None of the aforementioned streets will be closed and the staging and queuing of trucks will not be permitted on local streets. As a result, the project will not result in any impacts.

F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

The project site is well served by both local and regional transit providers. There are no bus stops located along the Chandler Avenue frontage that would be physically impacted by the proposed project. The nearest bus stop to the project site is operated by the Los Angeles Metro at the southeast corner of the Chandler Avenue/Garvey Avenue intersection. In addition, the Monterey Park Spirit Bus provides regular

service along Emerson Avenue and Garvey Avenue. No existing bus stops will be removed as part of the proposed project's implementation. The implementation of the proposed project will not impact or decrease the performance of local pedestrian and bicycle facilities because there are no bicycle lanes or pedestrian facilities located along the project site's frontage with Chandler Avenue. The lack of the aforementioned amenities was confirmed in a survey of the project site. As a result, no impacts will occur.

3.16.3 CUMULATIVE IMPACTS

The proposed project's implementation will result in an incremental increase in citywide traffic. The project's traffic impacts together with traffic from ambient growth were considered herein in Section 3.16.2.A. This additional traffic will not significantly impact the peak hour levels of service of any area intersections. As a result, no cumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

Mitigation Measure 18 (Transportation & Circulation Impacts). Landscaping, signage, and any wall and design elements must be set back 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.

Mitigation Measure 19 (Transportation & Circulation Impacts). A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway "sidewalk."

Mitigation Measure 20 (Transportation & Circulation Impacts). The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.

Mitigation Measure 21 (Transportation & Circulation Impacts). The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.

Mitigation Measure 22 (Transportation & Circulation Impacts). The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

3.17 TRIBAL CULTURAL RESOURCES

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,
- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • Less than Significant Impact.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources. This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area.

The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

- B. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*
- *Less than Significant Impact.*

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources.

This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

3.17.3 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the proposed project. As a result, no mitigation is required.

3.18 UTILITIES IMPACTS

3.18.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;
- A need for new systems or substantial alterations in power or natural gas facilities; or,

- A need for new systems or substantial alterations in communications systems.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.*

The City of Monterey Park is located within the service area of the Sanitation District 2 of Los Angeles County.¹²⁵ Local sewer lines are maintained by the City of Monterey Park, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The Sanitation Districts of Los Angeles County operate ten water reclamation plants (WRPs) and one ocean discharge facility (Joint Water Pollution Control Plant), which treat approximately 510 million gallons per day (mgd), 200 mgd of which are available for reuse (reclaimed water). The City's sanitary sewer system is a gravity-flow system that connects to county trunk lines. These lines collect more than two billion gallons of raw sewage per year and convey it out of the City. The sewer system is comprised of 126 miles of main line sewers and approximately 2,498 manholes. The water reclamation plants serving the City include the Los Coyotes Water Reclamation Plant (LCWRP), the Long Beach Water Reclamation Plant (LBWRP) and the Joint Water Pollution Control Plant (JWPCP).¹²⁶

The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.¹²⁷ The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd.

The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd.¹²⁸ The Long Beach WRP, which began operation in 1973, is located in Long Beach, California and has a current design capacity of 25 MGD. The Long Beach WRP currently processes an average flow of 20.2 mgd.¹²⁹ The Long Beach WRP plant serves a population of approximately 250,000 people. The method of disposal when treated recycled water is not

¹²⁵ Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp. Site accessed August 9, 2016.

¹²⁶ City of Monterey Park. *2015 Urban Water Management Plan*. June 2016.

¹²⁷ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp

¹²⁸ Los Angeles County Sanitation Districts. *Joint Water Pollution Control Plant*. <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>

¹²⁹ Los Angeles County Sanitation Districts. *Long Beach Water Reclamation Plant*. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/long_beach.asp

used (non-recycled) is discharge to Coyote Creek, a tributary of the San Gabriel River that flows to the ocean. As indicated in Table 3-13, the future development is projected to generate 6,480 gallons of effluent on a daily basis. This is approximately 4,880 gallons greater than the previous use.

**Table 3-13
Wastewater (Effluent) Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du (Dwelling Units)	120 gals/day/unit.	6,480 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gal/day/unit	1,600 gals/day
Net Difference			4,880 gals/day

Source: Blodgett Baylosis Environmental Planning, 2018.

The proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as required by the current City Code requirements. As a result, the impacts are expected to be less than significant.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No Impact.

As indicated in Table 3-14 in the previous section, the future development is projected to generate 6,480 gallons of effluent on a daily basis. The proposed project will connect to an existing sewer line located within Chandler Avenue. The future wastewater generation will be within the treatment capacity of the JWPCP, the Los Coyotes WRP, and the Long Beach WRP. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20% is managed by the Los Angeles County Department of Public Works.¹³⁰ The Los Angeles County Flood Control District (LACFCD) has the regional, countywide flood control responsibility. LACFCD responsibilities include planning for developing, and maintaining flood control facilities of regional significance which serve large drainage areas. The project will retain the site's existing drainage patterns and stormwater runoff will continue to drain to the local storm drains. The project will also include the

¹³⁰ City of Monterey Park. 2015 Urban Water Management Plan. June 2016.

installation of a Modular Wetlands Stormwater Filtration System and an underground storage tank. These stormwater runoff controls will help reduce the amount of runoff that will be discharged into the local stormwater drains. As a result, no impacts are anticipated.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact with Mitigation.

According to the City's Urban Water Management Plan, the City's main source of water supply is groundwater pumped from the Main Basin.¹³¹ The City pumps groundwater from the City's seven active wells, Wells No. 1, No. 5, No. 9, No. 10, No. 12, No. 15, and Fern, which are located within the Main Basin. These wells have a combined capacity of about 11,000 gallons per minute (gpm). The City has the legal right to pump groundwater from the Main Basin. If the City pumps more than the allowed amount of water, replacement water may be purchased from San Gabriel District to recharge the Main Basin.

The City has purchased local groundwater from San Gabriel Valley Water Company (SGVWC). The City has one connection with SGVWC, with a maximum capacity of 8.2 cubic feet per second (cfs) which can supply up to approximately 3,700 gpm. The City owns one emergency connection with the Metropolitan Water District of Southern California (MWD), with a maximum capacity of 15.6 cfs which can supply up to approximately 7,000 gpm. The City historically has not utilized the MWD emergency water supply.¹³²

The City currently operates 15,230 municipal water connections, which supplied the public with approximately 8,391 acre-feet of water in 2015. Demand is projected to reach 9,782 acre-feet of water by the year 2020. Supplies are projected to equal demand, with 9,782 acre-feet of water available for consumption in 2020.¹³³ Once occupied, the project is expected to consume 10,800 gallons of water on a daily basis (refer to Table 3-14). This is 9,200 gallons more than the existing amount.

**Table 3-14
Water Consumption (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	200 gals/day/unit	10,800 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gals/day/unit	1,600 gals/day
Total			9,200 gals/day

Source: Los Angeles County Sanitation District.

¹³¹ City of Monterey Park. 2015 Urban Water Management Plan. June 2016.

¹³² Ibid.

¹³³ Ibid.

Residential development in the City consumed approximately 7,366 acre-feet of water in 2015. Residential consumption is expected increase to 7,884 acre-feet per year by the year 2020. This represents a projected increase of approximately 168,791,039 gallons per year. The project's future water demand is within the projected five-year increase identified in the City's Urban Water Management Plan, which was revised in 2016. Even though the project will be adequately served with water, mitigation measures are required to further reduce consumption.

The State of California is in its fifth year of drought. As a response to the persistent drought, Governor Brown signed an Executive Order in April of 2015 in which cities, including Los Angeles, are required to reduce their citywide water consumption by 28%. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. The City Council adopted a resolution declaring a Stage 2 drought emergency on July 1, 2015. Once operational, the landlord and tenants will be required to adhere to the Stage 2 drought restrictions, including the limiting of watering to two days per week. In addition, the landlord and future tenants will be required to adhere to the City's water conservation ordinance. The water conservation ordinance prohibits the running of hoses, the leaking of appliances, the washing of vehicles outside of a commercial car wash, and the use of potable water in decorative fountains, ponds, or water features. Compliance with the City's water conservation ordinance will reduce potential impacts to levels that are less than significant. The following mitigation is required to help the City comply with Governor Brown's Executive Order:

- The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.
- The Applicant shall install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30%.

Adherence to the mitigation provided above will reduce potential impacts to levels that are less than significant.

E. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.

As indicated in Subsection 3.17.2.A, the proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available, and the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current Building Code, as adopted by the Monterey Park Municipal Code. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. As a result, the impacts are expected to be less than significant.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.

The City of Monterey Park currently contracts with Athens Services for all of its waste removal services. Before taking the City's waste to a landfill for final disposal, the City requires Athens to process Monterey Park's waste through a materials recovery facility (MRF) sorting center. This program allows the City to meet the 50% landfill diversion mandate required by California law while providing the greatest convenience possible to residents and businesses. The proposed project is anticipated to generate 216 pounds of solid waste on a daily basis (refer to Table 3-15).

The Athens MRF currently processes 1,920 tons per day (TPD) of trash and its maximum permitted capacity is 5,000 TPD.¹³⁴ The amount of waste that will be generated by the project will not lead to an exceedance in capacity at the Athens MRF. The proposed project, like all other uses within the City, will be required to comply with the City's solid waste reduction requirements. As a result, the impacts on solid waste generation are considered to be less than significant.

**Table 3-15
Solid Waste Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	4 lbs/unit	216 lbs/day
Previous Use			
Multiple-Family Housing	8 du	4 lbs/unit	32 lbs/day
Total			184 lbs/day

Source: Blodgett Baylosis Environmental Planning, 2016.

G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. The Act required cities and counties to identify measures to divert 50% of the total solid waste stream from landfill disposal. The State has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The City's Source Reduction and Recycling Element identifies programs that must be implemented to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials.¹³⁵ Future development within the City is required to adhere to all applicable law related to waste reduction and recycling.

¹³⁴ City of Monterey Park Website <http://www.montereypark.ca.gov/552/Trash-Recycling> and Athens Services. <http://www.athensservices.com/recycling2/material-recovery-facility.html>. Websites were accessed on August 8, 2016.

¹³⁵ City of Monterey Park. <http://www.montereypark.ca.gov/491/Solid-Hazardous-Waste>. Website accessed on August 25, 2016.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

3.18.3 MITIGATION MEASURES

This mitigation will help the project reduce its water consumption:

Mitigation Measure 23 (Utilities Impacts). The project Applicant must install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.

Mitigation Measure 24 (Utilities Impacts). The Applicant must install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30%.



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 4 - CONCLUSIONS

4.1 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 5 - REFERENCES

5.1 PREPARERS

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, California 91745
(626) 336-0033

Marc Blodgett, Reviewer
Bryan Hamilton, Project Manager
Liesl Sullano, Project Planner

5.2 REFERENCES

Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

California Code of Regulations, *Title 24, Energy Conservation*, 1990.

California Department of Conservation, *Mineral Land Classification of the Los Angeles County Area*, 1987.

California Department of Fish and Wildlife, *Natural Diversity Database*, 2016

California Geological Survey, *Seismic Hazards Mapping Program*, 2014.

California Department of Parks and Recreation, *California Historical Landmarks*, 2016.

California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, as amended 2015.

California, State of California Public Resources Code Division 13, *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069*.1998.

Monterey Park, City of. *Monterey Park General Plan*. As amended.

Southern California Association of Governments, *Regional Housing Needs Assessment*, 2014.

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, as amended 2016

South Coast Air Quality Management District, *Air Quality Management Plan*, 2012.

U.S. Bureau of the Census, *U.S. Census*, 2010.

U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

U.S. Geological Survey, Monterey Park 7-1/2 Minute Quadrangle, 1986.

Monterey Park Municipal Code.



APPENDICES

APPENDIX A – AIR EMISSIONS WORKSHEETS
APPENDIX B – NOISE MEASUREMENT WORKSHEETS
APPENDIX C – UTILITIES WORKSHEETS

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

ATTACHMENT 5

City Council Staff Report dated April 17, 2019



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 feet 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 Tewasart
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 6

City Council Staff Report dated May 15, 2019



City Council Staff Report

DATE: May 15, 2019

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

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Continuance for decision regarding 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) Continuing a final decision regarding this application until the meeting of June 5, 2019; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On April 17, 2019, the City Council reviewed an application for constructing a 54-unit senior citizen housing project at 130-206 South Chandler Avenue. During the meeting, the City Council directed that the staff meet with the applicant to clarify the number of affordable units in the Initial Study/Mitigated Negative Declaration; provide additional parking spaces; and modify a condition of approval requiring the Bradford Pear tree in the public right-of-way. Staff met with the applicant regarding these items. Some additional time is needed to completely address the City Council's concerns regarding the proposed project before the City Council makes a final decision.

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

ATTACHMENT 7

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 for 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

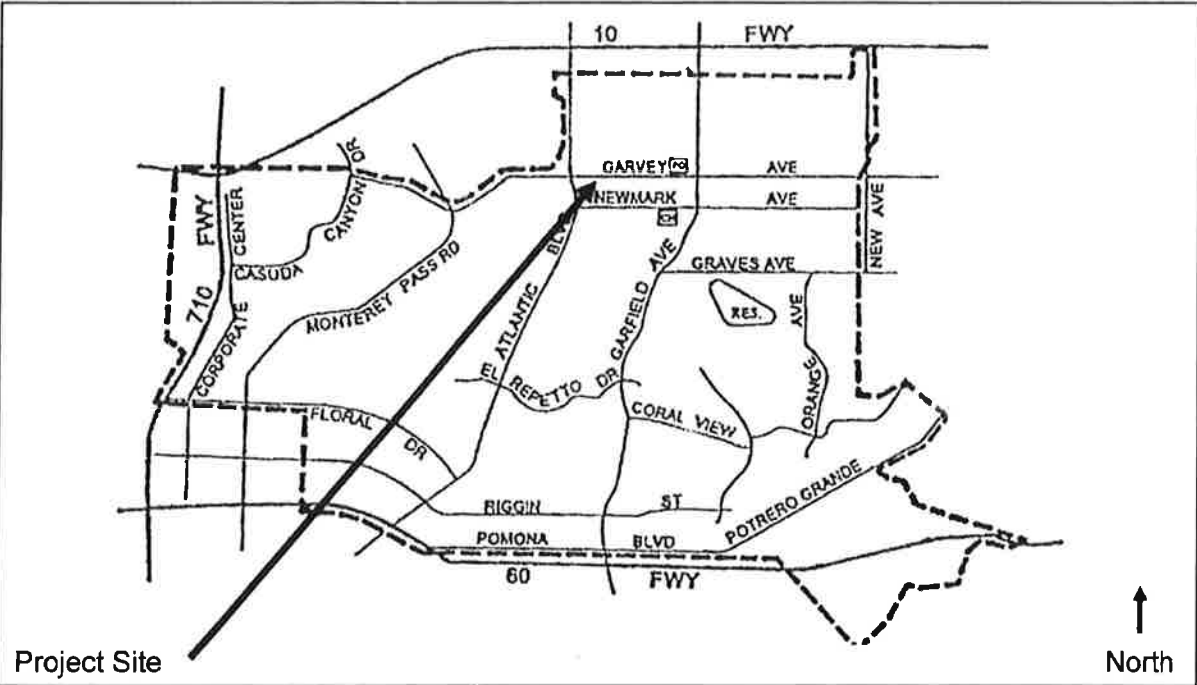
Lastly, conditions of approval have been incorporated into the draft resolution requiring the property owner/developer to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and 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.

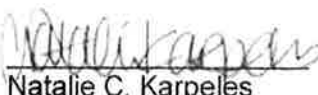
Respectfully submitted,


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.

**PLANNING COMMISSION
RESOLUTION NO. 04-19
PAGE 3 OF 7**

- 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 ~~4 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.

**PLANNING COMMISSION
RESOLUTION NO. 04-19
PAGE 5 OF 7**

- 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.

**PLANNING COMMISSION
RESOLUTION NO. 04-19
PAGE 6 OF 7**

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.

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

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

RESOLUTION NO. 04-19

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.

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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.

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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.

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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.

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

- 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

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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:

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

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

**PLANNING COMMISSION
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.

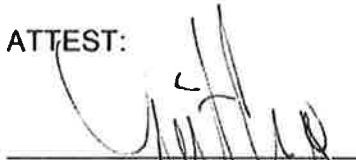
SECTION 8: Notice. The City Clerk is directed to provide a copy of this Resolution to the Planning Commission, the Appellant, and to any other person requesting a copy.

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.

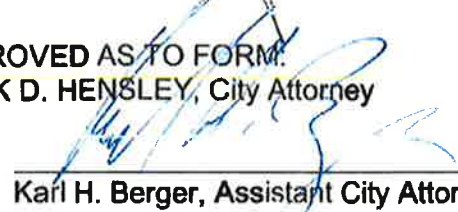
PASSED AND ADOPTED this 15th day of February, 2017.


Teresa Real Sebastian, Vice Mayor

ATTEST:


Vincent D. Chang, City Clerk

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

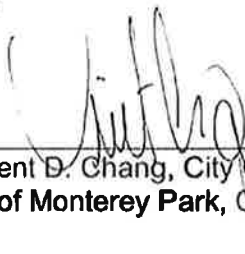
By: 
Karl H. Berger, Assistant City Attorney

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.

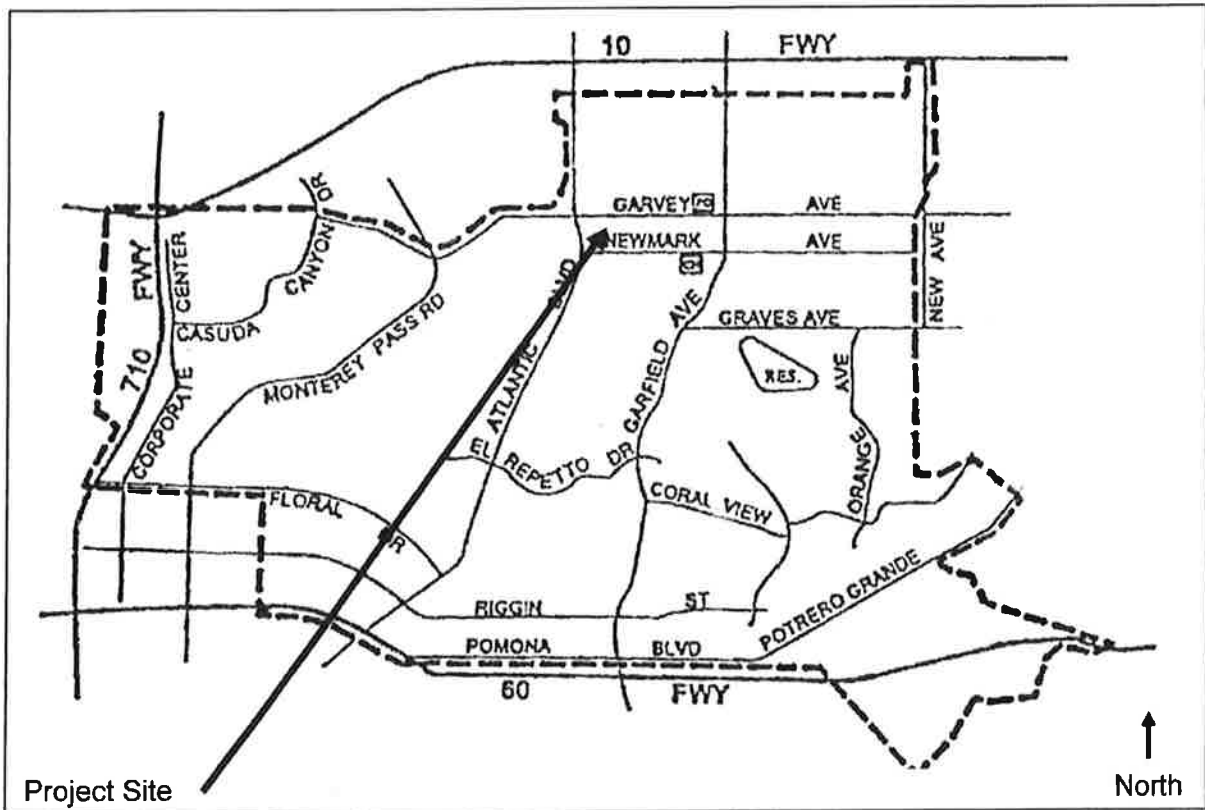
General Plan Consistency

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.

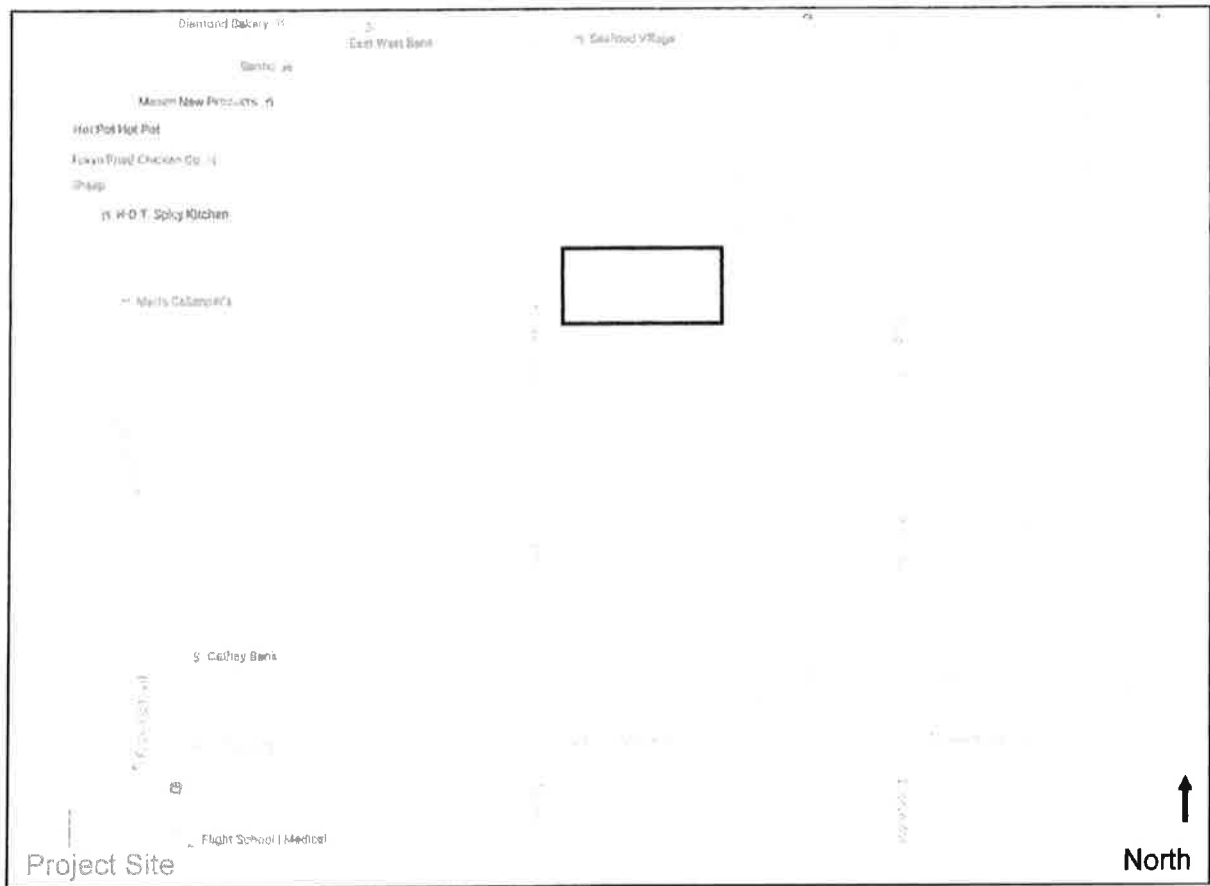
A goal (Goal 2) contained in the 2014-2021 Housing Element is to remove or reduce governmental constraints on affordable housing development. One of the policies (Policy 2.2) in the Housing Element is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable 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



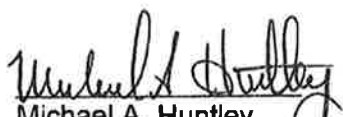
ALTERNATIVE COMMISSION CONSIDERATIONS:

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.

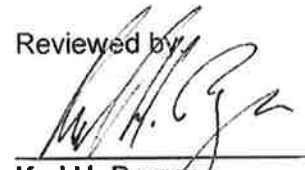
Respectfully submitted,


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 8

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



City Council Staff Report

DATE: June 5, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-B

TO: The Honorable Mayor and City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Consideration and Possible Action to Authorize the City Manager to Issue a New Request for Proposals (RFP) for Transportation Services and Authorize the City Manager to Execute An Agreement with a Qualified Operator to Operate the City's Transportation System on a Month-to-month Basis

RECOMMENDATION:

It is recommended that the City Council consider:

1. Based upon the declination of Transportation Concept to enter into a short-term contract with the City, authorize the City Manager to issue a new request for proposals to operate the City's transportation services;
2. Based upon the declination of Transportation Concept to enter into a short-term contract with the City, authorize the City Manager to issue a new request for proposals to operate the City's transportation services; and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

At the May 15, 2019 Council meeting, the City Council awarded the operation of the Spirit Bus contract to Transportation Concepts which submitted a qualified proposal with the lowest cost. On May 31, 2019, Transportation Concepts declined to enter into a short-term contract with the City given the possibility of the City's launching a mobility program in the near future.

BACKGROUND:

The City's current contract with First Transit to operate and maintain the Spirit Bus expires on June 30, 2019. Staff released a RFP on March 21, 2019 for a new contract. The RFP notice was sent to over 20 vendors that provide transportation services in the region. At its May 15, 2019 meeting, the City Council awarded a contract to Transportation Concepts.

At the May 15, 2019 Council meeting, the City Council also considered and approved a mobility program plan called MoveMPK. As a result, the City Council directed that several changes be made to the transportation contract in order to ensure that the City had flexibility to terminate that contract once MoveMPK was implemented. These changes, as a practical matter, resulted in a shortened contract term (the RFP contemplated a four year term).

Transportation Concepts representatives were at the meeting and heard the MoveMPK item. On May 29th, representatives from Transportation Concepts met with City staff to discuss the contract and its term. Following that meeting, the City received the attached letter dated May 31st from Transportation Concepts. As can be read, the company declines to execute a contract with the City based upon the uncertainty of the term. While not written in the letter, Transportation Concept representatives emphasized during the May 29th meeting that the financial investment required to operate the City's system could not be recouped in the time period resulting from implementing MoveMPK.

The City's existing operations contract with First Transit expires June 30, 2019. It is recommended that the City Council authorize a new RFP (with a shortened term included in light of MoveMPK) and additionally direct the City Manager to contract with a qualified operator to provide transportation services until the RFP process is complete.

FISCAL IMPACT:

The Spirit Bus system is paid for, in part, by the City's Proposition A and Proposition C Local Returns funds. The FY 2018-19 Adopted Budget includes \$264,806 in Proposition A funds and \$617,463 in Proposition C funds for a total of \$882,269 in budget appropriation for the annual Spirit Bus contract and unforeseen vehicle repair expenses for older bus fleet.

Respectfully submitted by:


for Mark A. McAvoy
Director of Public Works/
City Engineer

Prepared by:


Bonnie Tam
Principal Management Analyst

Approved by:



A blue ink signature of Ron Bow, consisting of a large, stylized 'R' followed by 'Bow'.

Ron Bow
City Manager

Reviewed by:



A blue ink signature of Karl H. Berger, featuring a large, stylized 'K' followed by 'H. Berger'.

Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Letter dated May 31, 2019 from Transportation Concepts

ATTACHMENT 1

Letter dated May 31, 2019 from Transportation
Concepts

May 31, 2019

Ms. Bonnie Tam
Principal Management Analyst
City of Monterey Park
Department of Public Works
320 W. Newmark Ave
Monterey Park, CA 91754

Dear Ms. Tam:

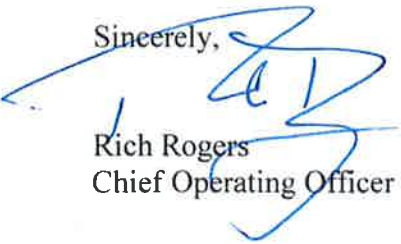
I appreciate the opportunity that you afforded our company to meet with yourself, along with the City of Monterey Park's legal council representative and Mark McAvoy, City of Monterey Park's Director of Public Works this past Wednesday. Based upon our discussion of the City of Monterey Park Fixed Route Bus Service and the City's offer extended to Transportation Concepts yesterday for consideration of entering into only a one-year (1 year) contract term with options with the City of Monterey Park for the Fixed Route Bus Service, we must respectfully decline.

Recognize the fact that when we submitted our proposal on May 1st, 2019, it was predicated upon operating a four-year (4- year) operating term with options for two (2) additional two (2) year increment options. This is considerably different than the one -year (1) year contract term with options that was offered by the City for our consideration at our meeting.

Transportation Concepts understands the rationale behind the change in the contract term duration that the City of Monterey Park is offering, but that our decision is solely based on the fact that our original proposal and pricing was based on a long term (4 year with option years) business model that would not work in such a dramatically reduced one year contract term. In our May 1st proposal and subsequent pricing, we assumed a multi-year contract term and thus spread our cost of capital expenditures over that extended period of time.

If the original RFP stipulated just a one-year (1 year) agreement with options, we would have taken a much different approach related to both our operating plan as well as pricing, and quite honestly may not have even submitted a proposal based upon such a short term contract opportunity.

Sincerely,


Rich Rogers
Chief Operating Officer



City Council Staff Report

DATE: June 5, 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
June 5, 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 **June 5, 2019 totaling \$140.61** 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 **378-379**.

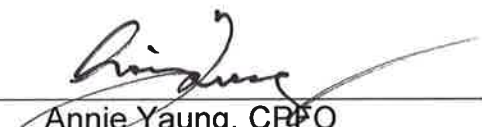
BACKGROUND:

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 **\$140.61**.

Respectfully submitted:



Annie Yaung, CRFO
Director of Management Services

Approved By:



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
5TH OF JUNE 2019
TOTALING \$140.61 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	140.61
Total	<u>\$ 140.61</u>

PASSED, APPROVED AND ADOPTED THE 5TH OF JUNE 2019.

Peter Chan, Mayor
City of Monterey Park, California

ATTEST:

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

Resolution No. SA-
Page 2

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 5th of June 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 06/05/2019

5

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	20.61	INTERNET/PHONE SERVICE		379	20.61
HENSLEY LAW GROUP	0860-801-1203-31600	120.00	LEGAL		378	120.00
TOTAL FOR PREPAID WARRANTS						140.61
PRINTED		140.61				

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

6

TOTAL FOR PREPAID WARRANTS	\$140.61
TOTAL FOR PRINTED WARRANTS	\$0.00
TOTAL FOR ACH-PAYMENTS	\$0.00
TOTAL WARRANTS	\$140.61
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	2
TOTAL ACH-PAYMENTS PRINTED	0
TOTAL CHECKS PRINTED	0
TOTAL CHECKS ISSUED	2

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019
FUND SUMMARY

7

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	140.61	0.00	140.61
	TOTAL	140.61	0.00	140.61



City Council Staff Report

DATE: June 5, 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: Warrant Register for the City of Monterey Park of
June 5, 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 **June 5, 2019 totaling \$1,416,612.77** 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 **323861-324095** and ACH numbered **000523-000573**.

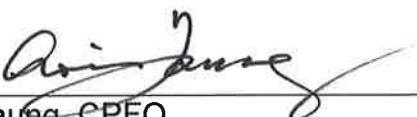
BACKGROUND:

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 **\$1,416,612.77.**

Respectfully submitted:



Annie Young, CPFO
Director of Management Services

Approved By:



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
5TH OF JUNE 2019
TOTALING \$1,416,612.77 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	\$ 326,433.99
State Gas Tax Fund	41,513.98
Sewer Fund	5,533.82
Refuse Fund	408,791.19
City Shop Fund	104,701.15
General Liability Fund	3,358.88
Technology Internal Service Fund	204,219.95
Payroll Clearing Account	519.49
Special Deposits Fund	45,720.61
Business Improvement Area #1	6,093.77
Water Fund	119,860.88
Water Treatment WQA-EPA Fund	6,093.60
OPA Proposition A	857.59
Measure R Fund	4,434.88
POST	1,370.94
Home Housing Program	3,687.48
Recreation Fund	2,879.39
Asset Forfeiture-Justice	718.98
Cal Library Literacy Svc Grant	1,306.67
Prop C	74,699.30
CDBG Fund	2,664.66
Maintenance District 93-1	960.15
Maintenance Grant (075)	4,090.00
ELAC Instructional Serv Prog	575.00
Asset Forfeiture - Treasury	613.00
Library Passport Trust Grant	273.74
Ground Emergency Medical Transport	34,186.65
Homeland Security Grant - 2016	10,453.03
 TOTAL	 <u>\$ 1,416,612.77</u>

PASSED, APPROVED AND ADOPTED THE 5TH OF JUNE 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 5th of June 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 06/05/2019

5

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ROBERTO A AGUIRRE	0075-450-0075-09010	295.53	CHERRY BLOSSOM SODA (TRUST)		323882	
	0075-450-0075-09010	320.00	CHERRY BLOSSOM ICE (TRUST)		323882	
	0075-450-0075-08500	1,143.00	HOLLYWOOD BOWL TICKET (TRUST)		323882	
	0010-801-6502-31700	217.91	DAY CARE RING VIDEO DOORBELL		323882	
	0010-801-6505-38400	403.19	LANGLEY HALLWAY MATS		323882	2,379.63
ALFONSO VELAZQUEZ	0075-450-0075-09010	1,806.75	CHERRY BLOSSOM TOTE BAG (TRUST)		323902	1,806.75
RUSSELL AMUNDSON	0136-801-3101-33250	36.00	POST TRAINING		323861	36.00
ANTHEM BLUE CROSS	0010-801-5102-12330	3,688.80	06/19 MEDICAL INSURANCE		323883	3,688.80
GILBERT ARIAS	0010-701-0010-07050	67.12	REFUND PICNIC RENTAL		323884	67.12
AT & T	0010-801-3113-32050	85.61	PHONE SERVICE		323885	85.61
AT&T	0010-801-1301-32050	20.61	INTERNET/PHONE SERVICE		323903	
	0010-801-1404-32050	1,296.71	INTERNET/PHONE SERVICE		323903	
	0010-801-1408-32050	1,682.96	INTERNET/PHONE SERVICE		323903	
	0010-801-1801-32050	39.26	INTERNET/PHONE SERVICE		323903	
	0010-801-3112-32050	5,446.77	INTERNET/PHONE SERVICE		323903	
	0010-801-3113-32050	37.99	INTERNET/PHONE SERVICE		323903	
	0010-801-3114-41100	20.61	INTERNET/PHONE SERVICE		323903	
	0010-801-3201-32050	1,515.04	INTERNET/PHONE SERVICE		323903	
	0010-801-4209-32050	311.47	INTERNET/PHONE SERVICE		323903	
	0010-801-6001-32050	348.69	INTERNET/PHONE SERVICE		323903	
	0010-801-6502-32050	201.00	INTERNET/PHONE SERVICE		323903	
	0010-801-6517-32050	41.31	INTERNET/PHONE SERVICE		323903	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

6

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0022-801-4206-32050	551.66	INTERNET/PHONE SERVICE		323903	
	0043-801-1404-32050	927.47	INTERNET/PHONE SERVICE		323903	
	0092-801-1404-32050	1,126.21	INTERNET/PHONE SERVICE		323903	
	0092-801-4222-32050	848.19	INTERNET/PHONE SERVICE		323903	
	0109-801-6511-32050	69.53	INTERNET/PHONE SERVICE		323903	
	0169-801-2201-32050	164.66	INTERNET/PHONE SERVICE		323903	
						14,650.14
BANKCARD CENTER	0010-801-1101-39400	3,321.15	04/19-ICA,US MAYOR CONFERENCE		323901	
	0010-801-1201-39400	988.58	04/19-ICA,ICSC CONFERENCE		323901	
	0010-801-1301-39300	430.00	04/19-MEMBERSHIP		323901	
	0010-801-1403-39400	160.00	04/19-GFOA CONFERENCE		323901	
	0010-801-1404-31700	751.96	04/19-SSL CERTIFICATE		323901	
	0010-801-1701-39350	15.92	04/19-SUBSCRIPTION		323901	
	0010-801-1801-22670	3,454.78	04/19-EE APPRECIATION LUNCHOEN		323901	
	0010-801-1801-39550	243.45	04/19-ORAL BOARD LUNCH		323901	
	0010-801-3101-22750	20.00	04/19-CAR WASH		323901	
	0010-801-3113-38400	200.40	04/19-REPAIR DRYER		323901	
	0010-801-3120-39700	237.00	04/19-CITIZEN'S ACADEMY		323901	
	0010-801-3210-39400	328.66	04/19-LAMINATION		323901	
	0010-801-3230-22150	15.29	04/19-CLEANING SUPPLIES		323901	
	0010-801-3230-39250	918.81	04/19-VIAL OF LIFE		323901	
	0010-801-3230-39400	225.43	04/19-CERT MANUALS		323901	
	0010-801-3230-39460	643.67	04/19-EOC PROJECTOR LIGHT BULB		323901	
	0010-801-3230-39700	89.61	04/19-VIAL OF LIFE		323901	
	0010-801-4209-22750	37.27	04/19-PHONE SCREEN PROTECTOR		323901	
	0010-801-4210-22150	131.75	04/19-DOORKNOB ADAPTERS		323901	
	0010-801-4212-24100	21.10	04/19-SIGNING MARKERS		323901	
	0010-801-4212-39350	61.09	04/19-MEMBERSHIP		323901	
	0010-801-6001-21350	81.71	04/19-POSTER PAPER		323901	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

7

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BANKCARD CENTER	0010-801-6003-22450	635.53	04/19-TECHNICAL SUPPLIES		323901	
	0010-801-6502-31950	60.00	04/19-PARK SUMMIT		323901	
	0010-801-6505-23910	515.78	04/19-MOVIE LICENSE		323901	
	0010-801-6505-38400	259.38	04/19-MPKTV SERVICES		323901	
	0010-801-6517-39400	548.50	04/19-PUBLIC WORKS INSTITUTE		323901	
	0022-801-4202-39400	109.94	04/19-LCC CONFERENCE		323901	
	0022-801-4206-39400	189.00	04/19-LCC CONFERENCE		323901	
	0060-801-3210-38400	226.85	04/19-APPARATUS SUPPLIES		323901	
	0075-450-0075-08665	941.00	04/19-NIGHT AT BALL PARK-TRUST		323901	
	0075-450-0075-09083	112.50	04/19-3 CAUSE 1 WALK (TRUST)		323901	
	0092-801-4220-31950	191.41	04/19-MEMBERSHIP		323901	
	0092-801-4220-39300	519.16	04/19-SPRING CONFERENCE		323901	
	0092-801-4220-39400	211.00	04/19-LCC CONFERENCE		323901	
	0136-801-3101-33250	1,468.12	04/19-POST TRAINING		323901	
	0159-801-6507-31970	356.16	04/19-BADMINTON,PICKLEBALL NET		323901	
	0160-801-3101-39400	718.98	04/19-POLICE CHIEF CONFERENCE		323901	
	0467-801-3210-54250	2,492.16	04/19-USAR LAPTOPS		323901	
	0010-801-4212-39300	45.00	04/19-MEMBERSHIP		323901	
	0010-801-6508-39300	45.00	04/19-MEMBERSHIP		323901	
						22,023.10
BORDER RECAPPING, LLC	0060-801-3210-38400	2,818.58	TIRES-E62	19-0395	323862	2,818.58
BOY SCOUTS OF AMERICA	0010-801-3230-39400	90.00	FIRE EXPLORER MEMBERSHIP		323863	90.00
BRAVO BUSINESS RESOURCES	0010-801-3230-31950	190.00	TRANSLATION SERVICES		323886	190.00
CALIFORNIA POLICE CHIEFS ASSOCIATION	0136-801-3101-33250	2,250.00-	VOID CHECK		323721	2,250.00-
CHARTER COMMUNICATIONS	0010-801-6502-32050	91.24	INTERNET/CABLE SERVICE		323864	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

8

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CHARTER COMMUNICATIONS	0010-801-6502-32050	63.14	INTERNET/CABLE SERVICE		323864	
	0010-801-6502-32050	91.24	INTERNET/CABLE SERVICE		323864	
	0010-801-6505-38400	138.04	INTERNET/CABLE SERVICE		323864	
	0010-801-4210-38400	134.98	INTERNET/CABLE SERVICE		323864	
	0010-801-4210-38400	99.98	INTERNET/CABLE SERVICE		323864	
						618.62
	0010-801-3210-32050	99.98	INTERNET/CABLE SERVICE		323887	
	0010-801-3210-32050	99.98	INTERNET/CABLE SERVICE		323887	
	0010-801-3230-32050	130.00	INTERNET/CABLE SERVICE		323887	
						329.96
	0010-801-1404-32050	72.56	INTERNET/CABLE SERVICE		323904	
	0010-801-3112-32050	69.92	INTERNET/CABLE SERVICE		323904	
	0043-801-1404-32050	53.47	INTERNET/CABLE SERVICE		323904	
	0092-801-1404-32050	64.92	INTERNET/CABLE SERVICE		323904	
						260.87
CITY OF MONTEREY PARK	0092-450-0092-09000	7,316.00	REFUND-WATER DEPOSIT		323888	
	0092-701-0092-07510	6,726.22-	WATER USAGE		323888	
	0092-701-0092-07510	684.31	REFUND-WATER FEE		323888	
						1,274.09
COBRA FIRE PROTECTION	0010-801-6508-31950	531.20	FIRE SYS/EXTINGUISHERS SERVICE		323905	
						531.20
VANESSA DELGADO	0010-801-3120-22670	120.44	EXPLORER GIFT		323906	
	0010-801-3120-22670	367.20	EXPLORER BANQUET SUPPLIES		323906	
						487.64
EAST LOS ANGELES COLLEGE BAND	0075-450-0075-08110	200.00-	VOID CHECK		320938	
						200.00-
	0075-450-0075-08110	200.00	REFUND-FIREWORK DEPOSIT (TRUST)		323865	
						200.00

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

9

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
EMPLOYMENT DEVELOPMENT DEPT.	0010-801-5102-35700	10,494.00	UNEMPLOYMENT INS Q1 2019		323907	10,494.00
ERWIN VASQUEZ	0075-450-0075-08555	400.00	MOTHER'S DAY PERFORMER (TRUST)		323866	400.00
FRIENDLY EXCURSIONS INC.	0010-701-0010-08025	400.00	LANGLEY TOUR DEPOSIT		323889	400.00
GALLS, LLC	0467-801-3210-54250	431.62	UNIFORMS-EXTRICATION GLOVES		323867	431.62
	0467-801-3210-54250	2,025.40	UNIFORMS-RESPONDER PARKA	19-0368	323868	2,025.40
	0010-801-3201-12800	622.73	UNIFORMS-S HABERLE		323890	622.73
GOAT HOLDINGS, LLC	0467-801-3210-54250	5,503.85	DUFFEL BAG	19-0392	323869	5,503.85
BEN GOMORY	0349-801-3201-39400	475.00	US&R TECHNICAL SEARCH SPEC		323870	475.00
LOUIS GORDON	0152-801-2206-38620	1,886.98	HOME REHAB-234 W GLEASON	19-0382	323908	1,886.98
HENSLEY LAW GROUP	0010-801-1601-31600	21,215.00	LEGAL-GENERAL SERVICES	19-0172	323871	
	0010-801-1601-31600	6,065.60	LEGAL-111 N ATLANTIC	19-0173	323871	
	0010-801-1601-31600	42.60	LEGAL-CC&R REVIEW	19-0173	323871	
	0010-801-1601-31600	1,926.10	LEGAL-CODE ENFORCEMENT	19-0173	323871	
	0010-801-1601-31600	2,550.00	LEGAL-GOODVIEWS	19-0173	323871	
	0010-801-1601-31600	29.00	LEGAL-FIRST TRANSIT LITIGATION	19-0173	323871	
	0010-801-1601-31600	11,730.00	LEGAL-GENERAL LITIGATION	19-0173	323871	
	0010-801-1601-31600	2,436.00	LEGAL-GOODVIEW LITIGATION	19-0173	323871	
	0010-801-1601-31600	1,740.00	LEGAL-KINGS INN	19-0173	323871	
						47,734.30

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

10

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HENSLEY LAW GROUP	0010-801-1601-31600	21,215.00	LEGAL-GENERAL SERVICES	19-0172	323909	
	0010-801-1601-31600	985.30	LEGAL-111 N ATLANTIC	19-0173	323909	
	0010-801-1601-31600	942.30	LEGAL-CODE ENFORCEMENT	19-0173	323909	
	0010-801-1601-31600	58.00	LEGAL-DEV REIMB GEN	19-0173	323909	
	0010-801-1601-31600	2,850.00	LEGAL-DEV REIMB GOODVIEWS	19-0173	323909	
	0010-801-1601-31600	3,300.00	LEGAL-GENERAL LITIGATION	19-0173	323909	
	0010-801-1601-31600	72.00	LEGAL-KINGS INN	19-0173	323909	29,422.60
HOME DEPOT CREDIT SERVICES	0010-801-6503-38200	45.69	PAINT BRUSHES		323891	
	0010-801-4210-24100	218.95-	SHEAR-CREDIT		323891	
	0010-801-4210-23700	207.41	TOUGH TOTES, SCREWDRIVER, WRENCH		323891	
	0010-801-4210-23300	25.21	ELBOW, NIP		323891	
	0010-801-4210-24100	197.06	SHEAR		323891	256.42
	0010-801-6503-22150	29.50	LATCH, CARRY TOTE		323910	
	0010-801-6503-22150	59.90	SOFTENER SALT		323910	
	0010-801-6503-22150	13.04	TRUFUEL		323910	
	0010-801-6503-22150	35.94	SOFTENER SALT		323910	
	0010-801-6502-38100	133.28	GLOVE, KNIFE, CAUTION TAPE		323910	
	0010-801-6502-38100	160.33	CAUTION TAPE, DUCT TAPE, BLADE		323910	
	0010-801-3230-22750	83.20	PLANTS		323910	
	0010-801-3210-38100	966.10	DISHWASHER		323910	
	0176-801-6516-38500	218.51	PLANTS		323910	
	0176-801-6516-38500	66.71	PLANTS		323910	
	0043-801-6508-39860	177.00	DRYWALL		323910	
	0010-801-6517-22100	97.74	BRUSH, TRAY, KEYS		323910	
	0010-801-4210-38100	45.39	PRESSURE BALANCE UNIT		323910	
	0022-801-4202-23900	457.70	SPRAYERS, HAMMER, BROOM, NOZZLE		323910	
	0022-801-4202-23900	218.85-	RESPIRATOR-CREDIT		323910	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

11

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0010-801-4210-38100	132.35	SCREWS,CORNER,PENLIGHT		323910	
	0010-801-4210-23100	114.31	ROLLER TRAY,PRO FRAM		323910	
						2,572.15
COLLEN P ISHIBASHI	0075-450-0075-09010	34.92	CHERRY BLOSSOM SUPPLIES (TRUST)		323892	
						34.92
SEBASTIAN JIMENEZ JR	0136-801-3101-33250	54.00	POST TRAINING		323872	
						54.00
ANDREW LEE	0010-801-3101-22750	6.00	PETTY CASH-CAR WASH		323911	
	0010-801-3103-38400	16.00	PETTY CASH-REFILL AIR TANK		323911	
	0136-801-3101-33250	61.82	PETTY CASH-POST TRAINING		323911	
	0010-801-3113-38400	5.46	PETTY CASH-BATTERY		323911	
	0010-801-3120-39700	43.53	PETTY CASH-EXPLORER LUNCH		323911	
	0075-450-0075-08420	16.35	PETTY CASH-WATER (TRUST)		323911	
	0075-450-0075-08420	33.79	PETTY CASH-WATER (TRUST)		323911	
	0010-801-3101-22750	32.29	PETTY CASH-KEYS		323911	
	0010-801-3102-22300	43.55	PETTY CASH-SAFETY GLASSES		323911	
	0010-801-3103-22750	19.18	PETTY CASH-HAT SIZE REDUCERS		323911	
	0010-801-3104-32200	100.55	PETTY CASH-UPS FEE		323911	
	0010-801-3103-33100	20.00	PETTY CASH-PARKING		323911	
	0075-450-0075-08420	50.00	PETTY CASH-SHIRTS (TRUST)		323911	
						448.52
ROBIN LOPEZ	0136-801-3101-33250	36.00	POST TRAINING		323873	
						36.00
ADAM MALOUF	0349-801-3201-39400	100.00	FIRE TRAINING		323912	
						100.00
MARTIN FLORIST	0075-450-0075-08550	246.38	MOTHER'S DAY FLORAL (TRUST)		323874	
						246.38
MONTEREY PARK PETTY CASH	0092-801-4220-33200	10.00	PETTY CASH-PARKING		323875	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

12

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0092-801-4223-22300	54.09	PETTY CASH-FOOD FOR CREW		323875	
	0010-801-4212-39250	10.00	PETTY CASH-PARKING		323875	
	0010-801-4212-22700	13.62	PETTY CASH-REFRESHMENTS		323875	
	0109-801-6511-22310	65.68	PETTY CASH-UNIFORM-M TRINH		323875	
	0010-801-3120-39700	83.55	PETTY CASH-CEREMONY SUPPLIES		323875	
	0010-801-3230-22750	64.63	PETTY CASH-PLANT FOR EOC		323875	
	0010-801-3230-39700	39.00	PETTY CASH-VOLUNTEERS LUNCH		323875	
	0010-801-3230-39700	54.48	PETTY CASH-VOLUNTEERS LUNCH		323875	
	0010-801-3120-39700	21.61	PETTY CASH-CEREMONY SUPPLIES		323875	
	0010-801-1403-32200	6.85	PETTY CASH-POSTAGE		323875	
	0092-801-4223-22300	54.46	PETTY CASH-SAFETY MEETING		323875	
	0010-801-1703-33200	32.25	PETTY CASH-MILEAGE		323875	
	0010-801-1403-22750	13.13	PETTY CASH-OFFICE SUPPLIES		323875	
	0010-801-6508-31990	17.52	PETTY CASH-EVENT SUPPLIES		323875	
	0159-801-6507-31970	78.76	PETTY CASH-COURT LINE TAPE		323875	
	0010-801-6508-31990	6.57	PETTY CASH-FOAM BOARD		323875	
						626.20
	0010-801-6502-31950	37.07	PETTY CASH-SENIOR TRIP MEAL		323893	
	0010-801-6502-31950	61.27	PETTY CASH-SENIOR TRIP		323893	
	0010-801-6505-23910	18.00	PETTY CASH-MOTHER'S DAY SUP		323893	
	0010-801-6505-23910	63.88	PETTY CASH-PARADE FOAM STICKS		323893	
	0075-450-0075-08640	65.01	PETTY CASH-MPK TV BOX (TRUST)		323893	
	0075-450-0075-08640	55.07	PETTY CASH-MPK TV (TRUST)		323893	
	0022-801-4202-39400	80.00	PETTY CASH-MSA TRAINING		323893	
	0010-801-1403-21350	29.07	PETTY CASH-DRINKING WATER JAR		323893	
						409.37
	0010-801-6502-31950	39.45	PETTY CASH-TRIP MEAL		323913	
	0010-801-3120-39700	94.98	PETTY CASH-BLOCK CAPTAINS MEET		323913	
	0010-801-3120-22670	30.20	PETTY CASH-EXPLORER FOOD		323913	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

13

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0010-801-1403-32200	6.85	PETTY CASH-POSTAGE		323913	
	0010-801-3205-22750	58.44	PETTY CASH-SELF INKING STAMPS		323913	
	0010-801-4209-22750	82.12	PETTY CASH-MILEAGE		323913	
	0010-801-6517-38400	69.58	PETTY CASH-PUBLIC WORKS DAY		323913	
	0010-801-6505-23910	87.87	PETTY CASH-LUNCHEON		323913	
	0010-801-1704-33200	59.48	PETTY CASH-MILEAGE		323913	528.97
ORLANDO MURO	0010-801-6502-31150	173.89	PLAY DAYS SUPPLIES		323914	173.89
NOODLE HOUSE	0010-701-0010-06850	38.00-	VOID CHECK		314296	38.00-
PAGEANTRY PARADES	0092-801-6508-31990	900.00	PARADE STAGE (TRUST)		323876	900.00
PARTYLINE EVENTS INC.	0075-450-0075-08610	3,000.00	PLAY DAYS RENTAL (TRUST)	19-0249	323877	
	0092-801-6508-39860	180.29	PLAY DAYS RENTAL	19-0249	323877	3,180.29
PATHOMRAT NEIL KUNAWONGSE	0092-801-6508-31990	185.00	SUMMER MOVIE FLYER		323916	185.00
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	19.40	POSTAGE		323894	
	0010-801-1403-32200	62.50	POSTAGE		323894	
	0010-801-1406-32200	77.45	POSTAGE		323894	
	0010-801-1701-32200	96.50	POSTAGE		323894	
	0010-801-1702-32200	68.65	POSTAGE		323894	
	0010-801-1703-32200	15.20	POSTAGE		323894	
	0010-801-1801-32200	2.65	POSTAGE		323894	
	0010-801-1802-32200	9.85	POSTAGE		323894	
	0010-801-3101-32200	0.50	POSTAGE		323894	
	0010-801-3102-32200	26.70	POSTAGE		323894	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

14

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-3104-32200	14.50	POSTAGE		323894	
	0010-801-3114-32200	125.75	POSTAGE		323894	
	0010-801-3120-32200	177.50	POSTAGE		323894	
	0010-801-3201-32200	2.00	POSTAGE		323894	
	0010-801-3205-32200	24.00	POSTAGE		323894	
	0010-801-3210-32200	1.95	POSTAGE		323894	
	0010-801-6001-32200	30.49	POSTAGE		323894	
	0010-801-6502-32200	774.50	POSTAGE		323894	
	0043-801-4212-32200	19.85	POSTAGE		323894	
	0075-450-0075-09230	80.85	POSTAGE (TRUST)		323894	
	0092-801-4223-32200	76.45	POSTAGE		323894	
	0152-801-2206-32200	0.50	POSTAGE		323894	
						1,707.74
PROFESSIONAL CHIEF OFFICERS ASSOCIATION	0075-450-0075-08750	500.00	FIRE SERVICE DAY (TRUST)		323895	
						500.00
RAMON ROMERO ROMERO	0075-450-0075-08610	774.00	PLAY DAYS POPCICLES (TRUST)		323878	
						774.00
SAN DIMAS CANYON CLUBHOUSE	0075-450-0075-08420	1,000.00	POLICE-GOLF TOURNAMENT-TRUST	19-0398	323917	
						1,000.00
SKYLER RAYED DOKHAM	0092-701-0092-07510	23.55	REFUND WATER FEE		323896	
						23.55
SPRINT SOLUTIONS, INC.	0010-801-3115-38400	1,571.24	MOBILE DATA SERVICES	19-0211	323879	
						1,571.24
THE STANDARD INSURANCE CO.	0065-464	519.49	EXECUTIVE PREMIUM		323897	
						519.49
T-MOBILE USA	0109-801-6511-31180	279.60	DIAL-A-RIDE CELLULAR SERVICES		323898	
						279.60
THE GAS COMPANY	0010-801-3114-36200	155.91	GAS SERVICES		323899	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

15

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
THE GAS COMPANY	0060-801-4211-22250	7,032.83	GAS SERVICES		323899	7,188.74
TYLER TECHNOLOGIES, INC.	0063-801-5004-99055	59,977.75	TYLER SOFTWARE LICENSE FEES	19-0399	323918	203,924.35
	0063-801-5004-99055	143,946.60	TYLER SOFTWARE LICENSE FEES	19-0399	323918	
UNITED STATES POSTAL SERVICE	0010-801-6509-31880	1,000.00	CASCADES POSTAGE	19-0100	323919	1,000.00
MARICELA VASQUEZ	0010-801-6506-31150	400.00	DAY CARE SUPPLIES		323880	400.00
VERIZON WIRELESS	0092-801-4222-32050	152.04	WIRELESS VOICE & DATA SERVICE		323900	1,006.69
	0010-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		323900	
	0010-801-6502-32050	55.18	WIRELESS VOICE & DATA SERVICE		323900	
	0010-801-3112-32050	56.21	WIRELESS VOICE & DATA SERVICE		323900	
	0010-801-1201-32050	55.18	WIRELESS VOICE & DATA SERVICE		323900	
	0010-801-1101-32050	56.21	WIRELESS VOICE & DATA SERVICE		323900	
	0010-801-1404-32050	593.86	WIRELESS VOICE & DATA SERVICE		323900	
	0010-801-3104-38400	38.01	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-3115-38400	100.01	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-3112-32050	1,503.75	WIRELESS VOICE & DATA SERVICE		323920	
	0022-801-4206-32050	111.77	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-4209-32050	9.60	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-4212-32050	110.36	WIRELESS VOICE & DATA SERVICE		323920	
	0092-801-4221-32050	37.84	WIRELESS VOICE & DATA SERVICE		323920	
	0092-801-4222-32050	0.38	WIRELESS VOICE & DATA SERVICE		323920	
	0092-801-4223-32050	77.60	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-6502-32050	0.19	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-6517-32050	55.56	WIRELESS VOICE & DATA SERVICE		323920	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

16

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VERIZON WIRELESS	0010-801-1201-38400	38.01	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-1701-32050	38.84	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-1702-32050	207.41	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-1703-32050	47.23	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-1704-32050	42.80	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-3205-32050	25.26	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-3210-32050	177.53	WIRELESS VOICE & DATA SERVICE		323920	
	0010-801-3220-32050	234.37	WIRELESS VOICE & DATA SERVICE		323920	
						2,894.53
ERNESTO A VILLARROEL	0092-801-4223-39300	105.00	WATER CERTIFICATE		323921	
						105.00
DIANE VIVONA-SAIZ	0362-801-3101-39400	18.00	POLICE TRAINING		323922	
						18.00
SCOTT WIESE	0136-801-3101-33250	90.00	POST TRAINING		323881	
						90.00
TOTAL FOR PREPAID WARRANTS						381,201.63
PRINTED		381,201.63				

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

17

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
A & R NURSERY	0010-801-6517-22100	127.02	LANDSCAPE SUPPLIES	19-0092	323923	
	0010-801-6517-22100	197.10	LANDSCAPE SUPPLIES	19-0092	323923	
	0010-801-6517-22100	43.80	LANDSCAPE SUPPLIES	19-0092	323923	367.92
ADAMSON POLICE PRODUCTS (DBA)	0010-801-3103-22620	894.29	POLICE-AMMUNITION		523 **	894.29
AERUS ELECTROLUX	0010-801-6001-22150	1,313.99	VACUUM CLEANER		323924	1,313.99
AFFILIATED SYSTEMS, INC.	0010-801-1801-31900	20.00	PRE-EMPLOYMENT/DMV/DOT PHYS		323925	
	0010-801-1801-31900	55.00	PRE-EMPLOYMENT/DMV/DOT PHYS		323925	75.00
ALHAMBRA CAR WASH	0060-801-4211-38400	1,098.00	CAR WASH		323926	1,098.00
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-39400	840.96	PRACTICE FIRE SHELTERS		524 **	840.96
AMERICAN WATER WORKS INC	0060-801-4211-23500	246.63	STREET-PRESSURE WASHER PARTS		323927	246.63
ANELLE MANAGEMENT SERVICES, INC.	0060-801-4211-38400	90.00	BIT INSPECTIONS-UNIT 906		525 **	90.00
ARAMARK UNIFORM & CAREER APPAREL GF	0010-801-3210-39050	36.57	UNIFORM CLEANING		526 **	
	0060-801-4211-22300	41.95	UNIFORM CLEANING		526 **	
	0060-801-4211-22300	58.42	UNIFORM CLEANING		526 **	
	0060-801-4211-22300	59.93	UNIFORM CLEANING		526 **	
	0060-801-4211-22300	60.44	UNIFORM CLEANING		526 **	257.31
ARC IMAGING RESOURCE - CALIFORNIA	0092-801-4222-38400	208.81	ENGINEERING PRINTER RENTAL	19-0289	323928	208.81
BRENT ARCHIBALD	0010-801-3103-22310	239.65	UNIFORM REIMBURSEMENT		323929	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

18

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						239.65
ATHENS SERVICES	0043-801-4208-41200	403,397.29	REFUSE COLLECTION SERVICES		323930	403,397.29
	0022-801-4205-41200	25,325.00	STREET SWEEPER SERVICES	19-0061	323931	
	0344-801-5002-99290	1,300.00	STREET SWEEPER SERVICES	19-0061	323931	26,625.00
ATLAS SERVICES SOLUTIONS CORP.	0010-801-1407-38250	8,977.28	JANITORIAL SERVICES	19-0114	323932	8,977.28
AUTOZONE PARTS, INC.	0060-801-4211-22250	39.29	LUBRICANTS		323933	
	0060-801-4211-23500	249.65	HANGER PUMP-UNIT 073	19-0227	323933	
	0060-801-4211-23500	136.77	BATTERY	19-0227	323933	425.71
TYLER AYALA	0010-801-1801-39400	198.00	TUITION REIMBURSEMENT		323934	198.00
B W GRAPHICS	0010-801-1301-39250	178.49	BUSINESS CARD-V CHANG		323935	
	0010-801-4212-39250	70.08	BUSINESS CARD-J LIEU		323935	
	0010-801-1701-39250	43.80	BUSINESS CARD-S TEWASART		323935	
	0010-801-3104-39250	39.42	BUSINESS CARD-A MENA		323935	
	0010-801-3104-39250	41.61	BUSINESS CARD-R MINOR		323935	
	0010-801-1704-39250	35.04	BUSINESS CARD-T WELCH		323935	
	0010-801-1703-39250	48.18	BUSINESS CARD-J SMITH		323935	
	0010-801-1701-39250	45.99	BUSINESS CARD-G YUEN		323935	
	0010-801-6502-39250	43.80	BUSINESS CARD-C SULLIVAN		323935	
	0010-801-6502-39250	43.80	BUSINESS CARD-T VALENZUELA		323935	
	0010-801-6502-39250	43.80	BUSINESS CARD-V CALDERON		323935	
	0010-801-6001-39250	48.18	BUSINESS CARD-L DUONG		323935	682.19
BACKFLOW APPARATUS & VALVE CO	0092-801-4221-23300	253.76	TEST HOSE SET		323936	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

19

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						253.76
BAKER & TAYLOR INC	0010-801-6006-40000	60.00	BOOK(S) 4		323937	
	0010-801-6006-40000	15.44	BOOK(S) 2		323937	
	0010-801-6006-40000	58.50	BOOK(S) 5		323937	
	0010-801-6006-40000	181.01	BOOK(S) 16		323937	
	0010-801-6006-40000	72.86	BOOK(S) 6		323937	
	0010-801-6006-40000	18.79	BOOK(S) 3		323937	
	0010-801-6006-40000	404.31	BOOK(S) 35		323937	
	0010-801-6006-40000	40.88	BOOK(S) 1		323937	
	0010-801-6006-40000	37.23	BOOK(S) 3		323937	
	0010-801-6006-40000	236.86	BOOK(S) 18		323937	
	0010-801-6006-40000	20.89	BOOK(S) 2		323937	
	0010-801-6006-40000	117.11	BOOK(S) 9		323937	
	0010-801-6006-40000	136.35	BOOK(S) 17		323937	
	0010-801-6006-40000	3.97	BOOK(S) 1		323937	
	0010-801-6002-40000	22.43	BOOK(S) 1		323937	
	0010-801-6002-40000	13.88	BOOK(S) 1		323937	
	0010-801-6002-40000	13.25	BOOK(S) 1		323937	
	0010-801-6002-40000	319.74	BOOK(S) 18		323937	
	0010-801-6002-40000	1,312.53	BOOK(S) 47		323937	
	0010-801-6002-40000	17.28	BOOK(S) 1		323937	
	0010-801-6002-40000	17.89	BOOK(S) 1		323937	
	0010-801-6002-40000	34.78	BOOK(S) 2		323937	
	0010-801-6002-40000	33.67	BOOK(S) 2		323937	
	0010-801-6002-40000	83.45	BOOK(S) 4		323937	
	0010-801-6002-40000	49.01	BOOK(S) 4		323937	
	0010-801-6002-40000	22.40	BOOK(S) 1		323937	
	0010-801-6002-40000	15.99	BOOK(S) 1		323937	
	0010-801-6002-40000	72.80	BOOK(S) 11		323937	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

20

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0010-801-6002-40000	19.84	BOOK(S) 1		323937	
	0010-801-6002-40000	9.72	BOOK(S) 1		323937	
	0010-801-6002-40000	17.90	BOOK(S) 1		323937	
	0010-801-6002-40000	35.75	BOOK(S) 2		323937	
	0010-801-6002-40000	12.56	BOOK(S) 1		323937	
	0010-801-6002-40000	16.01	BOOK(S) 1		323937	
	0010-801-6002-40000	1,411.92	BOOK(S) 79		323937	
	0010-801-6002-40000	13.24	BOOK(S) 2		323937	
	0010-801-6002-40000	25.60	BOOK(S) 1		323937	
	0010-801-6002-40000	815.68	BOOK(S) 30		323937	
	0010-801-6002-40000	17.93	BOOK(S) 1		323937	
	0010-801-6002-40000	445.88	BOOK(S) 25		323937	
	0010-801-6002-40000	343.41	BOOK(S) 27		323937	
	0010-801-6002-40000	52.25	BOOK(S) 2		323937	
	0010-801-6002-40000	13.93	BOOK(S) 1		323937	
	0010-801-6002-40000	24.07	BOOK(S) 2		323937	
	0010-801-6002-40000	99.43	BOOK(S) 2		323937	
	0010-801-6002-40000	50.02	BOOK(S) 3		323937	
	0010-801-6002-40000	60.96	BOOK(S) 3		323937	
	0010-801-6002-40000	100.83	BOOK(S) 4		323937	
	0010-801-6002-40000	40.39	BOOK(S) 6		323937	
	0010-801-6002-40000	973.20	BOOK(S) 44		323937	
	0010-801-6002-40000	10.58	BOOK(S) 1		323937	
	0010-801-6002-40000	545.52	BOOK(S) 17		323937	
	0010-801-6002-40000	34.81	BOOK(S) 1		323937	
	0010-801-6002-40000	31.04	BOOK(S) 2		323937	
	0010-801-6002-40000	16.89	BOOK(S) 1		323937	
	0010-801-6002-40000	341.84	BOOK(S) 23		323937	
	0010-801-6002-40000	69.57	BOOK(S) 2		323937	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

21

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0010-801-6002-40000	244.10	BOOK(S) 21		323937	
	0010-801-6002-40000	16.01	BOOK(S) 1		323937	
	0010-801-6002-40000	4.60	BOOK(S) 1		323937	
	0010-801-6002-40000	36.39	BOOK(S) 21		323937	
	0010-801-6002-40000	10.61	BOOK(S) 1		323937	
	0010-801-6002-40000	86.15	BOOK(S) 3		323937	
	0010-801-6002-40000	77.95	BOOK(S) 3		323937	
	0010-801-6002-40000	43.05	BOOK(S) 2		323937	
	0010-801-6002-40000	14.90	BOOK(S) 1		323937	
	0010-801-6002-40000	35.25	BOOK(S) 2		323937	
	0010-801-6002-40000	30.82	BOOK(S) 1		323937	
	0010-801-6002-40000	44.39	BOOK(S) 3		323937	
	0010-801-6002-40000	20.56	BOOK(S) 1		323937	
	0010-801-6002-40000	18.58	BOOK(S) 1		323937	
	0010-801-6002-40000	8.59	BOOK(S) 1		323937	
	0010-801-6002-40000	7.26	BOOK(S) 1		323937	
	0010-801-6002-40000	25.63	BOOK(S) 1		323937	
	0010-801-6002-40000	93.45	BOOK(S) 5		323937	
	0010-801-6002-40000	91.01	BOOK(S) 2		323937	
	0010-801-6002-40000	10.25	BOOK(S) 1		323937	
	0010-801-6002-40000	72.25	BOOK(S) 3		323937	
	0010-801-6002-40000	21.14	BOOK(S) 1		323937	
						10,097.01
BAKER ELECTRIC INC.	0092-801-4222-23400	910.43	HEATERS REPAIR	19-0218	323938	910.43
VINCENT BALTIERRA III	0010-801-1801-39400	266.19	TUITION REIMBURSEMENT		323939	266.19
BEAR COMMUNICATIONS INC	0010-801-3112-38400	133.60	MAINTENANCE SERVICES	19-0237	527 **	
	0010-801-3112-38400	327.40	MAINTENANCE SERVICES		527 **	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

22

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						461.00
BG PETRO SPECS DISTRIBUTING, INC.	0060-801-4211-22250	293.24	LUBRICANTS		528 **	293.24
BJ PARTY SUPPLIES	0092-801-6508-31990	39.42	RAFFLE TICKETS,BALLOONS		323940	39.42
DARREN BRADEN	0010-801-6001-33100	35.56	FLYER DELIVERY MAILEAGE		323941	35.56
BENJAMIN BRAVEMAN	0062-801-5101-35650	108.88	PROPERTY DAMAGE SETTLEMENT		323942	108.88
BRODART COMPANY	0010-801-6003-22450	1,268.86	LIBRARY SUPPLIES		323943	1,268.86
BURRO CANYON SHOOTING PARK	0010-801-3103-22620	120.00	POLICE RANGE FEES		323944	370.00
	0010-801-3103-22620	130.00	POLICE RANGE FEES		323944	
	0010-801-3103-22620	120.00	POLICE RANGE FEES		323944	
C.P.R.S DISTRICT XIII	0010-801-6502-31950	140.00	RECREATION TRAINING		323945	140.00
CURTIS CACCIATORI	0010-801-1801-39400	314.00	TUITION REIMBURSEMENT		323946	314.00
CALIFORNIA POLICE CHIEFS ASSOCIATION	0136-801-3101-33250	1,875.00	POST TRAINING		323947	1,875.00
CALIFORNIA WATER SERVICE CO.	0092-801-4222-36300	88.81	WATER SERVICE		323948	
	0092-801-4222-36300	22.43	WATER SERVICE		323948	
	0092-801-4222-36300	20.80	WATER SERVICE		323948	
	0092-801-4222-36300	44.38	WATER SERVICE		323948	
	0092-801-4222-36300	42.45	WATER SERVICE		323948	
	0092-801-4222-36300	17.72	WATER SERVICE		323948	
	0092-801-4222-36300	15.81	WATER SERVICE		323948	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

23

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						252.40
CALOX, INC	0010-801-3220-24200	29.75	CYLINDER OXYGEN		529 **	
	0010-801-3220-24200	21.25	CYLINDER OXYGEN		529 **	
	0010-801-3220-24200	72.00	CYLINDER OXYGEN		529 **	
	0010-801-3220-24200	8.50	CYLINDER OXYGEN		529 **	
	0010-801-3220-24200	8.50	CYLINDER OXYGEN		529 **	
						140.00
CAMINO REAL CHEVROLET	0060-801-4211-23500	15.59	BLOCK-UNIT 977		323949	
	0060-801-4211-23500	37.41	SEAL KIT-UNIT 990		323949	
						53.00
CANON FINANCIAL SERVICES, INC.	0010-801-1201-37500	978.94	COPIER MACHINE RENTAL		530 **	
	0010-801-3220-24200	978.94	COPIER MACHINE RENTAL		530 **	
	0010-801-3114-37500	1,944.34	COPIER MACHINE RENTAL		530 **	
	0010-801-3115-38400	386.13	COPIER MACHINE RENTAL		530 **	
						4,288.35
CANON SOLUTIONS AMERICA, INC	0109-801-6511-22750	290.20	COPIER MAINTENANCE		531 **	
	0109-801-6511-22750	353.55	COPIER MAINTENANCE		531 **	
	0109-801-6511-22750	290.20	COPIER MAINTENANCE		531 **	
	0109-801-6511-22750	290.20	COPIER MAINTENANCE		531 **	
						1,224.15
CARL WARREN & COMPANY	0062-801-5101-35600	375.00	LIABILITY CLAIMS ADMIN FEES		323950	
	0062-801-5101-35600	375.00	LIABILITY CLAIMS ADMIN FEES		323950	
	0062-801-5101-35600	750.00	LIABILITY CLAIMS ADMIN FEES		323950	
	0062-801-5101-35600	375.00	LIABILITY CLAIMS ADMIN FEES		323950	
	0062-801-5101-35600	375.00	LIABILITY CLAIMS ADMIN FEES		323950	
	0062-801-5101-35600	1,000.00	LIABILITY CLAIMS ADMIN FEES		323950	
						3,250.00
CDCE, INCORPORATED	0060-801-3210-38400	195.00	TOUGHBOOKS MEMORY UPGRADE	19-0284	323951	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

24

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						195.00
CHARLIES TIRE RECYCLING	0060-801-4211-31950	170.00	FLEET TIRE RECYCLING		323952	170.00
BETTY CHUNG	0075-450-0075-08550	10.00	REFUND RECREATION TRIP (TRUST)		323953	10.00
CINTAS CORPORATION NO. 3	0010-801-6505-22150	187.02	JANITORIAL SUPPLIES-LANGLEY		323954	
	0010-801-6505-22150	141.35	JANITORIAL SUPPLIES-LANGLEY		323954	
	0010-801-6505-22150	179.69	JANITORIAL SUPPLIES-LANGLEY		323954	
	0010-801-3210-22150	208.64	JANITORIAL SUPPLIES-FS61		323954	
	0010-801-3210-22150	208.64	JANITORIAL SUPPLIES-FS61		323954	
	0010-801-3210-22150	55.20	JANITORIAL SUPPLIES-FS61		323954	
	0010-801-3210-22150	476.03	JANITORIAL SUPPLIES-FS61		323954	
	0010-801-3210-22150	263.04	JANITORIAL SUPPLIES-FS62		323954	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS62		323954	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS62		323954	
	0010-801-3210-22150	58.08	JANITORIAL SUPPLIES-FS62		323954	
	0010-801-3210-22150	263.04	JANITORIAL SUPPLIES-FS62		323954	
	0010-801-3210-22150	241.60	JANITORIAL SUPPLIES-FS63		323954	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS63		323954	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS63		323954	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS63		323954	
	0010-801-3210-22150	241.60	JANITORIAL SUPPLIES-FS63		323954	2,887.78
CLA-VAL CO.	0092-801-4225-82264	17,455.90	PRESSURE REGULATION VALVES	19-0374	323955	17,455.90
COLLICUTT ENERGY SERVICES INC	0092-801-4210-38100	392.58	ANNUAL SERVICE	19-0007	532 **	
	0092-801-4210-38100	394.78	ANNUAL SERVICE	19-0007	532 **	
	0092-801-4210-38100	803.20	ANNUAL SERVICE	19-0007	532 **	
	0092-801-4210-38100	701.90	ANNUAL SERVICE	19-0007	532 **	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

25

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
COLLICUTT ENERGY SERVICES INC	0092-801-4210-38100	537.89	ANNUAL SERVICE	19-0007	532 **	
	0092-801-4210-38100	537.89	ANNUAL SERVICE	19-0007	532 **	
	0092-801-4210-38100	731.22	ANNUAL SERVICE	19-0007	532 **	4,099.46
COMPLETE LANDSCAPE CARE, INC.	0022-801-4202-31950	1,085.00	WEED ABATEMENT		533 **	
	0022-801-4202-31950	575.00	WEED ABATEMENT		533 **	
	0022-801-4202-31950	575.00	WEED ABATEMENT		533 **	
	0022-801-4202-31950	1,726.00	WEED ABATEMENT		533 **	3,961.00
CONTROL AUTOMATION DESIGN	0093-801-4227-31950	2,320.00	GENERAL OPERATIONS		323956	
	0092-801-4222-31950	290.00	GENERAL OPERATIONS		323956	2,610.00
CORE & MAIN LP (FKA) HD SUPPLY WATI	0092-801-4223-23300	20,425.88	WET HYD HEAD,COPPER TUBE,EPXY	19-0359	323957	
	0092-801-4223-23300	2,986.59	REP CLP,BRZ DBL STRAP	19-0359	323957	
	0092-801-4223-23350	985.50	COUPLINGS		323957	
	0092-801-4223-23350	797.86	REP COUPLINGS		323957	25,195.83
COUNTY OF LOS ANGELES	0010-801-3111-31950	2,141.29	ANIMAL CONTROL SERVICE	19-0032	323958	2,141.29
BILL CUEVAS	0010-801-3103-22310	55.74	UNIFORM REIMBURSEMENT		323959	55.74
DAILY JOURNAL CORPORATION	0092-801-1301-34050	461.16	LEGAL NOTICE	19-0073	534 **	
	0092-801-1301-34050	90.59	LEGAL NOTICE	19-0073	534 **	
	0092-801-1301-34050	741.15	LEGAL NOTICE	19-0073	534 **	1,292.90
DAMEWOOD CONSULTING GROUP	0010-801-1802-39400	500.00	EMPLOYEE SAFETY TRAINING		323960	
	0010-801-1802-39400	500.00	EMPLOYEE SAFETY TRAINING		323960	1,000.00

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

26

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VANESSA DELGADO	0010-801-3120-22310	515.04	UNIFORM REIMBURSEMENT		323961	515.04
DELL MARKETING LP	0010-850-1404-38400	12,639.85	COMPUTERS	19-0386	535 **	
	0060-801-4211-24150	427.93	MONITOR		535 **	
	0092-801-4222-24150	100.00	MONITOR		535 **	13,167.78
DUSTIN DENOVEL	0152-801-2206-38620	1,800.00	ROOF REPAIR		323962	1,800.00
DEPARTMENT OF HEALTH CARE SERVICES	0465-701-0465-05400	16,828.41	EMERGENCY TRANSPORT SVC GEMT		323963	
	0465-701-0465-05400	17,358.24	EMERGENCY TRANSPORT SVC GEMT		323963	34,186.65
DEPARTMENT OF JUSTICE	0010-801-1801-39550	294.00	FINGERPRINT PROCESSING		536 **	
	0010-801-3230-41100	147.00	FINGERPRINT PROCESSING		536 **	
	0010-801-6003-22450	49.00	FINGERPRINT PROCESSING		536 **	
	0010-801-6006-22450	98.00	FINGERPRINT PROCESSING		536 **	
	0010-701-0010-03710	98.00	FINGERPRINT PROCESSING		536 **	
	0010-801-6502-31950	294.00	FINGERPRINT PROCESSING		536 **	
	0010-801-6001-31950	49.00	FINGERPRINT PROCESSING		536 **	
	0010-801-1801-39550	196.00	FINGERPRINT PROCESSING		536 **	
	0010-801-6006-22450	49.00	FINGERPRINT PROCESSING		536 **	
	0010-701-0010-03710	147.00	FINGERPRINT PROCESSING		536 **	
	0010-801-6502-31950	147.00	FINGERPRINT PROCESSING		536 **	
	0010-701-0010-03710	32.00	FINGERPRINT PROCESSING		536 **	1,600.00
NICHOLAS DIFATTA	0060-801-3210-38400	1,000.00	FIRE USAR DECALS		537 **	1,000.00
DIGITAL TELECOMMUNICATIONS CORP	0010-801-1403-38400	650.00	PHONE MAINTENANCE,SERVICES		538 **	
	0010-801-6505-38400	450.00	PHONE MAINTENANCE,SERVICES		538 **	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

27

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						1,100.00
DIM SUM WORLD	0010-701-0010-06850	239.23	REFUND INDUSTRIAL WASTE FEE		323964	239.23
DIRECTV, LLC	0010-801-3230-32050	137.24	SERVICES AT EOC		323965	137.24
DIVERSIFIED ALARM SERVICE	0010-801-3115-38400	300.00	CENTRAL MONITORING SERVICES	19-0348	539 **	
	0010-801-3115-38400	300.00	CENTRAL MONITORING SERVICES	19-0348	539 **	600.00
DUDEK	0075-450-0075-08660	2,295.00	MARKET PLACE TRIP GEN-TRUST	19-0222	323966	2,295.00
DUKE SERVICE COMPANY	0010-801-6505-38400	118.31	LANGLEY SUPPLIES		323967	118.31
GEORGE DUONG	0159-801-6507-31940	72.03	INSTRUCTOR-RECREATION CLASS		323968	72.03
EBS CO SUBSCRIPTION SERVICES	0010-801-6002-40000	828.78	LIBRARY SUBSCRIPTIONS		540 **	
	0010-801-6002-40000	1,043.00	LIBRARY SUBSCRIPTIONS		540 **	
	0010-801-6002-40000	125.64	LIBRARY SUBSCRIPTIONS		540 **	
	0010-801-6002-40000	2,080.44	LIBRARY SUBSCRIPTIONS		540 **	
	0010-801-6006-40000	646.66	LIBRARY SUBSCRIPTIONS		540 **	4,724.52
ECHOSAT, INC.	0010-701-0010-06940	39.95	CNG STATION MERCHANT FEE		323969	39.95
ELLIOTT AUTO SUPPLY CO., INC.	0060-801-4211-23500	158.41	SPARK PLUGS-UNIT 854		323970	
	0060-801-4211-23500	8.17-	SWITCH-CREDIT		323970	
	0060-801-4211-23500	100.48	HOSE-UNIT 075		323970	
	0060-801-4211-23500	328.57	PUMP-UNIT 073		323970	
	0060-801-4211-23500	29.94	LOCKSET-UNIT 029		323970	
	0060-801-4211-23500	43.10	OIL FILTERS		323970	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

28

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						652.33
EMPIRE CLEANING SUPPLY	0010-801-6505-22150	468.05	JANITORIAL SUPPLIES-LANGLEY		323971	
	0010-801-6505-22150	357.08	JANITORIAL SUPPLIES-LANGLEY		323971	
	0010-801-6505-22150	577.59	JANITORIAL SUPPLIES-LANGLEY		323971	
	0010-801-6517-22150	855.80	JANITORIAL SUPPLIES-PARKS	19-0093	323971	
	0010-801-6517-22150	626.12	JANITORIAL SUPPLIES-PARKS	19-0093	323971	
	0010-801-6001-22150	549.07	JANITORIAL SUPPLIES-LIBRARY		323971	
						3,433.71
ENTERPRISE FM TRUST	0060-801-4211-37800	6,595.19	POLICE LEASED VEHICLES	19-0008	541 **	
						6,595.19
ENVIROTEK CORPORATION	0010-801-4202-23950	758.21	GRAFFITI REMOVAL CHEMICALS		323972	
						758.21
EUROFINS EATON ANALYTICAL, INC.	0092-801-4222-31950	2,015.00	WATER ANALYSIS	19-0185	323973	
	0092-801-4222-31950	1,955.00	WATER ANALYSIS	19-0185	323973	
	0092-801-4222-31950	3,680.00	WATER ANALYSIS	19-0185	323973	
	0092-801-4222-31950	2,830.00	WATER ANALYSIS	19-0185	323973	
	0092-801-4222-31950	3,030.00	WATER ANALYSIS	19-0185	323973	
	0092-801-4222-31950	2,830.00	WATER ANALYSIS	19-0185	323973	
	0092-801-4222-31950	50.00	WATER ANALYSIS	19-0185	323973	
						16,390.00
EVOQUA WATER TECHNOLOGIES LLC	0060-801-3210-38400	165.88	FIRE DI TANK RENTAL		323974	
						165.88
EWING IRRIGATION PRODUCTS, INC.	0176-801-6516-24100	63.98	IRRIGATION SUPPLIES		323975	
	0010-801-6517-23300	927.19	IRRIGATION SUPPLIES		323975	
						991.17
FAIRWAY FORD SALES, INC.	0060-801-4211-54065	23,873.18	UNIT 153	19-0334	323976	
						23,873.18
FEDEX OFFICE PRINTS & SHIP SERVICES	0092-801-4222-31950	10.82	COIL MIXED COVERS		323977	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

29

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						10.82
FENSCO SERVICES INC	0010-801-6517-38100	320.00	FENCE REPAIR/INSTALLATION		323978	320.00
FILEKEEPERS, LLC	0010-801-1802-31950	192.00	STORAGE SERVICE		323979	192.00
FIRST TRANSIT INC	0166-801-4201-31960	69,898.35	SPIRIT BUS OPERATION	19-0175	323980	68,206.38
	0166-801-4201-31960	209.65	SPIRIT BUS GPS	19-0175	323980	
	0109-701-0109-07680	1,901.62-	SPIRIT BUS FARE		323980	
FORD OF MONTEBELLO	0060-801-4211-23500	81.03	MOTOR MODULE-UNIT 094		323981	286.79
	0060-801-4211-23500	60.40	BOOT-UNIT 075		323981	
	0060-801-4211-23500	41.57	CLAMP-UNIT 075		323981	
	0060-801-4211-23500	65.79	VALVE KITS		323981	
	0060-801-4211-23500	38.00	RESERVOIR-UNIT 072		323981	
FORWARD THINKING SYSTEMS, LLC	0109-801-6511-31180	60.00	DIAL-A-RIDE GPS SERVICE		323982	60.00
FUTURE INDUSTRIAL TECHNOLOGIES, INC	0010-801-1801-39400	3,702.92	EMPLOYEE SAFETY TRAINING		542 **	3,702.92
GABRIEL VAZQUEZ	0010-801-6503-22300	1,570.29	AQUATICS STAFF UNIFORM		323983	1,570.29
GALLS, LLC	0010-801-3102-22310	1,225.44	UNIFORMS-CROSSING GUARD	19-0363	543 **	
	0010-801-3102-22310	101.31-	UNIFORMS-CREDIT	19-0363	543 **	
	0010-801-3205-22310	63.02	UNIFORMS-W SHUM		543 **	
	0010-801-3210-22310	285.72	UNIFORMS-C CALLOWAY		543 **	
	0010-801-3210-22310	281.25	UNIFORMS-J CHANG		543 **	
	0010-801-3210-22310	156.65	UNIFORMS-J CHANG		543 **	
	0010-801-3210-22310	48.68	UNIFORMS-J CHAPMAN		543 **	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

30

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GALLS, LLC	0010-801-3210-22310	48.68	UNIFORMS-D CLINE		543 **	
	0010-801-3210-22310	121.02	UNIFORMS-D CLINE		543 **	
	0010-801-3210-22310	23.98	UNIFORMS-D CLINE		543 **	
	0010-801-3210-22310	104.64	UNIFORMS-R DEROSA		543 **	
	0010-801-3210-22310	52.13	UNIFORMS-J GIN		543 **	
	0010-801-3210-22310	17.47	UNIFORMS-J GIN		543 **	
	0010-801-3210-22310	24.04	UNIFORMS-J GIN		543 **	
	0010-801-3210-22310	75.91	UNIFORMS-D GOETZ		543 **	
	0010-801-3210-22310	34.89	UNIFORMS-D GOETZ		543 **	
	0010-801-3210-22310	254.32	UNIFORMS-D GOETZ		543 **	
	0010-801-3210-22310	140.11	UNIFORMS-S GREGG		543 **	
	0010-801-3210-22310	119.52	UNIFORMS-M HALLOCK		543 **	
	0010-801-3210-22310	69.92	UNIFORMS-M KHAIL		543 **	
	0010-801-3210-22310	162.81	UNIFORMS-M KHAILS		543 **	
	0010-801-3210-22310	26.25	UNIFORMS-M KHAIL		543 **	
	0010-801-3210-22310	69.92	UNIFORMS-C KILBURN		543 **	
	0010-801-3210-22310	363.97	UNIFORMS-J LEGA		543 **	
	0010-801-3210-22310	10.90	UNIFORMS-D MARQUARDT		543 **	
	0010-801-3210-22310	32.74	UNIFORMS-J BIRRELL	19-0401	543 **	
	0010-801-3210-22310	69.92	UNIFORMS-J BIRRELL	19-0401	543 **	
	0010-801-3210-22310	43.47	UNIFORMS-J BIRRELL	19-0401	543 **	
	0010-801-3210-22310	11.99	UNIFORMS-J BIRRELL	19-0401	543 **	
	0010-801-3210-22310	155.39	UNIFORMS-R BLAKE	19-0401	543 **	
	0010-801-3210-22310	17.47	UNIFORMS-R BLAKE	19-0401	543 **	
	0010-801-3210-22310	34.89	UNIFORMS-R BLAKE	19-0401	543 **	
	0010-801-3210-22310	146.62	UNIFORMS-R DEROSA	19-0401	543 **	
	0010-801-3210-22310	11.99	UNIFORMS-R DEROSA	19-0401	543 **	
	0010-801-3210-22310	11.99	UNIFORMS-R DEROSA	19-0401	543 **	
	0010-801-3210-22310	130.41	UNIFORMS-R DEROSA	19-0401	543 **	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

31

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GALLS, LLC	0010-801-3210-22310	47.96	UNIFORMS-R DEROSA	19-0401	543 **	
	0010-801-3210-22310	69.78	UNIFORMS-S GREGG	19-0401	543 **	
	0010-801-3210-22310	43.47	UNIFORMS-C KIBURN	19-0401	543 **	
	0010-801-3210-22310	48.68	UNIFORMS-K LEASURE	19-0401	543 **	
	0010-801-3210-22310	24.04	UNIFORMS-N LIMA	19-0401	543 **	
	0010-801-3210-22310	6.52	UNIFORMS-N LIMA	19-0401	543 **	
	0010-801-3210-22310	24.18	UNIFORMS-D PARK	19-0401	543 **	
	0010-801-3210-22310	197.41	UNIFORMS-B REYES	19-0401	543 **	
	0010-801-3210-22310	48.68	UNIFORMS-B REYES	19-0401	543 **	
	0010-801-3210-22310	120.53	UNIFORMS-B RODRIGUEZ	19-0401	543 **	
	0010-801-3210-22310	241.05	UNIFORMS-R RYSDON	19-0401	543 **	
	0010-801-3210-22310	69.92	UNIFORMS-M SILVESTRO	19-0401	543 **	
	0010-801-3210-22310	112.90	UNIFORMS-T STARK	19-0401	543 **	
	0010-801-3210-22310	14.19	UNIFORMS-K TEMPLEMAN	19-0401	543 **	
	0010-801-3210-22310	23.98	UNIFORMS-K TEMPLEMAN	19-0401	543 **	
	0010-801-3210-22310	43.47	UNIFORMS-L TEMPLEMAN	19-0401	543 **	
	0010-801-3210-22310	6.52	UNIFORMS-J WONG	19-0401	543 **	
	0010-801-3210-22310	163.27	UNIFORMS-J BIRRELL	19-0401	543 **	
	0010-801-3210-22310	17.79	UNIFORMS-J GIN	19-0401	543 **	
	0010-801-3210-22310	144.44	UNIFORMS-M HALLOCK	19-0401	543 **	
	0010-801-3210-22310	251.07	UNIFORMS-D MARQUARDT	19-0401	543 **	
	0010-801-3210-22310	37.95	UNIFORMS-R OLIVAREZ	19-0401	543 **	
	0010-801-3210-22310	179.47	UNIFORMS-A RESPICIO	19-0401	543 **	
	0010-801-3210-22310	48.07	UNIFORMS-T STARK	19-0401	543 **	
	0010-801-3210-22310	89.35	UNIFORMS-T STARK	19-0401	543 **	
	0010-801-3210-22310	23.98	UNIFORMS-K TEMPLEMAN	19-0401	543 **	
	0010-801-3210-22310	24.04	UNIFORMS-R TULLIUS	19-0401	543 **	
	0010-801-3210-22310	24.04	UNIFORMS-R TULLIUS	19-0401	543 **	
	0010-801-3210-22310	134.04	UNIFORMS-J BIRRELL	19-0401	543 **	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

32

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GALLS, LLC	0010-801-3210-22310	34.89	UNIFORMS-D GARCIA	19-0401	543 **	
	0010-801-3210-22310	139.84	UNIFORMS-D GARCIA	19-0401	543 **	
	0010-801-3210-22310	51.40	UNIFORMS-B GOMORY	19-0401	543 **	
	0010-801-3210-22310	147.73	UNIFORMS-A MALOUF	19-0401	543 **	
	0010-801-3210-22310	63.09	UNIFORMS-S REILLY	19-0401	543 **	
	0010-801-3210-22310	69.92	UNIFORMS-R RYSDON	19-0401	543 **	
	0010-801-3210-22310	69.92	UNIFORMS-M SILVESTRO	19-0401	543 **	
	0010-801-3210-22310	139.50	UNIFORMS-M SILVESTRO	19-0401	543 **	
	0010-801-3210-22310	179.47	UNIFORMS-J WONG	19-0401	543 **	
	0010-801-3210-22310	87.49	UNIFORMS-B REYES	19-0401	543 **	
						7,610.85
GARVEY EQUIPMENT COMPANY	0010-801-3210-38400	149.47	PUSH BUTTON SWITCH		544 **	
	0010-801-6517-23050	218.73	TRIMMER LINE,WHEEL KIT	19-0288	544 **	
						368.20
GENERAL PUMP COMPANY INC	0092-801-4222-31950	7,505.66	SERVICE CALL-COUNTRY BOOSTER 1	19-0150	545 **	
						7,505.66
JOHN GIN	0010-801-1801-39400	1,140.00	TUITION REIMBURSEMENT		323984	
						1,140.00
GRICELDA GOMEZ	0010-801-3210-39050	18.88	UNIFORM CLEANING		323985	
	0010-801-3210-39050	21.94	UNIFORM CLEANING		323985	
						40.82
GORDON TERMITE CONTROL INC	0092-801-4221-23900	185.00	PEST CONTROL		323986	
	0092-801-4221-23900	185.00	PEST CONTROL		323986	
						370.00
GOVCONNECTION INC.	0010-801-6003-38400	1,684.11	LASER PRINTERS		323987	
	0010-801-6003-38400	1,684.11	LASER PRINTERS		323987	
	0010-801-3115-38400	1,195.83	IPAD AIR,CASE,BAG		323987	
	0010-801-3115-38400	29.99	UTILITY BAG		323987	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

33

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GOVCONNECTION INC.	0010-801-4212-22700	400.00	ADOBE CREATIVE CLOUD		323987	
	0010-801-4212-31500	526.28	ADOBE CREATIVE CLOUD		323987	
	0092-801-4220-24150	926.28	ADOBE CREATIVE CLOUD		323987	
	0010-801-6003-38400	1,684.11	LASER PRINTER		323987	8,130.71
GPS VEHICLE TRACKING SOLUTIONS, LLC	0010-801-3103-22750	1,382.78	TACTICAL GSM GPS TRACKER		323988	1,382.78
GRAINGER	0060-801-4211-23500	180.46	SPRAYER PUMP-UNIT 091		323989	
	0060-801-3210-38400	287.63	ROTARY PUMP WITH HOSE		323989	
	0010-801-4210-23300	42.55	WATERPROOF LINERS		323989	
	0010-801-4210-23300	501.08	CHANGING STATIONS		323989	
	0010-801-4203-22750	500.00	TWO WAY RADIO,SAFETY GLASSES	19-0184	323989	
	0042-801-4204-23700	122.74	TWO WAY RADIO,SAFETY GLASSES		323989	1,634.46
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	460.69	TIRES		323990	
	0060-801-4211-23500	393.74	TIRES		323990	854.43
GRIFFITH AIR TOOL, INC.	0092-801-4223-38400	996.88	EQUIPMENT REPAIR		323991	996.88
GRM INFORMATION MANAGEMENT	0010-801-1801-38400	243.00	DOCUMENT SYSTEM SERVICES		323992	
	0063-801-5004-99068	255.00	DOCUMENT SYSTEM SERVICES	19-0134	323992	
	0063-801-5004-99068	36.17	DOCUMENT SYSTEM SERVICES	19-0118	323992	
	0092-801-1301-31950	1,200.00	DOCUMENT SYSTEM SERVICES	19-0118	323992	
	0092-801-1301-31950	805.00	DOCUMENT SYSTEM SERVICES	19-0118	323992	
	0010-801-1301-31950	204.31	DOCUMENT SYSTEM SERVICES	19-0118	323992	
	0010-801-1301-31950	70.69	DOCUMENT SYSTEM SERVICES	19-0118	323992	
	0010-801-1802-38400	27.59	DOCUMENT SYSTEM SERVICES	19-0118	323992	
	0063-801-5004-99068	4.43	DOCUMENT SYSTEM SERVICES	19-0118	323992	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

34

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						2,846.19
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	78.97	VALVE COVER-UNIT 990	19-0155	323993	
	0060-801-4211-23500	93.10	BREAK PAD	19-0155	323993	
	0060-801-4211-23500	44.53	BREAK PAD	19-0155	323993	
	0060-801-4211-23500	225.26	CALIPERS-UNIT 988	19-0155	323993	
	0060-801-4211-23500	376.41	SUSPENSION ABSORBER-UNIT 049	19-0155	323993	
	0060-801-4211-23500	20.63	AIR CLEANER	19-0155	323993	
	0060-801-4211-23500	140.37	BREAK PAD	19-0155	323993	
	0060-801-4211-23500	474.96-	SUSPENSION,CALIPERS-CREDIT	19-0155	323993	
						504.31
HAAKER EQUIPMENT COMPANY	0092-801-4223-31950	767.46	HANDLE		546 **	
						767.46
HANSON AGGREGATES	0110-801-4202-23600	593.23	ASPHALT		323994	
						593.23
HAROLD'S KEY SHOP, INC.	0010-801-3103-24100	16.43	KEY/LOCK SERVICES		547 **	
	0010-801-4210-38100	7.67	KEY/LOCK SERVICES		547 **	
						24.10
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	1,399.00	PRE-EMPLOYMENT PHYSICALS		323995	
						1,399.00
CHASE HENRICH	0010-801-1801-39400	198.00	TUITION REIMBURSEMENT		323996	
						198.00
HERSHEY BUSINESS PRODUCTS, LLC	0010-801-3101-38400	75.56	TYPEWRITER MAINTENANCE		548 **	
						75.56
HOME DEPOT CREDIT SERVICES	0092-801-4221-22750	217.91	CORDLESS HOOVER		323997	
	0176-801-6516-24100	191.49	PLANT STAND DRIP,PLANTER		323997	
	0176-801-6516-24100	13.72	KEY RING HOOK,KEYS		323997	
	0176-801-6516-38500	136.33	GERANIUMS		323997	
	0176-801-6516-38500	198.52	VEGGIE CAGE,LAVENDER,CHIVE		323997	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

35

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0176-801-6516-38500	70.89	GERANIUMS		323997	
	0010-801-3210-38400	30.31	TIME DELAY CARTRIDGE		323997	
	0010-801-3210-38400	30.31-	TIME DELAY CARTRIDGE-CREDIT		323997	
	0010-801-3210-38100	73.85	DIMMER,WHEEL CLEANER,SWITCH		323997	
	0010-801-3210-38100	70.76	ROD,RUBBER CASTER,SCREW		323997	
	0010-801-3230-22750	7.64	BIRD BLOCK		323997	
	0060-801-3210-38400	59.06	WIRE TERMINAL,STUD		323997	
	0010-801-3230-39700	69.07	WAX,TIRE DRESSING,CLEANER		323997	
	0010-801-3230-39700	170.90	PAINT,TRAY SET,SPRAYER		323997	
	0010-801-3230-39700	132.23	DATE PALM,PLANTS		323997	
	0010-801-3230-39700	20.56	CLEANER,SCRUBBERS		323997	
						1,432.93
HOUSING RIGHTS CENTER	0169-801-2201-41200	2,500.00	FAIR HOUSING	19-0279	323998	
						2,500.00
YUPO BOB HUNG	0010-801-3103-22310	190.34	UNIFORM REIMBURSEMENT		323999	
						190.34
INDUSTRIAL PIPE & STEEL	0092-801-4223-23300	372.96	ROUND TUBE,ALUM PIPES		324000	
						372.96
SHELLY MARIE ISHIDA	0159-801-6507-31940	477.24	INSTRUCTOR-RECREATION CLASS		324001	
						477.24
J C KIDS MART	0010-801-1703-22300	20.00	UNIFORM EMBROIDERY		324002	
						20.00
JASPER ENGINE & TRANSMISSION EXCHA	0060-801-4211-38410	2,557.92	TRANSMISSION-UNIT 058	19-0389	549 **	
						2,557.92
JCL TRAFFIC SERVICES	0092-801-4223-22750	1,034.73	SAFETY VESTS		550 **	
	0022-801-4206-23800	438.00	SIGNS		550 **	
	0022-801-4206-23800	1,587.50	BARRICADES RENTAL		550 **	
						3,060.23

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

36

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JHM SUPPLY INC	0010-801-4203-23300	321.93	WATTLE		551 **	321.93
JICHAN'S ONIGIRI-YA LLC	0010-701-0010-06850	239.23	REFUND INDUSTRIAL WASTE FEE		324003	239.23
JSE EMERGENCY MEDICAL GROUP, INC	0010-801-3220-31950	1,000.00	MEDICAL DIRECTOR SERVICES	19-0105	324004	2,000.00
	0010-801-3220-31950	1,000.00	MEDICAL DIRECTOR SERVICES	19-0105	324004	
RICHARD KAGEYAMA	0159-801-6507-31940	356.01	INSTRUCTOR-RECREATION CLASS		324005	356.01
KEYSTONE UNIFORM CENTERS	0075-450-0075-08420	106.58	UNIFORMS-A FLORES (TRUST)		324006	615.89
	0010-801-3111-22310	308.66	UNIFORMS-W ESTRADA		324006	
	0010-801-3111-22750	200.65	UNIFORMS-W ESTRADA		324006	
KOA CORPORATION	0166-801-5001-91960	4,591.30	TRAFFIC SIGNAL IMPROVEMENTS	19-0299	324007	4,591.30
KZRW LEE INC	0075-450-0075-08420	282.33	TICKET BOOKS (TRUST)		552 **	954.74
	0010-801-1403-39250	300.00	BUDGET COVER		552 **	
	0092-801-1403-39250	372.41	PRELIMINARY BUDGET		552 **	
L.A.U.S.D. PERSONNEL	0010-801-1801-39400	90.00	BILINGUAL TESTING SERVICES		324008	180.00
	0010-801-1801-39400	90.00	BILINGUAL TESTING SERVICES		324008	
LANGUAGE LINE SERVICES	0010-801-3112-32050	70.50	INTERPRETATION SERVICES		324009	70.50
LASERLOCK SPECIALTIES, INC	0010-801-3102-22310	308.00	LASER HOLSTER		324010	308.00
LAWN MOWER CORNER/KNG POWER EQUIPM	0042-801-4204-22100	1,194.98	CHAIN SAW,HAND BLOWER	19-0209	324011	1,194.98

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

37

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
XU LE	0075-450-0075-08160	185.56	REFUND WATER METER (TRUST)		324012	185.56
JAMES LEGA	0010-801-1801-39400	371.00	TUITION REIMBURSEMENT		324013	371.00
LIBERTY FLAGS INC.	0010-801-3210-22750	458.40	FLAGS		553 **	458.40
LIEBERT CASSIDY WHITMORE	0010-801-1601-31600	3,939.00	GENERAL SERVICES		324014	7,637.00
	0010-801-1601-31600	1,490.00	FLSA PAY AUDIT		324014	
	0010-801-1601-31600	2,208.00	PERSONNEL RULES AUDIT		324014	
LIFE-ASSIST INC	0010-801-3220-22350	1,161.50	FIRE MEDICAL SUPPLIES	19-0039	324015	3,439.32
	0010-801-3220-22350	82.32	FIRE MEDICAL SUPPLIES	19-0039	324015	
	0010-801-3220-24200	1,518.41	FIRE MEDICAL SUPPLIES	19-0039	324015	
	0010-801-3220-22350	25.13	FIRE MEDICAL SUPPLIES	19-0039	324015	
	0010-801-3220-24200	651.96	FIRE MEDICAL SUPPLIES	19-0039	324015	
LINCOLN EQUIPMENT INC.	0010-801-6503-23050	653.71	POOL CHEMICALS	19-0049	324016	2,735.64
	0010-801-6503-23050	577.07	POOL CHEMICALS	19-0049	324016	
	0010-801-6503-23050	347.11	POOL CHEMICALS	19-0049	324016	
	0010-801-6503-38200	194.81	PUMP TUBE		324016	
	0010-801-6503-23050	769.13	POOL CHEMICALS	19-0049	324016	
	0010-801-6503-23050	193.81	POOL CHEMICALS	19-0049	324016	
LOGAN SUPPLY CO., INC.	0092-801-4223-23300	691.49	SHOVELS,TUBE CUTTERS,FISHTAPE		324017	691.49
LOOMIS ARMORED US, INC.	0010-801-1403-31950	282.09	ARMORED CARRIER SERVICE		324018	564.19
	0092-801-4223-31950	282.10	ARMORED CARRIER SERVICE		324018	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

38

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ALEXANDER LOPEZ	0010-701-0010-07050	191.76	REFUND PICNIC RENTAL		324019	191.76
LOS ANGELES COUNTY DEPT OF	0010-701-0010-06850	694.54	INDUSTRIAL WASTE PERMIT		324020	
	0010-701-0010-06850	2,778.13	INDUSTRIAL WASTE PERMIT		324020	
	0010-701-0010-06850	3,882.49	INDUSTRIAL WASTE INSPECTION		324020	
	0010-701-0010-06850	3,562.83	INDUSTRIAL WASTE INSPECTION		324020	10,917.99
LOS ANGELES COUNTY DEPT. OF	0022-801-4206-41100	8,580.48	TRAFFIC SIGNALS MAINTENANCE		324021	8,580.48
LOS ANGELES COUNTY DISTRICT	0010-801-3103-38400	430.67	LEGAL SERVICES		324022	430.67
LOS ANGELES COUNTY FIRE DEPT.	0060-801-3210-38400	3,048.27	REPAIRS-UNIT 950,984,856	19-0046	324023	3,048.27
LOS ANGELES COUNTY SHERIFF'S DEPART	0010-801-3113-22600	1,050.55	INMATE MEALS SERVICES	19-0037	324024	1,050.55
LU'S LIGHTHOUSE, INC.	0060-801-4211-23500	62.87	ROCKER SWITCHES		324025	
	0060-801-4211-23500	63.82	BACKUP ALARM		324025	126.69
VIVIEN MA	0075-450-0075-08550	10.00	REFUND RECREATION TRIP (TRUST)		324026	10.00
MAK FIRE PROTECTION ENGINEERING & C	0010-801-3205-31950	3,951.61	FIRE PLAN CHECK	19-0112	324027	
	0010-801-3205-31950	2,074.08	FIRE PLAN CHECK	19-0112	324027	
	0010-801-3205-31950	233.00	FIRE PLAN CHECK	19-0112	324027	
	0010-801-3205-31950	390.00	FIRE PLAN CHECK	19-0112	324027	
	0010-801-3205-31950	223.00	FIRE PLAN CHECK	19-0112	324027	
	0010-801-3205-31950	201.00	FIRE PLAN CHECK	19-0112	324027	
	0010-801-3205-31950	170.00	FIRE PLAN CHECK	19-0112	324027	
	0010-801-3205-31950	270.00	FIRE PLAN CHECK	19-0112	324027	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

39

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MAK FIRE PROTECTION ENGINEERING & C	0010-801-3205-31950	195.00	FIRE PLAN CHECK		324027	
	0010-801-3205-31950	255.00	FIRE PLAN CHECK		324027	
	0010-801-3205-31950	91.00	FIRE PLAN CHECK		324027	
	0010-801-3205-31950	1,020.00	FIRE PLAN CHECK		324027	
	0010-801-3205-31950	199.00	FIRE PLAN CHECK		324027	
	0010-801-3205-31950	170.00	FIRE PLAN CHECK		324027	
	0010-801-3205-31950	170.00	FIRE PLAN CHECK		324027	
	0010-801-3205-31950	255.00	FIRE PLAN CHECK		324027	9,867.69
YEE MAK	0010-701-0010-08025	241.64	REFUND RECREATION TRIP		324028	241.64
MCMASTER-CARR SUPPLY CO.	0092-801-4223-23100	158.08	HEAT GUN		554 **	
	0092-801-4223-23100	605.35	PVC HEATING BLANKET		554 **	763.43
ALEX J. MENA	0010-801-3103-22310	559.71	UNIFORM REIMBURSEMENT		324029	559.71
MITCHELL 1	0060-801-4211-31950	2,369.28	FLEET ANNUAL RENEWAL		324030	2,369.28
MELISSA MORA	0010-701-0010-07050	575.28	REFUND PICNIC RENTAL		324031	575.28
MOST DEPENDABLE FOUNTAINS INC	0010-801-6517-22100	1,080.55	TEMPLATE 10 INTERNAL MOUNT		324032	
	0010-801-6517-31950	2,409.00	SM WITH FRONT APPROACH RED		324032	3,489.55
MR. ROOTER PLUMBING	0010-801-6517-31950	462.50	PLUMBING SERVICES		555 **	462.50
MSA SYSTEMS, INC.	0010-801-3102-39250	922.90	RECEIPT LABELS		324033	922.90
MULTI SERVICE TECHNOLOGY SOLUTIONS,	0010-801-1703-22300	200.00	SAFETY SHOES-M TAHERI		324034	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

40

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MULTI SERVICE TECHNOLOGY SOLUTIONS,	0010-801-1703-22300	171.03	SAFETY SHOES-T TRAN		324034	371.03
MUSICGEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		556 **	
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		556 **	
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		556 **	
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		556 **	760.00
NADA BUS, INC	0109-801-4201-31950	820.00	THE GROVE FARMER'S MARKET TRIP		324035	820.00
NATIONAL CNG & FLEET SERVICE LLC	0060-801-5002-88500	5,712.12	CNG TANK-UNIT 966	19-0317	324036	
	0060-801-5002-88500	392.12	CNG TANK-UNIT 966		324036	6,104.24
NATIONAL DATA & SURVEYING SERVICES	0010-801-4210-23700	1,200.00	TRAFFIC DATA COLLECTION		324037	1,200.00
NATIONAL PEN CORPORATION	0010-801-6517-31950	195.61	UTILITY LIGHT BARS		324038	
	0010-801-6517-31950	130.23	FUNCTION FOOL KNIVES		324038	
	0010-801-6517-31950	252.92	KEY CHAINS		324038	
	0010-801-6517-31950	217.05	COOLERS		324038	
	0010-801-6517-31950	146.42	LETTER OPENERS		324038	942.23
NAVARRO'S TOWING	0060-801-4211-38400	45.00	TOWING SERVICES-UNIT 020		324039	45.00
NED R HEALY & CO	0010-801-4202-23950	295.65	STREETS SUPPLIES		324040	295.65
NET TRANSCRIPTS INC.	0010-801-3103-22750	26.00	POLICE TRANSCRIPTION SERVICES		324041	26.00
NETWORK INNOVATIONS US INC.	0010-801-3230-32050	92.55	EOC SATELLITE PHONE SERVICE		324042	92.55

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

41

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
NEW READERS PRESS	0163-801-6005-40000	1,306.67	BOOK(S) 110		324043	1,306.67
O'REILLY AUTO PARTS, LLC	0060-801-3210-38400	24.51	WIPER BLADE		557 **	
	0060-801-3210-38400	21.89	FUSES		557 **	46.40
OCLC, INC	0010-801-6003-31700	1,148.27	LIBRARY CATALOGING SERVICE		324044	
	0010-801-6003-31700	1,148.27	LIBRARY CATALOGING SERVICE		324044	2,296.54
OFFICE DEPOT INC.	0010-801-1101-21350	31.59	SUPPLIES		324045	
	0010-801-1101-21350	171.69	WATER, PAPER, COOKIES		324045	
	0010-801-1407-21350	98.14	PAPER, FOLDER, PAD		324045	
	0010-801-1406-21350	63.86	PAPER, FOLDER, PAD		324045	
	0010-801-6502-21350	63.86	PAPER, FOLDER, PAD		324045	
	0010-801-1802-21350	27.10	PAPER, FOLDER, PAD		324045	
	0010-801-1802-21250	36.76	PAPER, FOLDER, PAD		324045	
	0010-801-1703-22750	92.13	RUBBER BAND, BINDER, WIPES		324045	
	0010-801-1703-22750	8.57-	PAPER-CREDIT		324045	
	0010-801-1703-22750	8.57-	PAPER-CREDIT		324045	
	0010-801-3114-21250	3.49	BOX CUTTER		324045	
	0010-801-3114-21250	750.35	TONER, NOTE, PAPER, FOLDER, INK		324045	
	0010-801-3114-21250	483.29	PAPER, FOLDER, STAPLER, PENCIL		324045	
	0010-801-3114-21250	351.23	PAPER, STAPLER, MARKER, ENVELOPE		324045	
	0010-801-3230-21300	43.87	TAPE, BATTERY, PAD	19-0090	324045	
	0010-801-3230-21250	32.84	TAPE, BATTERY, PAD	19-0090	324045	
	0010-801-3230-39460	42.77	TAPE, BATTERY, PAD	19-0090	324045	
	0010-801-4209-21350	28.23	LABEL		324045	
	0010-801-4209-21350	13.72	CREAMER		324045	
	0010-801-4209-22750	22.49	REFRESHMENTS		324045	
	0010-801-4209-22750	22.49	REFRESHMENTS		324045	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

42

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE DEPOT INC.	0010-801-4212-21250	65.85	PAPER,PEN		324045	
	0010-801-4212-24100	44.88	CUP		324045	
	0092-801-4220-22700	19.13	KEYBOARD,WRIST REST		324045	
	0092-801-4220-22700	23.26	MOUSE PAD		324045	
	0092-801-4220-22700	23.27	LAMINATING POUCHES		324045	
	0092-801-4220-24100	86.49	TOUCHPAD TOASTER		324045	
	0092-801-4221-22750	416.08	TONER		324045	
	0092-801-4221-22750	89.34	PENCIL		324045	
	0092-801-4222-21250	287.74	TONERS		324045	
	0092-801-4222-21250	434.33	TONERS		324045	
	0092-801-4223-22300	188.54	DETERGENT		324045	
	0092-801-4223-22300	50.76	MOUSE PAD,WRIST REST		324045	
	0010-801-6001-21350	57.17	FOAM BOARD,WRITING PADS,TAPE		324045	
	0010-801-6001-21350	82.22	PAPER,HAND SANITIZER		324045	
	0010-801-6001-21350	117.87	TAPE,DISPENSER,PAPER		324045	
	0010-801-6001-21350	56.88	SIGN HOLDER,BROCHURE PAPER		324045	
	0454-801-6005-21350	273.74	TONERS		324045	
	0010-801-6006-22450	73.15	LITERATURE HOLDER,WRIST RESTS		324045	
	0010-801-6002-21350	829.02	TONERS		324045	
	0010-801-6006-22450	38.20	BOOKLET HOLDER		324045	
	0010-801-6004-22450	62.13	PAPER CUTTER,LABELS,WIPES		324045	
	0109-801-6511-22750	69.84	PAPER,TICKETS	19-0135	324045	
	0109-801-6511-22750	170.41	PENS,PAPER,TAPE,NOTES	19-0135	324045	
	0010-801-3201-21300	77.16	TONER	19-0090	324045	
						6,000.22
OFFICE SOLUTIONS	0010-801-1701-21350	324.61	FILE,3 HOLE PUNCH		324046	
	0010-801-6003-31700	245.71-	3 HOLE PUNCH-CREDIT		324046	
						78.90
ALLEN OWENS	0010-701-0010-07050	95.88	REFUND PICNIC RENTAL		324047	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

43

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						95.88
PARKHOUSE TIRE SERVICES, INC.	0060-801-4211-23500	1,103.86	TIRES	19-0339	558 **	
	0060-801-4211-23500	345.53	TIRES		558 **	
						1,449.39
PERFORMANCE ELEVATOR CONTRACTORS IN	0010-801-4210-38400	165.00	ELEVATOR MAINTENANCE		559 **	
	0010-801-4210-38400	330.00	ELEVATOR MAINTENANCE		559 **	
						495.00
PHO BANH & CHE CALI	0010-701-0010-06850	239.22	REFUND INDUSTRIAL WASTE FEE		324048	
						239.22
PHOENIX CIVIL ENGINEERING, INC.	0075-450-0075-09267	7,607.50	DEVELOPMENT REVIEW (TRUST)		324049	
	0075-450-0075-09267	10,358.33	DEVELOPMENT REVIEW (TRUST)		324049	
	0075-450-0075-09267	8,187.84	DEVELOPMENT REVIEW (TRUST)		324049	
						26,153.67
THE PHONE GUY	0010-801-1403-38400	435.53	VOICE/DATE CABLING		560 **	
	0010-801-1403-38400	483.03	VOICE/DATE CABLING		560 **	
						918.56
PREFERRED ALLIANCE INC	0010-801-1801-31900	81.12	DRIVER TESTING		324050	
	0010-801-1801-31900	81.12	DRIVER TESTING		324050	
						162.24
PRIORITY LANDSCAPE SERVICES	0344-801-5002-99290	1,925.00	LANDSCAPE SERVICES		561 **	
	0344-801-5002-99290	865.00	LANDSCAPE SERVICES		561 **	
						2,790.00
PROSOURCE FACILITY SUPPLY	0092-801-1407-38250	658.04	TOWELS,HAND SOAP		324051	
	0092-801-1407-38250	320.18	TOWELS		324051	
						978.22
PUBLIC SAFETY CENTER INC	0010-801-3104-21200	455.43	BARRICADE TAPE		324052	
						455.43
QUILL CORPORATION	0010-801-1301-22750	222.48	ORGANIZER, FOLDER, DVD, MAT		324053	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

44

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
QUILL CORPORATION	0010-801-1301-22750	5.86	INK		324053	
	0010-801-1301-22750	5.85-	INK-CREDIT		324053	222.49
R. M. BODY SHOP	0060-801-4211-38450	1,432.71	REPAIR-UNIT 004		324054	
	0060-801-4211-38450	1,398.97	REPAIR-UNIT 110		324054	
	0060-801-4211-38450	2,088.19	REPAIR-UNIT 115		324054	
	0060-801-4211-38450	1,640.13	REPAIR-UNIT 046	19-0157	324054	6,560.00
RCF BUILDING MATERIALS	0010-801-6517-23300	54.92	GRAVEL SCOOPS		324055	54.92
RKA CONSULTING GROUP	0010-850-5002-96093	3,360.00	GEOTECHNICAL REVIEW	17-0407	324056	
	0010-850-5002-96093	700.00	GEOTECHNICAL REVIEW	17-0407	324056	
	0010-850-5002-96093	420.00	GEOTECHNICAL REVIEW	17-0407	324056	
	0010-850-5002-96093	2,300.00	GEOTECHNICAL REVIEW	17-0407	324056	6,780.00
S & J SUPPLY CO.	0092-801-4223-23350	1,281.16	REFLECTIVE TILE MARKERS		324057	
	0092-801-4223-23350	178.49	INSERTS		324057	
	0093-801-4229-23300	1,474.64	WELL 3 DISCHARGE LINE		324057	
	0092-801-4221-23300	18,949.05	BALL VALVE,HOSE BIBBS,INSERTS	19-0361	324057	21,883.34
S C FUELS	0060-801-4211-22250	3,803.90	FUEL	19-0017	562 **	
	0060-801-4211-22250	10,165.95	FUEL		562 **	
	0060-801-4211-22250	14,858.23	FUEL	19-0017	562 **	
	0060-801-4211-22250	421.43	MOTOR OIL		562 **	29,249.51
SAIGON DIGITAL PRINTING & COPY	0010-801-3205-21250	87.60	FIREWORKS CITATIONS		324058	87.60
SAN LUIS BUTANE DISTRIBUTORS, INC	0060-801-4211-22250	28.93	PROPANE	19-0243	324059	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

45

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SAN LUIS BUTANE DISTRIBUTORS, INC	0060-801-4211-22250	40.85	PROPANE		324059	
	0060-801-4211-22250	22.11	PROPANE	19-0243	324059	
	0060-801-4211-22250	52.54	PROPANE	19-0243	324059	
	0060-801-4211-22250	56.70	PROPANE	19-0243	324059	201.13
MARK T. SCHMIDT	0010-801-3103-22310	581.63	UNIFORM REIMBURSEMENT		324060	581.63
SCMAF-SAN GABRIEL VALLEY	0075-450-0075-08350	554.80	CLASS INSURANCE (TRUST)		324061	554.80
RENA R. SEARS	0010-801-3113-22310	300.00	UNIFORM REIMBURSEMENT		324062	300.00
SECURITY SIGNAL DEVICES INC	0092-801-4222-31950	644.81	ALARM SERVICES		563 **	
	0092-801-4222-31950	1,031.69	ALARM SERVICES		563 **	
	0010-801-4210-38400	2,001.69	ALARM SERVICES		563 **	3,678.19
SEEK THERMAL, INC.	0010-801-3210-38400	160.00	REPAIR THERMAL IMAGING CAMERA		324063	160.00
ANDREW SERRANO	0159-801-6507-31940	58.21	INSTRUCTOR-RECREATION CLASS		324064	58.21
SHRED-IT US JV LLC	0010-801-3114-38400	521.66	DESTRUCTION SERVICES		564 **	521.66
JAY SIMPER	0159-801-6507-31940	167.75	INSTRUCTOR-RECREATION CLASS		324065	167.75
SMART & FINAL #321	0010-801-3230-39700	81.04	FIRE SERVICE DAY SUPPLIES		324066	
	0010-801-3230-39700	175.04	FIRE SERVICE DAY SUPPLIES		324066	
	0010-801-3230-39700	104.44	FIRE SERVICE DAY SUPPLIES		324066	
	0075-450-0075-09083	86.63	WATER-3 CAUSES 1 WALK (TRUST)		324066	447.15

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

46

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SONSRAY MACHINERY LLC	0060-801-4211-22250	216.12	LUBRICANTS		324067	
	0060-801-4211-23500	58.99-	RIPPER HOSES-CREDIT		324067	
	0060-801-4211-23500	70.76	HOSE FITTINGS-UNIT 061		324067	227.89
SOUTH COAST AIR QUALITY MGT DIST	0092-801-4222-41100	132.98	AQMD FEE		324068	132.98
SOUTHEAST CONSTRUCTION PRODUCT	0022-801-4206-24100	125.84	MAG FLOAT,WOOD FLOAT,HANDEDGER		324069	
	0022-801-4202-23900	214.94	BROOMS,BRUSHES,ANGLE ADAPER		324069	
	0110-801-4202-23600	456.24	CEMENT	19-0215	324069	797.02
SOUTHERN CALIFORNIA EDISON CO.	0093-801-4226-41100	305.12	EASEMENT LEASE		324070	305.12
SOUTHWEST LIFT & EQUIPMENT, INC.	0042-801-5004-96096	4,216.10	HEAVY DUTY IN-GROUND LIFT	19-0272	324071	
	0043-801-5004-96096	4,216.11	HEAVY DUTY IN-GROUND LIFT	19-0272	324071	8,432.21
STAPLES BUSINESS ADVANTAGE	0010-801-3230-39700	19.70	FIRE SERVICE DAY SUPPLIES		324072	19.70
STATUS ONE MEDICAL INC	0010-801-1802-22750	58.12	FIRST AID SUPPLIES		565 **	58.12
STETSON ENGINEERS, INC	0093-801-4229-31950	289.42	NPDES APP SERVICES		324073	
	0093-801-4230-31950	289.42	NPDES APP SERVICES		324073	578.84
STUDIO EFFECTS PROMOTIONS, INC.	0075-450-0075-09083	1,553.26	T-SHIRTS-3 CAUSES 1 WALK-TRUST		324074	1,553.26
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-22250	1,850.00	D/O INSPECTION//,CLEANING	19-0016	566 **	
	0060-801-4211-22250	125.00	D/O INSPECTION	19-0016	566 **	
	0060-801-4211-22250	125.00	D/O INSPECTION	19-0016	566 **	2,100.00

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

47

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
THE ABY MANUFACTURING GROUP INC	0010-801-3210-22750	462.00	BADGES		567 **	462.00
THE CHRYSALIS CENTER	0077-801-1111-31950	6,093.77	BID MAINTENANCE	19-0252	324075	6,093.77
THE CODE GROUP INC	0010-801-1703-31950	607.29	PLAN CHECK SERVICE	19-0014	568 **	607.29
THOMSON REUTERS (LEGAL) INC.	0362-801-3104-39100	595.00	INVESTIGATION INFO	19-0013	324076	595.00
TOM'S CLOTHING & UNIFORMS INC	0010-801-3101-22320	177.38	UNIFORMS-S BERMUDE		324077	
	0010-801-3101-22320	193.79	UNIFORMS-M COOK		324077	
	0010-801-3101-22320	176.43	UNIFORMS-A DENG		324077	
	0010-801-3101-22320	267.10	UNIFORMS-G LEIBSCHER		324077	
	0010-801-3101-22320	143.34	UNIFORMS-M QUAN		324077	
	0010-801-3101-22320	65.70	UNIFORMS-R DETREAU		324077	
	0010-801-3101-22320	125.90	UNIFORMS-F LAM		324077	
	0010-801-3101-22320	60.23	UNIFORMS-A LOUIE		324077	
	0010-801-3101-22320	88.67	UNIFORMS-D MADRID		324077	
	0010-801-3101-22320	142.33	UNIFORMS-P PEREZ		324077	
	0010-801-3101-22320	149.98	UNIFORMS-M TAVAREZ		324077	
	0010-801-3101-22320	33.93	UNIFORMS-R HERNANDEZ		324077	
	0010-801-3102-22310	222.26	UNIFORMS-J SILVERMAN		324077	
	0010-801-3103-22310	112.24	UNIFORMS-R SEMERENA		324077	
	0010-801-3103-22300	131.36	UNIFORMS-CADETS		324077	
	0010-801-3104-22310	150.00	UNIFORMS-R CONTRERAS		324077	
	0010-801-3104-22310	62.35	UNIFORMS-A MENA		324077	
	0010-801-3104-22310	245.28	UNIFORMS-R MUNDER		324077	
	0010-801-3104-22310	229.94	UNIFORMS-R MUNDER		324077	
	0010-801-3104-22310	218.98	UNIFORMS-E ROMO		324077	
	0010-801-3112-22310	300.00	UNIFORMS-K NOPPERT		324077	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

48

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TOM'S CLOTHING & UNIFORMS INC	0010-801-3114-22310	6.55	UNIFORMS-K CASILLAS		324077	
	0010-801-3113-22310	199.29	UNIFORMS-T WISNIEWSKI		324077	
	0010-801-3120-22310	144.52	UNIFORMS-P YNIGUEZ		324077	
	0010-801-4209-22300	108.41	UNIFORMS-J MENDIVIL		324077	
	0092-801-4222-22310	179.93	UNIFORMS-F FUENTES		324077	
	0092-801-4222-22310	271.53	UNIFORMS-T RUGGERI		324077	
	0092-801-4223-22300	59.13	UNIFORMS-J CARMONA		324077	
	0092-801-4223-22300	59.13	UNIFORMS-J MEDINA		324077	
	0092-801-4223-22300	9.86	UNIFORMS-E VILLARROEL		324077	
	0092-801-4223-22300	186.15	UNIFORMS-F DEMINGUEZ		324077	
	0092-801-4223-22300	186.15	UNIFORMS-K NAVA		324077	
	0010-801-6517-22310	274.79	UNIFORMS-F MARTINEZ		324077	
	0010-801-6517-22310	198.74	UNIFORMS-J GOMEZ		324077	
						5,181.37
LAURA R. TORRES-HOAGLAND	0159-801-6507-31940	92.60	INSTRUCTOR-RECREATION CLASS		324078	
						92.60
LANG TRAN	0159-701-0159-07040	96.00	REFUND RECREATION CLASS		324079	
						96.00
TRANSTECH	0010-801-4212-31500	560.00	ATLANTIC BANNER POLE		324080	
	0010-801-4212-31500	420.00	ATLANTIC BANNER POLE		324080	
	0110-801-5003-91946	350.00	CATCH BASIN INSTALLATION		324080	
	0010-850-5004-99021	350.00	PW COUNTER RENOVATIONS	18-0474	324080	
						1,680.00
TRI-MOUNTAIN	0010-801-1703-22300	78.49	UNIFORM-BUILDING		324081	
						78.49
TT TECHNOLOGIES	0092-801-4225-82264	2,438.31	EQUIPMENT SUPPLIES-PISTON		324082	
						2,438.31
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-22300	38.00	FIRE UNIFORM CLEAN/REPAIR		324083	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

49

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						38.00
UC REGENTS	0010-801-3220-39400	2,931.58	FIRE-CONTINUED EDUCATION	19-0304	324084	2,931.58
UNDERGROUND SERVICE ALERT	0092-801-4223-31950	121.76	STATE REGULATORY FEE		569 **	
	0092-801-4223-31950	241.00	DATABASE MAINTENANCE FEE		569 **	362.76
UNITED SITE SERVICES OF CA INC	0075-450-0075-08610	469.27	PLAY DAYS RESTROOM (TRUST)		324085	
	0075-450-0075-08610	365.98	PLAY DAYS RESTROOM (TRUST)		324085	
	0075-450-0075-09010	2,012.38	CHERRY BLOSSOM RENTAL (TRUST)		324085	2,847.63
UPS GROUND FREIGHT, INC.	0060-801-4211-32200	95.00	DELIVERY SERVICES		324086	95.00
V & V MANUFACTURING INC	0010-801-3103-22300	509.94	POLICE BADGES		324087	
	0010-801-3103-22300	1,480.99	POLICE BADGES		324087	
	0010-801-3101-22320	758.29	AUTISM AWARENESS PINS		324087	2,749.22
VALLEY MAINTENANCE CORP.	0010-801-6517-38250	4,300.00	PARKS JANITORIAL SERVICES	19-0091	324088	4,300.00
VULCAN MATERIAL CO	0110-801-4202-23600	246.08	ASPHALT	19-0045	324089	
	0110-801-4202-23600	1,899.10	ASPHALT	19-0045	324089	
	0110-801-4202-23600	525.05	ASPHALT	19-0045	324089	
	0110-801-4202-23600	365.18	ASPHALT	19-0045	324089	3,035.41
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	95.72	BREAK PAD	19-0154	570 **	
	0060-801-4211-23500	72.53	SPARK PLUGS	19-0154	570 **	
	0060-801-4211-23500	422.64	FAN MOTOR	19-0154	570 **	
	0060-801-4211-23500	100.32	TPM SENSORS	19-0154	570 **	
	0060-801-4211-23500	69.49	SHOCKS-UNIT 058	19-0154	570 **	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

50

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	460.62	BREAK BOOSTER-UNIT 990	19-0154	570 **	
	0060-801-4211-23500	147.80	STARTER, FILTERS-UNIT 063	19-0154	570 **	
	0060-801-4211-23500	223.91	TRANS OIL COOLER-UNIT 990	19-0154	570 **	
	0060-801-4211-23500	74.53	SPARK PLUG WIRE KIT-UNIT 990	19-0154	570 **	1,667.56
WECK LABORATORIES INC	0093-801-4229-31950	907.00	VOLATILE ORGANIC COMPOUNDS		571 **	
	0093-801-4227-31950	508.00	VOLATILE ORGANIC COMPOUNDS		571 **	1,415.00
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	9,952.00	TREE MAINTENANCE SERVICES	19-0086	572 **	9,952.00
WESTERN WATER WORKS SUPPLY CO.	0092-801-4225-82264	2,394.87	RING GASKETS, COUPLINGS		573 **	2,394.87
WHITTIER FERTILIZER CO.	0010-801-6517-22100	109.15	FERTILIZER	19-0088	324090	
	0010-801-6517-22100	52.92	FERTILIZER	19-0088	324090	
	0010-801-6517-22100	25.36	FERTILIZER	19-0088	324090	
	0010-801-6517-22100	36.93	FERTILIZER	19-0088	324090	224.36
WITTMAN ENTERPRISES	0010-801-3220-31400	4,980.00	AMBULANCE BILLING SERVICES	19-0040	324091	4,980.00
BOB WONDRIES FORD	0060-801-4211-38400	85.00	REPROGRAM KEYS-UNIT 899	19-0271	324092	
	0060-801-4211-54065	563.79	REPROGRAM KEYS-UNIT 153		324092	
	0060-801-4211-38400	446.31	REPAIR BACK UP CAMERA-UNIT 094	19-0271	324092	1,095.10
RICKY WONG	0159-801-6507-31940	125.58	INSTRUCTOR-RECREATION CLASS		324093	125.58
THOMAS WONG	0159-801-6507-31940	893.98	INSTRUCTOR-RECREATION CLASS		324094	893.98
ZUWEI CHEN	0159-801-6507-31940	105.07	INSTRUCTOR-RECREATION CLASS		324095	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

51

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						105.07
	TOTAL FOR REGULAR WARRANTS					1,035,411.14
	PRINTED	901,218.78				
	ACH-PAYMENTS	134,192.36				

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 06/05/2019

52

TOTAL FOR PREPAID WARRANTS	\$381,201.63
TOTAL FOR PRINTED WARRANTS	\$901,218.78
TOTAL FOR ACH-PAYMENTS	\$134,192.36
TOTAL WARRANTS	\$1,416,612.77
TOTAL VOID CHECKS	3
TOTAL PREPAID CHECKS	61
TOTAL ACH-PAYMENTS PRINTED	51
TOTAL CHECKS PRINTED	173
TOTAL CHECKS ISSUED	285



City Council Staff Report

DATE: June 5, 2019

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

TO: The Honorable Mayor and City Council
FROM: Inez Alvarez, Director of Recreation and Community Services
Annie Yaung, Director of Management Services
SUBJECT: Approve a public awareness outreach campaign and allocate funding for the 2020 Census

RECOMMENDATION:

It is recommended that the City Council:

1. Approve a public awareness outreach campaign for the 2020 Census; and
2. Approve the allocation of \$42,000 from the General Fund ; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Every 10 years, as mandated by the U.S. Constitution, the federal government undertakes a census of the U.S. population to determine the allocation of seats held by each state in the House of Representatives. The next federal census will begin on April 1, 2020.

In addition to determining federal representation, the census is used to distribute federal funding to states and local governments. Federal funding to states is determined based on population counts. Improper accounting of populations or "undercount" may lead to reduced allocation of resources in the years ahead. Program allocations that may be impacted include Community Development Block Grant (CDBG) program, Propositions A, C, M and R which support transportation services and street repairs, as well as funding for school programs and public safety to name a few. It is therefore, critical to do everything possible to avoid any undercounting or other misrepresentation of the City's population.

BACKGROUND:

In an effort to provide a more accurate count for the 2020 Census, the City of Monterey Park has partnered with the U.S. Bureau of the Census to develop a public awareness outreach campaign. The City will play an active role in mobilizing community members to take part in the census and educate local residents and stakeholders about the need to participate in the census and return the questionnaire. For the first time, the public will be able to respond online, by phone, as well as by mail.

The outcome of the 2020 Census will shape the City of Monterey Park for the next ten years. The primary focus of the Census outreach program will be to encourage greater numbers than ever before to respond to the Census questionnaires with particular emphasis among the “hard-to-count” populations which are traditionally undercounted because of language barriers, public distrust of the government, and security of information. To get the message out in an effective manner, a public awareness campaign must begin immediately and all key interest groups will be urged to assist with outreach efforts.

To ensure that everyone is counted, the U.S. Census Bureau has encouraged communities across the United States to form local Complete Count Committees (CCC) to help raise awareness. The City, along with a CCC will work to increase responsiveness in the 2020 Census utilizing community support to promote outreach efforts.

Strategies that are proposed include the following:

- Conduct presentations and mobilize representatives from City Commissions, service clubs, faith based organizations, nonprofit clubs and community based organizations to encourage participation in the community and among their members.
- Establish a Complete Count Committee consisting of staff and community members to help raise awareness.
- Ask City Staff to spread and promote the 2020 Census at all public counters.
- Enlist the Chamber of Commerce to conduct outreach to the business community to promote the Census as well as establish partnerships.
- Utilize Neighborhood Watch Block Captains to encourage participation and promotion.
- Develop literature and news articles to supplement the Census Bureau outreach efforts in multiple languages to promote the upcoming 2020 Census. Use various outreach methods such as the Cascades newspaper, water bills, cable channel and City’s website to educate the community about the 2020 Census.
- Create, print, and distribute/post flyers, posters, and banners throughout the City.
- Utilize the Library’s computer rooms and train staff and volunteers to assist the public with responding online.
- Distribute information and educate the community at various special events.

The above referenced public awareness outreach campaign is intended to compliment the efforts of the U.S. Bureau of the Census, whose ability to target local populations is limited. Staff recommends an allocation of \$42,000.00 to be used for translating and printing flyers and posters (\$5,000), direct mailing (\$9,000), and street banners (\$3,000). In addition, staff time will be needed to support distribution of outreach materials, attending various community events, and assisting the public in completing online questionnaires (\$25,000).

FISCAL IMPACT:

If approved, \$42,000 from the General Fund would be allocated for printing, translating, and mailing outreach materials and for additional staff time to support the City's outreach efforts.

Respectfully submitted by:



Inez Alvarez
Director of Recreation & Community Services

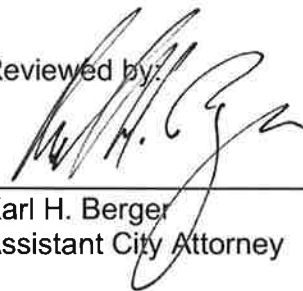


Annie Yaung
Director of Management Services

Approved by:



Ron Bow
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

1. 2020 Census: At a Glance Fact Sheet

ATTACHMENT 1
2020 Census: At a Glance Fact Sheet

The 2020 Census at a Glance

Counting everyone once, only once, and in the right place.

The U.S. Census Bureau is the federal government's largest statistical agency. We are dedicated to providing current facts and figures about America's people, places, and economy. Federal law protects the confidentiality of all individual responses the Census Bureau collects.

The U.S. Constitution requires that each decade we take a count—or a census—of America's population.



The census provides vital information for you and your community.

- It determines how many representatives each state gets in Congress and is used to redraw district boundaries. Redistricting counts are sent to the states by March 31, 2021.
- Communities rely on census statistics to plan for a variety of resident needs including new roads, schools, and emergency services.
- Businesses use census data to determine where to open places to shop.

Each year, the federal government distributes more than \$675 billion to states and communities based on Census Bureau data.

In 2020, we will implement new technology to make it easier than ever to respond to the census. For the first time, you will be able to respond online, by phone, as well as by mail. We will use data that the public has already provided to reduce followup visits. And, we are building an accurate address list and automating our field operations—all while keeping your information confidential and safe.

United States[®]
Census
Bureau

KEY MILESTONES

- | | |
|-------------|--|
| 2018 | <ul style="list-style-type: none">● 2018 End-to-End Census Test● 2020 Census questions sent to Congress by March 31, 2018● Six regional 2020 Census offices and 40 area census offices open |
| 2019 | <ul style="list-style-type: none">● Partnership activities launch● Complete Count Committees establish● Census takers update address list in person● Remaining 248 area census offices open |
| 2020 | <ul style="list-style-type: none">● Advertising begins in January 2020● Public response (online, phone, or mail) begins● Census Day—April 1, 2020● Census takers visit households that haven't responded● Apportionment counts sent to the President by December 31, 2020 |
| 2021 | <ul style="list-style-type: none">● Redistricting counts sent to the states by March 31, 2021 |

Connect with us
@uscensusbureau

Overview of Census Bureau Programs

CENSUSES

- The **decennial census** is the once-a-decade population and housing count of all 50 states, the District of Columbia, Puerto Rico, and the Island Areas. The results of the census determine the number of seats for each state in the U.S. House of Representatives and are used to draw congressional and state legislative districts. Federal agencies use the results to distribute more than \$675 billion in federal funds each year.
- The **economic census** measures the nation's economy every five years, providing vital statistics for virtually every industry and geographic area in the country.
- The **Census of Governments** provides comprehensive data about the 90,000 state and local governments in the nation every five years.

SURVEYS

- The **American Community Survey** (ACS) is an ongoing national survey—sampling approximately 3.5 million addresses annually—that provides vital information about our nation's housing and people. The ACS is the only source of comparable, quality information about the people in all our communities. These data show what the U.S. population looks like and how it is changing. ACS data are used to assess the past and present and to plan for the future.
- **Demographic surveys** measure income, poverty, education, health insurance coverage, housing quality, crime victimization, computer usage, and many other subjects.
- **Economic surveys** are conducted monthly, quarterly, and yearly. They cover selected sectors of the nation's economy and supplement the economic census with more-frequent information about the dynamic economy. These surveys yield more than 400 annual economic reports, including principal economic indicators.
- **Sponsored surveys** are demographic and economic surveys that we conduct for other government agencies. They include the Current Population Survey, the National Health Interview Survey, and the National Survey of College Graduates.

For more information, go to [census.gov](https://www.census.gov).

Follow us @uscensusbureau

Contact us at:



[census.gov](https://www.census.gov)

Your information is protected by law

The law requires the Census Bureau to keep your information confidential and use your responses only to produce statistics. We cannot publicly release your responses in any way that could identify you. We will never share your information with immigration enforcement agencies such as ICE, law enforcement agencies such as the FBI or police, or allow it to be used to determine your eligibility for government benefits.

Our Mission

To serve as the nation's leading provider of quality data about its people and economy.

Our Vision

To be the trusted source for timely and relevant statistical information, and the leader in data-driven information.

Census History

Thomas Jefferson directed the first decennial census in 1790. As required by the U.S. Constitution, a census has been taken every 10 years thereafter. In 1840, the Census Act authorized the establishment of a centralized Census Office. In 1902, the Census Office became a permanent organization within the Department of the Interior. A year later, it was renamed the Bureau of the Census and moved to the new Department of Commerce and Labor.

Connect with us
@uscensusbureau



City Council Staff Report

DATE: June 5, 2019

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

TO: The Honorable Mayor and City Council
FROM: Tom Cody, Director of Human Resources and Risk Management
SUBJECT: Consideration of a Resolution Appointing a Representative to the Independent Cities Risk Management Authority (ICRMA)

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a Resolution appointing Human Resources Director Thomas J. Cody as the City's representative to the ICRMA Governing Board; appointing Management Services Director Annie Yaung as the alternative representative; and appointing Senior Management Analyst Hank Lu as a substitute alternate representative; and
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City of Monterey Park is a member of the Independent Cities Risk Management Authority (ICRMA). This Resolution notifies the ICRMA of the City Council's action to appoint Management Services Director Annie Yaung as an alternative representative and Senior Management Analyst Hank Lu as a substitute alternate representative to the Independent Cities Risk Management Authority (ICRMA). Director of Human Resources & Risk Management Thomas J. Cody will remain the City's representative to the ICRMA Governing Board.

BACKGROUND:

The ICRMA is a joint powers authority created pursuant to provisions of the Government Code and was formed to provide Liability, Workers' Compensation and Property Insurance as well as other risk management services.

The Joint Powers Agreement (JPA) provides that each Member City appoint representatives of the City to serve on the ICRMA Governing Board. In addition to the primary representative, appointment of an alternate and substitute alternate is also authorized.

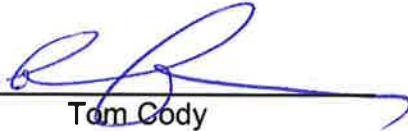
The appointment of the Senior Management Analyst, Hank Lu as an alternate representative to the ICRMA Governing Board will be beneficial to the City and the Governing Board. The Risk Management background and expertise would allow him to serve effectively as an alternate representative to the ICRMA Governing Board. His

knowledge of the claims process and his insurance background will allow him to collaborate with the Director of HR with analysis and recommendations.

FISCAL IMPACT:

None

Respectfully submitted by:



Tom Cody

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT:

1. Proposed Resolution
2. Prior Resolution No. 11979

ATTACHMENT 1
Proposed Resolution

RESOLUTION NO. ____

**A RESOLUTION APPOINTING REPRESENTATIVES TO THE
INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY ("ICRMA").**

The City Council of the city of Monterey Park resolves as follows:

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

- A. Monterey Park is a member of the Independent Cities Risk Management Authority ("ICRMA").
- B. Pursuant to the ICRMA By-laws and Joint Powers Agreement, the City Council may appoint a public official other than a councilmember to the ICRMA Governing Board; an alternate for the representative who may be a City employee; and a substitute alternate who may also be a City employee;
- C. Pursuant to Section 5.1 of the ICRMA By-laws, the person(s) designated must have one of the following positions, or their equivalent: City Attorney, Assistant City Attorney, Financial Officer, City Manager, Assistant/Deputy City Manager, Assistant to City Manager, Risk Manager, Human Resources Director/Manager, or Administrative Services Director.

SECTION 2: Human Resources Director Thomas J. Cody is appointed as the City's representative; Management Services Director Annie Yaung is appointed as the City's alternate representative; and Senior Management Analyst Hank Lu is appointed as the City's substitute alternate representative.

SECTION 4: The individuals appointed by this Resolution are authorized to represent the City while acting as ICRMA delegates. Such authority includes the power to vote for the City on matters presented to the ICRMA Governing Board. These representatives are directed to keep the City Council regularly informed regarding ICRMA proceedings.

SECTION 5: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2019.

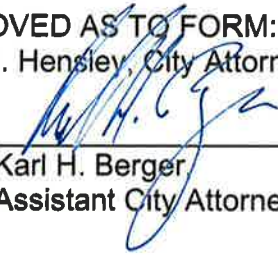
Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

By:



Karl H. Berger
Assistant City Attorney

-2-

ATTACHMENT 2
Prior Resolution No. 11979

RESOLUTION NO. 11979

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK APPOINTING A REPRESENTATIVE, AN ALTERNATE AND A SUBSTITUTE ALTERNATE REPRESENTATIVE TO THE GOVERNING BOARD OF THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY (ICRMA)

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

WHEREAS, the City of Monterey Park ("City") is a member of the Independent Cities Risk Management Authority ("ICRMA"), a joint powers authority created pursuant to the provisions of the California Government Code; and

WHEREAS, ICRMA provides a Liability Risk Management Program, Property Risk Management Program, Workers' Compensation Risk Management Program, and other programs for its members; and

WHEREAS, the Joint Powers Agreement provides that the city council of each member city shall appoint a representative to the ICRMA Governing Board and also authorizes the appointment of an alternate representative and a substitute alternate representative to represent the city's interest in the absence of the representative; and

WHEREAS, City desires to designate its representative to the ICRMA Governing Board;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monterey Park does hereby find, determine and declare as follows:

SECTION 1. That Director of Human Resources & Risk Management Thomas J. Cody is hereby appointed to continue to serve on the ICRMA Governing Board and to the Risk Management Programs in which this City participates.

SECTION 2. That Director of Management Services Annie Yaung is hereby appointed to serve as the alternate on the ICRMA Governing Board and to the Risk Management Programs in which this City participates in the absence of the primary member noted in Section 1 above.

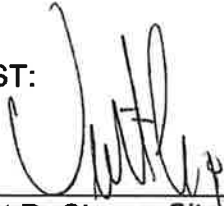
SECTION 3. That Human Resources Technician Raquel Richards is hereby appointed to continue to serve as the substitute alternate on the ICRMA Governing Board and to the Risk Management Programs in which the City participates in the absence of the primary member and the alternate member noted in Section 1 and 2 above.

SECTION 3. That the individuals designated by this City Council as the City's representative and alternate representatives to the ICRMA Governing Board and to the Risk Management Programs in which this City participates are hereby confirmed and designates as the City's delegates for all purposes of representing the City's interests and exercising the authority of the City with respect to the Coverage and the Program and voting on behalf of the City on all matters delegated to the Governing Board and signing such amendments as are contemplated to be approved by the Governing Board.

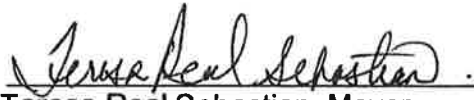
RESOLVED, that a certified copy of this Resolution shall be provided to the General Manager of the ICRMA.

PASSED AND ADOPTED this 6th day of December 2017.

ATTEST:

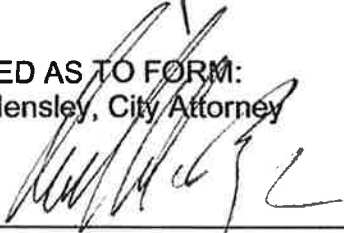


Vincent D. Chang, City Clerk



Teresa Real Sebastian, Mayor

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

By: 

Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: June 5, 2019

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

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

RECOMMENDATION:

It is recommended that the City Council:

1. Reject all bids received for the 2018-19 Various Streets Resurfacing Project (Bid Spec 2019-001); and
2. Authorize staff to re-advertise Bid Specification No. 2019-001; and
3. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

Upon reviewing the one bid received for the 2018-19 Various Street Resurfacing Project, staff recommends that all bids be rejected due to an insufficient number of bidders.

BACKGROUND:

On April 17, 2019, the City Council authorized staff to solicit bids for the 2018-19 Various Streets Resurfacing Project. The 2018-19 Various Street Resurfacing project 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.

The public bid opening was held on May 28, 2019. Staff received only one responsive bid from Gentry Brothers, Inc. in the amount of \$1,813,230.00. After analysis (the Engineers estimate for this project is \$1,250,000), the bid received seemed high and non-competitive. Re-bidding the project is advisable.

Staff recommends re-advertising the project due to the insufficient number of bidders and to solicit more competitive bid pricing.

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

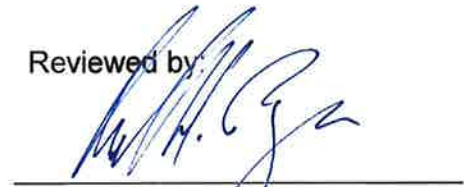
Prepared by:


Frank A. Lopez
Assistant City Engineer

Approved by:


Ron Bow
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: June 5, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: The Honorable Mayor and City Council

FROM: Annie Yaung, CPFO, Director of Management Services

SUBJECT: The City is required to conduct a Public Hearing to consider assessments for the Citywide Maintenance District No. 93-1 for FY 2019-20 pursuant to Streets and Highways Code §§ 22500, *et seq.*

RECOMMENDATION It is recommended that the City Council consider:

- (1) Open the public hearing and receive documentary and testimonial evidence;
- (2) Close the public hearing and adopt a Resolution authorizing the Levy and Collection of Assessments for Fiscal Year 2019-20 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code § 22587; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City started the process to renew its Citywide Maintenance District No. 93-1 for the 2019-20 fiscal year at its April 17, 2019 meeting. At that time, the City Council approved the engineer's report; adopted the Resolution of Intention and scheduled June 5th for the public hearing.

BACKGROUND:

In 1993, the California State budget was severely impacted by the recession. To balance its budget, the California Legislature implemented a property tax transfer from local governments to schools to reduce the State's funding for education. This transfer is known as the Education Revenue Augmentation Fund (ERAF) transfer. Monterey Park's revenue loss was \$1.2 million for 1993. After considering various budget balancing options, the City established a citywide benefit assessment district to finance the operation and maintenance costs of street lighting and landscaping. General Fund freed up by the assessment revenue is used to continue essential services including police, fire, library, and recreation.

The City's assessment district was formed under the 1972 Lighting and Landscaping Act (Streets and Highways Code § 22500). The law requires the City to renew the assessment district each year to continue the collection of assessments. Revenue generated by the City's assessment district is approximately \$984,082 a year. The City has renewed the benefit assessment district every year for the past 26 years.

At the April 17th meeting, the City Council adopted Resolution No. 12076 (Resolution of Intention) proposing an assessment for 2019-20 for a single-family is \$40.97; this is the same assessment as 2018-19. Over 26 years, the only rate increase was occurred in 1996: from \$39.97 to \$40.97 for a single family property owner. After 1996, rates have never been adjusted and the City continues using General Fund to supplement significant shortfalls due to increased operating costs.

The cost for the operation and maintenance of the City's landscaping and lighting is approximately \$1.8 million. The benefit assessment district will fund \$984,082 of the cost and the City's General Fund will fund the remaining \$780,574.

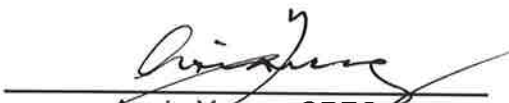
The Resolution of Intention, which includes the public hearing date and protest procedures, was published in the Monterey Park Press. To date, there is no majority protest received against the proposed assessment district renewal for 2019-20.

Fiscal Impact

The proposed 2019-20 assessment rates are the same as the 2018-19 rates. The benefit assessment district will raise approximately \$984,082 for 2019-20. If the assessment district is not renewed, the City must reduce expenditures and/or seek new revenues 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:

- 1) Resolution

Attachment 1 Resolution

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2019-20 IN CITYWIDE
MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS
AND HIGHWAYS CODE § 22587.**

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").
- 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).
- C. An Engineer's Report ("Report") was prepared pursuant to Streets and Highways Code § 22566 for Fiscal Year 2019-20. 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.
- D. Following a public hearing, the City Council did not receive a majority protest from the property owners affected by the proposed assessment before the close of the public hearing on June 5, 2019.

SECTION 2: In accordance with Streets and Highways Code §§ 22500, *et seq.*, the City Council adopts an annual assessment of \$40.97 for each Equivalent Dwelling Unit (EDU) within the District during Fiscal Year 2019-20. The assessments levied and collected must be used for maintaining certain landscaping and street lighting improvements, as set forth in the Report

SECTION 3: 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.

SECTION 4: The City Manager, or designee, is directed to take such actions that are needed to place this assessment on the property tax rolls including, without limitation, forwarding this Resolution to the Los Angeles County Assessor's Office.

SECTION 5: Any public property included within boundaries of the District are exempt from assessment.

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

Resolution No.
Page 2 of 3

PASSED, APPROVED AND ADOPTED this 5th of June 2019.

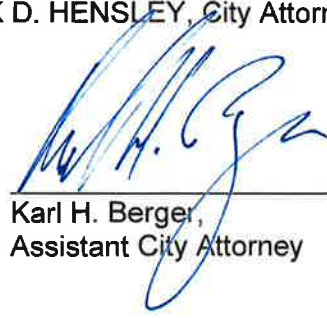
Peter Chan
Mayor
Monterey Park, California

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 adopted by the City Council of the City of Monterey Park at a Regular Meeting held on the 5th of June 2019, by the following vote of the Council:

AYES:
NOES:
ABSTAIN:
ABSENT:

Dated this 5th day of June 2019

Vincent D. Chang, City Clerk



City Council Staff Report

DATE: June 5, 2019

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: The Honorable Mayor and City Council

FROM: Scott Haberle, Fire Chief

SUBJECT: Consideration and possible action to 1) Introduce a Regular Ordinance amending Monterey Park Municipal Code ("MPMC") §§ 4.20.060 and 4.30.180 governing fines and the urgency abatement of public nuisances to recover costs incurred resulting from disposal of illegal fireworks and adding a new § 4.20.200 for hardship waivers as required by California law; 2) adopt an Urgency Ordinance amending Monterey Park Municipal Code ("MPMC") §§ 4.20.060 and 4.30.180 governing fines and the urgency abatement of public nuisances to recover costs incurred resulting from disposal of illegal fireworks and adding a new § 4.20.200 for hardship waivers as required by California law; MPMC; and 3) adopt a Resolution adopting a fine schedule pursuant to MPMC § 4.20.060.

RECOMMENDATION:

It is recommended that the City Council consider:

- 1) Read by title only, waive further reading, and introduce an Ordinance amending the MPMC governing cost recovery and establishing fines related to illegal fireworks and building violations;
- 2) Adopt an Urgency Ordinance amending the MPMC governing cost recovery and establishing fines related to illegal fireworks and building violations;
- 3) Adopt a Resolution adopting a fine schedule pursuant to the MPMC and California law; and
- 4) Alternatively, discuss and take other action related to this item.

EXECUTIVE SUMMARY:

The draft Ordinances (regular and urgency) will amend § 4.20.200 of the MPMC to be consistent with Government Code § 25132 regarding fines for administrative citations related violations of the MPMC.

To help further protect the health and safety of the residents of the City, and to further promote the peace and tranquility of the neighborhoods, the Fire Department is

requesting that administrative citation fines related to violations of the Monterey Park Municipal Code concerning fireworks be increased, and to provide for the collection of costs regarding the transportation and destruction of confiscated fireworks.

Additionally, the proposed Ordinance will amend the MPMC regarding increased fines for building and safety code violations, consistent with state law.

BACKGROUND:

Government Code § 53069.4 authorizes the City Council to make, by ordinance, any violation of the Monterey Park Municipal Code ("MPMC") subject to an administrative fine or penalty. MPMC § 4.20.060 authorizes the City Council to establish fines for administrative citations by resolution.

In 2006, the City adopted Resolution No. 11040, which set fines for the improper use and storage of otherwise lawful "Safe and Sane" fireworks, as well as the possession of illegal firework, at \$500; the sale and discharge of illegal fireworks at \$750; and the sale of fireworks without a permit at \$1,000.

DISCUSSION:

Per the California Health & Safety Code, fireworks are categorized as either lawful "safe and sane" fireworks or unlawful "dangerous" fireworks. Chapter 5.48 of the MPMC regulates the sale, use, discharge and storage of safe and sane fireworks to promote the health and welfare of its residents, as well as prohibits the sale, use, discharge and storage of dangerous fireworks.

While all fireworks present a potential safety hazard to persons and property when used improperly, dangerous fireworks are particularly unsafe. It has been reported that in 2016, the United States experienced 11,000 fireworks-related injuries, of which 7,600 were treated in hospital emergency departments just in the weeks before and after the 4th of July (Insurance Journal, June 30, 2017).

In an effort to further encourage the proper use of safe and sane fireworks in the City, the Fire Department is requesting an increase the fine amounts for violations of Chapter 5.48 of the Monterey Park Municipal Code regarding the possession, use, and discharge of fireworks. The requested Resolution will increase the fines for all violations of Chapter 5.48 relating to fireworks to \$2,000, except for the unpermitted sale of Safe and Sane fireworks and sale illegal fireworks, which will increase to \$5,000.

Further, the proposed resolution will allow for the City to collect the fees charged by the State Fire Marshal for the transportation and destruction of fireworks confiscated pursuant to Section 5.48. Currently, the State Fire Marshal charges the City \$100 per pound of fireworks. The Fire Department seeks to pass this cost directly to those cited for violation of the MPMC fireworks ordinance.

Chapter 5.48 of the MPMC restricts the sale of safe and sane fireworks to the dates of June 28 to July 4 of each year, and the discharge of such fireworks to July 4. Because the dates are rapidly approaching, an urgency ordinance is required to ensure the proposed resolution is in effect before the sales, use, discharge and storage of lawful fireworks begins.

Additionally, the Ordinance also implement changes to California law that became effective earlier this year. Government Code § 53069.4 authorizes the City Council to make, by ordinance, any violation of the MPMC subject to an administrative fine or penalty; the maximum fine or penalty amounts are further authorized by Government Code § 36900.

Effective January 1st, Assembly Bill 2598 amended Government Code § 36900 to: (1) increase the maximum fine amounts for violations of the City's building and safety codes determined to be an infraction to \$130 for a first violation, \$700 for a second violation of the same ordinance within one year, and \$1,300 for each additional violation of the same ordinance within one year of the first violation; (2) provide a fine of \$2,500 for each additional violation of the same ordinance within two years of the first violation (if the property in question is a commercial property that has an existing building at the time of the violation and the owner has failed to remove visible refuse or to prohibit unauthorized use of the property; and (3) require that, if the City elects to levy fines pursuant to Government Code § 36900, to establish a process for granting a hardship waiver to reduce the amount of the fine for a second or third violation of the same ordinance upon a showing by the responsible party that the responsible party has made a bona fide effort to comply after the first violation and that payment of the full amount of the fine would impose an undue financial burden on the responsible party.

The proposed Ordinances would amend the MPMC to reflect the newly increased fine amounts for violations of the City's building and safety codes and adds MPMC § 4.20.200 to establish a hardship-waiver process. Nothing in the proposed Ordinances would affect any of the other available options for enforcing violations of the City's building and safety provisions; rather, these amendments would only supplement what currently exists in the MPMC to regulate and deter bad actors. The accompanying draft Resolution establishing all new fine amounts also reflects these changes.

FISCAL IMPACT:

None.

Approved by:



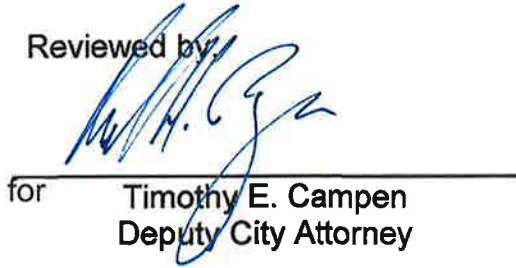
Ron Bow
City Manager

Respectfully submitted by:



Scott Haberle
Fire Chief

Reviewed by:



for Timothy E. Campen
Deputy City Attorney

ATTACHMENT(S):

1. Ordinance No. ____
2. (Urgency) Ordinance No. ____
3. Resolution No. ____
4. Notice of Administrative Citation
5. Ordinance No. 2041
6. Resolution No. 11040

ATTACHMENT 1
Ordinance No. _____

ORDINANCE NO. ____

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE §§ 4.20.060 AND 4.30.180 GOVERNING FINES AND THE URGENCY ABATEMENT OF PUBLIC NUISANCES TO RECOVER COSTS INCURRED RESULTING FROM DISPOSAL OF ILLEGAL FIREWORKS; AND ADDING A NEW § 4.20.200 FOR HARDSHIP WAIVERS AS REQUIRED BY CALIFORNIA LAW.

The city council of the city of Monterey Park does ordain as follows:

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

- A. Article XI, § 7 of the California Constitution empowers the City to enact and enforce ordinances regulating conditions that may be public nuisances or health hazards, or that promote social, economic, or aesthetic considerations;
- B. Government Code § 38771 authorizes the City Council to declare what constitutes a nuisance by ordinance;
- C. The City's ability to abate public nuisances through its police powers is well-established (see, e.g., Civil Code §§ 3479, 3480; *People ex rel. Gallo v. Acuna* (1997) 14 Cal.4th 1090; *People v. Greene* (1968) 264 Cal.App.2d 774);
- D. The City's ability to recover its nuisance abatement costs through local regulations including, without limitation, reasonable attorney's fees, is also recognized (see *City of Santa Paula v. Narula* (2003) 114 Cal.App.4th 485, *reh'g. den.* 2004; *City of Flagstaff v. Atchison, Topeka and Santa Fe Railway Co.* (9th Cir. 1983) 719 F.2d 322, 324);
- E. Illegal fireworks constitute an immediate threat to public health and safety. All such illegal fireworks are declared to be a designated public nuisance that may be abated forthwith in accordance with applicable law including, without limitation, the Monterey Park Municipal Code ("MPMC");
- F. Because disposal of such illegal fireworks frequently poses difficulties for the City – requiring destruction through the State Fire Marshal – cost recovery is imperative. The City previously experienced costly abatement procedures and litigation (e.g.,

People ex rel Mark D. Hensley v. USTL Import & Export, Inc., James Hilands and Lucy Hilands (2015) LASC Case No. BC577155 and *Bedford Freight Lines v. City of Monterey Park* (2015) LASC Case No. BC578550). It is in the public interest to avoid any similar burden because of illegal fireworks.

- G. Government Code § 53069.4 authorizes the City Council to make, by ordinance, any violation of the MPMC subject to an administrative fine or penalty; the amount of such fines are further authorized by Government Code § 36900.
- H. Government Code § 36900 was recently amended to: (1) increase the maximum fines for violations of the City's building and safety codes; (2) provide fines for each additional violation of the same ordinance within two years of the first violation; and (3) require the City to establish a process for granting a hardship waiver to reduce the amount of the fine for a second or third violation of the same ordinance or local building and safety code.
- I. The City Council wishes to enact this Ordinance to increase the fine amounts for violations of City's building and safety codes and otherwise comport with Government Code § 36900.

SECTION 2: Monterey Park Municipal Code ("MPMC") § 4.20.060 is amended to read as follows:

"4.20.060 Fines.

Fines for administrative citations issued pursuant to this chapter may be established by city council resolution. If a violation is otherwise classified as an infraction under this Code, then the administrative fine cannot exceed \$100 for a first offense; \$200 for a second offense of the same law within a 12 month period; and \$500 for a third or more offense of the same law within a 12 month period. A violation of building and safety codes that would otherwise be an infraction is punishable by: a fine not exceeding \$130 for the first violation; a fine not exceeding \$700 for a second violation of the same regulation within one year from the date of the first violation; and a fine not exceeding \$1300 for each additional violation of the same regulations within one year from the date of the first violation; or a fine not exceeding \$2500 for each additional violation of the same regulation within two years from the date of the first violation if the property is a commercial building and the violation is due to failure by the owner to remove visible refuse or prohibit unauthorized use of the property. Unless

~~otherwise provided by city council resolution, the fines are as follows:~~

~~(a) A violation that would otherwise be an infraction is punishable by:~~

~~(1) A fine not exceeding one hundred dollars for the first violation;~~

~~(2) A fine not exceeding two hundred dollars for a second violation of the same ordinance or permit within one year; and~~

~~(3) A fine not exceeding five hundred dollars for each additional violation of the same ordinance or permit within one year.~~

~~(b) A violation of local building and safety codes that would otherwise be an infraction is punishable by:~~

~~(1) A fine not exceeding one hundred dollars for the first violation;~~

~~(2) A fine not exceeding five hundred dollars for a second violation of the same regulation within one year from the date of the first violation; and~~

~~(3) A fine not exceeding one thousand dollars for each additional violation of the same regulations within one year from the date of the first violation.~~

~~(c) All other violations are punishable by:~~

~~(1) A fine not exceeding one hundred dollars for the first violation;~~

~~(2) A fine not exceeding two hundred fifty dollars for a second violation of the same regulation or permit within one year from the date of the first violation;~~

~~(3) A fine not exceeding five hundred dollars for a third violation of the same regulation or permit within one year from the date of the last violation; and~~

~~(4) A fine not to exceed one thousand dollars for each additional violation of the same regulation or permit within one year from the date of the last violation."~~

SECTION 3: MPMC § 4.30.180 is amended to read as follows:

"4.30.180 Urgency Abatement.

- A. Notwithstanding any other provision of this code, whenever the city manager, or designee, determines that a public nuisance exists and that such public nuisance constitutes an immediate threat or hazard or danger to persons or property, the city manager, without observing procedures set forth in this chapter with reference to public nuisance abatement, will forthwith immediately cause the abatement of such public nuisance in such manner as the city manager, or designee, determines is reasonably required.
- B. If the city manager, or designee, deems it feasible, the city manager, or designee, will attempt to give the owner and occupant, verbal notice of the existence of the public nuisance, and the proposed timing and method of abatement thereof. The city manager will, forthwith, report such circumstances to the city council.
- C. Except for abating unlawful fireworks, where abatement of a public nuisance is ordered by the city manager, the person abating such nuisance will, after completing the abatement of the public nuisance, comply with the provisions of this chapter.
- D. For abating fireworks that violate applicable law including, without limitation, §§ 5.48.130 or 9.30.010 of this code; or California Fire Code § 5614, as adopted by § 17.02.130 of this code, the Fire Chief, or designee, may recover all costs incurred because of such abatement in accordance with § 4.30.140 of this code. No additional notice is required.”

SECTION 4: A new § 4.20.200 is added to the MPMC to read as follows:

“4.20.200 Hardship waiver.

- A. Responsible persons financially unable to pay the fines for administrative citations issued pursuant to this chapter may request a hardship waiver. The request for a hardship waiver must be filed with the city clerk, or designee, on a form approved by the city manager, or designee. The city manager or designee will review the request and determine whether a waiver is justified. A waiver may only be approved if the request for waiver is accompanied by a sworn affidavit, together with any supporting documents or materials, demonstrating that the responsible person made a bona fide effort to comply after the first violation and that payment of the

- full amount of the fine would impose an undue financial burden on the responsible person.
- B. The city manager, or designee, will inform the responsible person in writing regarding whether the waiver is approved. This determination must be served upon the responsible person by mail at the address provided in the waiver application. The city manager, or designee's determination is final; there is no right to appeal other than to a court of competent jurisdiction.
- C. Should the city manager or designee determine that a waiver is unjustified, the responsible person must deposit the full fine amount with the city clerk not later than 10 business days after the date of that decision. Failure to make a deposit within 10 business days after will waive the responsible person's right to any appeal and the citation costs will be deemed delinquent."

SECTION 5: *Environmental Review.* This ordinance is exempt from additional review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it consists only of revisions and clarifications to existing public nuisance codes and procedures related to such codes. Adoption of this ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings. This ordinance is an action being taken for enhanced protection of the environment.

SECTION 6: *Notice of Exemption.* The City Manager, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062 and any other applicable law.

SECTION 7: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered

void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 10: *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 11: *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 12: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 13: The City Clerk, or designee, 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 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 14: This Ordinance will take effect on the 30th day following its final passage and adoption.

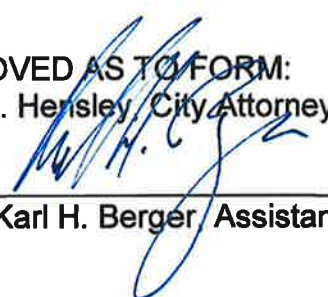
PASSED AND ADOPTED this 5th day of June 2019.

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 2
(Urgency) Ordinance No. ____

ORDINANCE NO. ____

AN URGENCY ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE §§ 4.20.060 AND 4.30.180 GOVERNING FINES AND THE URGENCY ABATEMENT OF PUBLIC NUISANCES TO RECOVER COSTS INCURRED RESULTING FROM DISPOSAL OF ILLEGAL FIREWORKS; AND ADDING A NEW § 4.20.200 FOR HARDSHIP WAIVERS AS REQUIRED BY CALIFORNIA LAW.

The city council of the city of Monterey Park does ordain as follows:

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

- A. Article XI, § 7 of the California Constitution empowers the City to enact and enforce ordinances regulating conditions that may be public nuisances or health hazards, or that promote social, economic, or aesthetic considerations;
- B. Government Code § 38771 authorizes the City Council to declare what constitutes a nuisance by ordinance;
- C. The City's ability to abate public nuisances through its police powers is well-established (see, e.g., Civil Code §§ 3479, 3480; *People ex rel. Gallo v. Acuna* (1997) 14 Cal.4th 1090; *People v. Greene* (1968) 264 Cal.App.2d 774);
- D. The City's ability to recover its nuisance abatement costs through local regulations including, without limitation, reasonable attorney's fees, is also recognized (see *City of Santa Paula v. Narula* (2003) 114 Cal.App.4th 485, *reh'g. den.* 2004; *City of Flagstaff v. Atchison, Topeka and Santa Fe Railway Co.* (9th Cir. 1983) 719 F.2d 322, 324);
- E. Illegal fireworks constitute an immediate threat to public health and safety. All such illegal fireworks are declared to be a designated public nuisance that may be abated forthwith in accordance with applicable law including, without limitation, the Monterey Park Municipal Code ("MPMC");
- F. Because disposal of such illegal fireworks frequently poses difficulties for the City – requiring destruction through the State Fire Marshal – cost recovery is imperative. The City previously experienced costly abatement procedures and litigation (e.g.,

People ex rel Mark D. Hensley v. USTL Import & Export, Inc., James Hilands and Lucy Hilands (2015) LASC Case No. BC577155 and *Bedford Freight Lines v. City of Monterey Park* (2015) LASC Case No. BC578550). It is in the public interest to avoid any similar burden because of illegal fireworks.

- G. Government Code § 53069.4 authorizes the City Council to make, by ordinance, any violation of the MPMC subject to an administrative fine or penalty; the amount of such fines are further authorized by Government Code § 36900.
- H. Government Code § 36900 was recently amended to: (1) increase the maximum fines for violations of the City's building and safety codes; (2) provide fines for each additional violation of the same ordinance within two years of the first violation; and (3) require the City to establish a process for granting a hardship waiver to reduce the amount of the fine for a second or third violation of the same ordinance or local building and safety code.
- I. The City Council wishes to enact this Ordinance to increase the fine amounts for violations of City's building and safety codes and otherwise comport with Government Code § 36900.
- J. Because the changes set forth in this Ordinance are required in anticipation of the July 4th Holiday, the City Council finds that this Ordinance should be adopted on an urgency basis to preserve the public health, safety, and welfare in accordance with Government Code §§ 36934 and 36937(b).

SECTION 2: Monterey Park Municipal Code ("MPMC") § 4.20.060 is amended to read as follows:

"4.20.060 Fines.

Fines for administrative citations issued pursuant to this chapter may be established by city council resolution. If a violation is otherwise classified as an infraction under this Code, then the administrative fine cannot exceed \$100 for a first offense; \$200 for a second offense of the same law within a 12 month period; and \$500 for a third or more offense of the same law within a 12 month period. A violation of building and safety codes that would otherwise be an infraction is punishable by: a fine not exceeding \$130 for the first violation; a fine not exceeding \$700 for a second violation of the same regulation within one year from the date of the first violation;

and a fine not exceeding \$1300 for each additional violation of the same regulations within one year from the date of the first violation; or a fine not exceeding \$2500 for each additional violation of the same regulation within two years from the date of the first violation if the property is a commercial building and the violation is due to failure by the owner to remove visible refuse or prohibit unauthorized use of the property. Unless otherwise provided by city council resolution, the fines are as follows:

~~-(a) A violation that would otherwise be an infraction is punishable by:~~

~~-(1) A fine not exceeding one hundred dollars for the first violation;~~

~~-(2) A fine not exceeding two hundred dollars for a second violation of the same ordinance or permit within one year; and~~

~~-(3) A fine not exceeding five hundred dollars for each additional violation of the same ordinance or permit within one year.~~

~~-(b) A violation of local building and safety codes that would otherwise be an infraction is punishable by:~~

~~-(1) A fine not exceeding one hundred dollars for the first violation;~~

~~-(2) A fine not exceeding five hundred dollars for a second violation of the same regulation within one year from the date of the first violation; and~~

~~-(3) A fine not exceeding one thousand dollars for each additional violation of the same regulations within one year from the date of the first violation.~~

~~-(c) All other violations are punishable by:~~

~~-(1) A fine not exceeding one hundred dollars for the first violation;~~

~~-(2) A fine not exceeding two hundred fifty dollars for a second violation of the same regulation or permit within one year from the date of the first violation;~~

~~-(3) A fine not exceeding five hundred dollars for a third violation of the same regulation or permit within one year from the date of the last violation; and~~

~~-(4) A fine not to exceed one thousand dollars for each additional~~

~~violation of the same regulation or permit within one year from the date of the last violation."~~

SECTION 3: MPMC § 4.30.180 is amended to read as follows:

"4.30.180 Urgency Abatement.

- A. Notwithstanding any other provision of this code, whenever the city manager, or designee, determines that a public nuisance exists and that such public nuisance constitutes an immediate threat or hazard or danger to persons or property, the city manager, without observing procedures set forth in this chapter with reference to public nuisance abatement, will forthwith immediately cause the abatement of such public nuisance in such manner as the city manager, or designee, determines is reasonably required.
- B. If the city manager, or designee, deems it feasible, the city manager, or designee, will attempt to give the owner and occupant, verbal notice of the existence of the public nuisance, and the proposed timing and method of abatement thereof. The city manager will, forthwith, report such circumstances to the city council.
- C. Except for abating unlawful fireworks, where abatement of a public nuisance is ordered by the city manager, the person abating such nuisance will, after completing the abatement of the public nuisance, comply with the provisions of this chapter.
- D. For abating fireworks that violate applicable law including, without limitation, §§ 5.48.130 or 9.30.010 of this code; or California Fire Code § 5614, as adopted by § 17.02.130 of this code, the Fire Chief, or designee, may recover all costs incurred because of such abatement in accordance with § 4.30.140 of this code. No additional notice is required."

SECTION 4: A new § 4.20.200 is added to the MPMC to read as follows:

"4.20.200 Hardship waiver.

- A. Responsible persons financially unable to pay the fines for administrative citations issued pursuant to this chapter may request a hardship waiver. The request for a hardship waiver must be filed with the city clerk, or designee, on a form approved by the city

manager, or designee. The city manager or designee will review the request and determine whether a waiver is justified. A waiver may only be approved if the request for waiver is accompanied by a sworn affidavit, together with any supporting documents or materials, demonstrating that the responsible person made a bona fide effort to comply after the first violation and that payment of the full amount of the fine would impose an undue financial burden on the responsible person.

- B. The city manager, or designee, will inform the responsible person in writing regarding whether the waiver is approved. This determination must be served upon the responsible person by mail at the address provided in the waiver application. The city manager, or designee's determination is final; there is no right to appeal other than to a court of competent jurisdiction.
- C. Should the city manager or designee determine that a waiver is unjustified, the responsible person must deposit the full fine amount with the city clerk not later than 10 business days after the date of that decision. Failure to make a deposit within 10 business days after will waive the responsible person's right to any appeal and the citation costs will be deemed delinquent."

SECTION 5: *Environmental Review.* This ordinance is exempt from additional review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it consists only of revisions and clarifications to existing public nuisance codes and procedures related to such codes. Adoption of this ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings. This ordinance is an action being taken for enhanced protection of the environment.

SECTION 6: *Notice of Exemption.* The City Manager, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062 and any other applicable law.

SECTION 7: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 8: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such

repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 10: *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 11: *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 12: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 13: The City Clerk, or designee, 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 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 14: *Declaration of Urgency.* Based on the findings set forth in Section 1, this is an Urgency Ordinance adopted for the immediate preservation of the public peace, health, safety and welfare.

SECTION 15: *Effective Date.* This Ordinance will become effective immediately upon adoption pursuant to Government Code §§ 36937 and 65858 for the immediate

preservation of the public peace, health, safety, and welfare. Pursuant to those statutes this Ordinance is adopted by fourth-fifths vote.

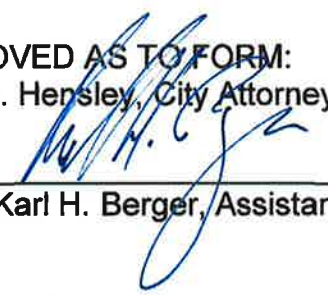
PASSED AND ADOPTED this 5th day of June 2019.

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
Resolution No. _____

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A FINE SCHEDULE PURSUANT TO
MONTEREY PARK MUNICIPAL CODE § 4.20.060.**

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

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

- A. At its regular meeting on June 5, 2019, the City Council adopted Ordinance No. _____ which, among other things, amends Monterey Park Municipal Code ("MPMC") § 4.20.060 and certain sections of the MPMC governing illegal fireworks;
- B. In light of those changes, the City Council finds that it is desirable to adopt a resolution pursuant to MPMC § 4.20.060 to establish certain fine amounts;
- C. This Resolution is adopted pursuant to MPMC § 4.20.060 and Government Code § 53069.4(a)(1).

SECTION 2: The fine amounts (collectively, "fines") attached as Exhibit "A" to this Resolution are adopted as the City's fine schedule for purposes of imposing fines pursuant to administrative citations issued in accordance with the MPMC.

SECTION 3: *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 4: *Severability.* 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 provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 5: The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

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

SECTION 7: The City Clerk is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF
THE CITY OF MONTEREY PARK ON THIS 5th DAY OF JUNE 2019.

Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

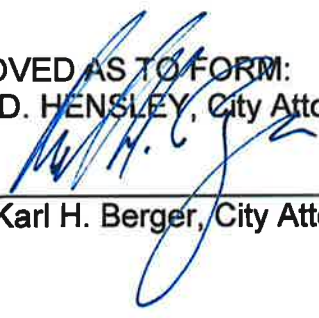
By: _____
Karl H. Berger, City Attorney

EXHIBIT A

FINE SCHEDULE FOR ADMINISTRATIVE CITATIONS

A. Administrative citations issued for the following MPMC violations will have fines imposed as specified:

MPMC	DESCRIPTION	FINE AMOUNT
Chapter 5.48	Fireworks regulations ¹	\$2000
§ 5.48.120	Untimely Storage and/or Discharge of Fireworks	\$2000
§ 5.48.030	Sale of Fireworks without a Permit	\$5000
§ 9.30.010	Prohibited Fireworks	\$2000
CFC §§ 5608.1.2 and 5608.1.3, as adopted by MPMC § 17.02.120	Fireworks display	\$2000
California Fire Code (CFC) § 5614, as adopted by MPMC § 17.02.130	Fireworks Manufacturing	\$2000

B. Subsequent violations of the MPMC listed in Section B will be punished as follows:

1. A fine not more than twice the amount of the base fine for a second violation of the same provision within one year;
2. A fine not more than three times the amount of the base fine for a second violation of the same provision within one year, not to exceed \$15000.

C. A cost recovery fee imposed pursuant to MPMC Chapter 4.40 will be collected from any person causing, permitting, aiding, abetting or suffering a violation of the Monterey Park Municipal Code that is not timely and completely corrected or abated (with all required approvals, permits, licenses, and/or inspections) after having received notification from the City to correct or abate same.

D. Pursuant to MPMC § 4.20.070, fines unpaid 30 days after a citation is issued and not successfully appealed constitute a debt to the City of Monterey Park. Such unpaid fines will accrue interest at the statutory rate (see, e.g., Civil Code § 3289) of 10% per annum.

¹ In addition to the administrative fine, a citee is liable and responsible for the payment of actual costs associated with the collection, transportation, and disposal of any seized fireworks in accordance with regulations duly adopted by the State Fire Marshal and pursuant to MPMC § 4.30.180(D).

ATTACHMENT 4
Notice of Administrative Citation



NOTICE OF ADMINISTRATIVE CITATION

MONTEREY PARK FIRE/POLICE DEPARTMENT

320 West Newmark Avenue
Monterey Park, CA 91754
Phone (626) 307-1308
Fax (626) 307-2590



Date:	Time:	File Number:
Location of Violation:		

Violator Information

First:	Middle:	Last:			
Address:	City:	Zip:			
DL/ID Number:	State:	DOB:			
SS Number:	Sex:	Hair:	Eyes:	Weight:	Race:

You are hereby informed that you are in violation of the following provisions of the Monterey Park Municipal Code, California Fire Code and/or the California Health and Safety Code and required to pay the Administrative Fines associated therewith:

- | | |
|-------------------------------------|---|
| ☐ \$2,000.00 | Fireworks Regulations (MPMC §5.48). |
| ☐ \$2,000.00 | Untimely Storage and/or Discharge of Fireworks (MPMC §5.48.120) |
| ☐ \$2,000.00 | Prohibited Fireworks (MPMC §9.30.010) |
| ☐ \$2,000.00 | Fireworks Display (CFC§§ 5608.1.2 and 5608.1.3 as adopted by MPMC §17.02.120) |
| ☐ \$2,000.00 | Fireworks Manufacturing (CFC§5614, as adopted by MPMC §17.02.130) |
| ☐ \$5,000.00 | Sale of Fireworks Without a Permit (MPMC §5.48.030) |

You are hereby informed that the fireworks seized in the matter will be confiscated and destroyed in the interest of public safety.

You are hereby informed that payment of the administrative fine shall be submitted to the Support Services Division, Monterey Park City Hall, 320 West Newmark Avenue, Monterey Park, CA 91754 within 30 calendar days of the date the citation is issued, along with a copy of the citation or citation number. Failure to timely make payment will result in a civil court action or other judicial remedy to collect the fine.

In the alternative, you may request an Administrative Hearing to contest the citation by mailing or delivering a copy of the citation, completing and delivering a written request for hearing form to schedule a hearing, and submitting the full fine amount, to the **Fire Prevention Division, City of Monterey Park, 320 West Newmark Avenue, Monterey Park, CA 91754** within 30 calendar days of the date the citation is issued. Request for Hearing forms are available at the Fire Prevention counter. If the hearing officer upholds the citation, the City shall keep the fine deposit as payment upon the fine. If the decision is to cancel the citation, the City shall refund the deposit within 30 days of the decision. If you are aggrieved by the decision of the Hearing Officer, you may appeal to the Municipal Court in accordance of with the timelines set forth in California Government Code Section 53069.4.

By signing this "Notice of Administrative Citation" you are not admitting guilt to the above violation but acknowledge receipt of this Notice.

X _____
Signature of Violator

Officer/Investigator: _____ Serial Number: _____

White - Original File
Yellow - Evidence
Pink - Violator

ATTACHMENT 5
Ordinance No. 2041

ORDINANCE NO. 2041

**AN ORDINANCE OF THE CITY OF MONTEREY PARK, CALIFORNIA AMENDING
CHAPTER 5.48 TO TITLE 5 OF THE MONTEREY PARK MUNICIPAL CODE
REGARDING THE USE AND DISCHARGE OF FIREWORKS AND PROVIDING FOR
ITS ADOPTION AS AN URGENCY ORDINANCE**

WHEREAS, California Health and Safety Code section 12541 authorizes cities to regulate the sale, use and discharge of fireworks; and

WHEREAS, the City of Monterey Park (the "City") has adopted certain regulations pertaining to fireworks in Chapter 5.48 of the Monterey Park Municipal Code which generally regulates the sale of "Safe and Sane" fireworks in the City; and

WHEREAS, the City continues to face an ongoing and increasing incidence of the use of illegal fireworks and inappropriate use of "Safe and Sane" fireworks, both on public and private property in the City, which may lead to an increase in injuries to persons and damage to property; and

WHEREAS, the improper use of "Safe and Sane" fireworks and the use of illegal fireworks has increased the need for police and fire response; and

WHEREAS, the City now desires to amend its existing regulations and enact further regulations to ensure the health, safety and welfare of the City's residents.

WHEREAS, the City requires that the newly adopted regulations take effect immediately because, unless this ordinance is adopted as an urgency ordinance, there will be a current and immediate threat to the public health, safety or welfare due to potential illegal activity relating to fireworks this upcoming Fourth of July season.

**NOW, THEREFORE, CITY COUNCIL FOR THE CITY OF MONTEREY PARK
DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. Chapter 5.48 of the Monterey Park Municipal Code is hereby amended and shall now read as follows:

Chapter 5.48 – Fireworks

Sections:

5.48.010	Permitted Types of Fireworks.
5.48.020	Sale.
5.48.030	Dates of Sale.
5.48.040	Established Places of Business — Permit.
5.48.050	Established Places of Business — Regulations.
5.48.060	Temporary Stands — Permit.
5.48.070	Temporary Stands — Regulations.

- 5.48.080 Storage and Discharge of Fireworks by Consumer.**
- 5.48.090 Prohibitions on Discharge.**
- 5.48.100 Administrative Citations.**

5.48.010 Permitted and Prohibited Types of Fireworks.

The sale, use and discharge of "Safe and Sane" fireworks, as defined by California Health and Safety Code section 12529, shall be permitted in the City subject to the regulations set forth in this chapter. However, no fireworks shall be sold, offered for sale, stored, or discharged within the City which are classified as "dangerous fireworks" as that term is defined by Health and Safety Code section 12505.

5.48.020 Sale.

No person shall sell or offer for sale any fireworks within the city except:

(1) In a regularly established place of business operating under a duly issued city business license and not operated or established for the principal purpose of selling fireworks, providing a permit is first obtained from the chief of the fire department or the city council as hereinafter provided;

(2) In a temporary stand or structure used for the display and sale of fireworks operated and maintained by a recognized charitable, civic or patriotic group or organization with the permit of the city council.

5.48.030 Dates of Permissible Sale.

Notwithstanding any other provision of this chapter, no fireworks shall be sold or offered for sale within the City except for the Fourth of July celebration from noon June 28th through 11:00 p.m. on July 4th, inclusive, of each year.

5.48.040 Established Places of Business — Application and Permit.

The operator of any regularly established place of business desiring to obtain the permit referred to in Section 5.48.020(1) shall file a written application therefore with the chief of the fire department upon such form as he may prescribe, accompanied by a filing fee of thirty dollars. The chief of the fire department shall make an investigation and if he finds that the proposed sale of fireworks will not violate any provision of this code, he shall issue such permit in writing. Otherwise, he shall refuse to issue such permit. Any person aggrieved by the refusal of the chief of the fire department to issue such a permit may, within ten days after such refusal, appeal to the city council by filing written notice of appeal with the city clerk, and in such case, the city council may issue or refuse such permit. A separate permit shall be required for each location where fireworks are to be sold, and each permit shall be valid only for the year in which issued.

5.48.050 Established Places of Business — Regulations.

All regularly established places of business in which fireworks are sold or offered for sale shall be housed in the closed front type of building, or if in an open front building, the fireworks shall not be displayed or sold within twenty feet of the front of said building. No fireworks shall be sold or offered for sale in any gasoline service station, public garage, paint store, hay and grain store or other place of business listed as "hazardous business" by the National Board of Underwriters.

5.48.060 Temporary Stands — Application and Permit.

Permits for temporary stands for the display and sale of fireworks shall be issued by the Director of Management Services only in accordance with the following provisions:

(1) Such permits shall be issued only to local charitable or nonprofit civic or patriotic groups or organizations that are incorporated pursuant to state law or are chartered by a state or national organization. "Local" means having principal offices in or having conducted meetings regularly in this city for not less than three years immediately preceding the granting of said permit, and having a bona fide membership of not less than fifteen members. For purposes of this Chapter, the terms "organization" and "group" shall mean any parent, principal, or master entity.

A complete roster of an organization, including names and addresses of all members, must be submitted to the license department at the time of filing the application, or the application will not be accepted.

(2) Application for any such permits for the fourth of July celebration shall be made in writing filed with the Director of Management Services between April 1st and May 15th of the year for which the permit is requested. The application shall state the name of the applicant, its address, the location of the proposed stand, the names of the persons who will actually operate the stand on behalf of the applicant and a complete account of the proposed disposition of all gross receipts of fireworks to be sold at the proposed stand. Failure of such account to show that at least fifty percent of net profits from the sale of fireworks will be expended for the benefit of the city or its residents shall cause such application to be denied.

An applicant seeking renewal of a permit must have filed a fireworks stand financial statement form provided by the City. This form must be filed on or before October 31st of the same year as the fireworks sales for the Fourth of July celebration.

An applicant seeking renewal of a permit must also certify that at least fifty percent of the prior year's net profits from the sale of fireworks were expended for the benefit of the city or its residents. Failure to so certify shall cause such renewal application to be denied.

(3) The application shall be accompanied by a filing fee made payable to the City from the organization submitting the application in the sum of one hundred fifty dollars.

(4) No organization or group may receive more than two permits for fireworks for the Fourth of July celebration. One permit may be issued to two or more qualifying applicants as a joint venture. The intent of this requirement is to limit applicants, who otherwise qualify, to two permits as to each such parent or principal group or organization and to eliminate any one

principal or parent group or association from having permits issued to more than two associate, derivative, ancillary, subsidiary or support groups or entities.

The maximum number of permits for the Fourth of July celebration which may be issued shall be twenty-five during any one calendar year. If the number of applications exceeds the number of permits to be issued, the permittees during the preceding celebration, who did not violate any requirement of this chapter during that celebration shall have first priority for the available permits, provided each permittee represents the same participating organization which operated under the permit during the preceding celebration.

If there are any additional permits available, such additional permits shall be granted by a drawing supervised by the license officer.

(5) The Director of Management Services shall not issue any permit for a proposed stand unless it is separated from any previously authorized stand by a distance of at least five hundred feet or by a public street.

(A) If two or more qualified clubs have the same property owner's permission to use the property, preference shall be given to the organization that has used the property two of the last three years. If none of the organizations has used the property two of the last three years, preference shall be granted by a drawing supervised by the license officer.

(B) If two or more qualified clubs apply for permits on property within five hundred feet of each other and not separated by a public street, preference shall be given to the organization that has been in the area two of the last three years. If none of the organizations has been in the area two of the last three years, preference shall be granted by a drawing supervised by the license officer.

(6) No permit shall be issued unless the applicant organization represents to the Director of Management Services that all aspects of the sale of fireworks, including the application for all necessary permits, will be conducted by a member of the applicant organization. All initial permits and application fees shall be paid by the applicant organization. Such fees shall not be paid by any other affiliated organization, including a seller, distributor or vendor of fireworks. Applicant will neither hire nor use independent contractors or other persons, who are not members of the organization, in connection with any aspect of the sale of fireworks. Only members of the applicant organization shall staff the fireworks stand, except that wives, husbands, parents and children, who are eighteen years of age or older, of members may also staff such stand, subject to the provisions of this subsection. All members of the organization must have valid identification, which verifies that such person is a valid member of the organization, on their person or inside the fireworks stand during the time that they are working in that stand, or be able to show through organizational membership records available in the stand that they are valid members of that organization. Any person working in said stand, who is not a member of the organization, must be pre-identified as a family member of a valid member of the organization and must submit a proof of identification to the licensing office of the city. If two or more organizations apply for and receive a joint permit, the fireworks stand shall be staffed by a pro rata share of members or authorized family members from each organization based on the number of members in the respective organizations. If the organization violates any

of the provisions of this subsection, the Director of Management Services may revoke such permit or may refuse to renew such permit in subsequent years.

(7) The permit shall specify and the applicant shall agree that all advertising used in connection therewith shall be subject to the control and regulation of the city manager. No club is to solicit customers or pass out literature in front of another club's stand. Advertising literature can only be used in front or be dispensed from the stand of the club offering the advertising material. This is not intended to prohibit newspaper advertising.

(8) Any such permit issued by the Director of Management Services may contain any reasonable conditions and restrictions. This includes, but is not limited to, the requirement that fireworks vendors shall provide public safety notices to patrons, such as specific notices of warning regarding the fines included in this ordinance as cited in 5.48.100.

(9) The use of sound amplification equipment shall not be permitted.

(10) No application will be approved until the applicant has submitted proof of a lease or other authorization from the owner or person in lawful possession of the entire lot or parcel upon which the fireworks stand is to be located. Such lease or authorization shall certify that the lot is owned in fee by the lessor or has been in the lawful possession of the lessor for at least six months prior to the application, that the lessor may enter upon and evict the lessee upon notice from the city that the lessee is in violation of any requirement of this chapter, that the city may enter upon any part of the premises for purposes of enforcing any requirement of this chapter and that no go-betweens or middle-men exist between such lessor and lessee.

5.48.070 Temporary Stands — Regulations.

All temporary stands for the display and sale of fireworks shall be located, maintained and operated subject to the following provisions:

(1) Any person operating any such stand shall abide by and comply with all matters set forth in the application for permit to operate the same and all conditions and restrictions imposed by the Director of Management Services in granting the permit.

(2) Prior to the erection of any such stand, the permittee shall post with the city two hundred dollars to be forfeited to the city in the event the permittee shall not remove the stand equipment and all rubbish from the premises upon which the stand is located to the satisfaction of the chief of the fire department before midnight July 11th of the year in which such permit is granted for the Fourth of July; and if such stand, equipment and rubbish are so removed within said period of time, and all other requirements of this chapter have been complied with, the cash or bond shall be returned to the permittee.

Request for refund of deposit must be made in writing by an authorized representative of the group or organization holding the permit.

(3) Prior to the erection of any such stand, the permittee shall procure public liability and property damage insurance covering its operation in and about the stand and premises in a minimum amount of one hundred thousand dollars for death or injury of one person, two

hundred fifty thousand dollars for two or more persons and fifty thousand dollars property damage, and shall file a certificate of such insurance with the license officer.

(4) No such stand shall be erected within one hundred feet of any operating gasoline service station or garage unless separated by a public street or within twenty-five feet of any other building.

(5) There shall be maintained in each premises or stand within which fireworks are sold or offered for sale two fire extinguishers of at least two and one-half gallons pressurized water capacity in good order and condition and of a type approved by the chief of the fire department. "No smoking" signs must be prominently displayed on the premises.

(6) No person shall light or cause or permit to be lighted any firecracker, fireworks or other combustible article within any such stand or within twenty-five feet thereof.

(7) Any electrical installation must be made by a state licensed electrical contractor or by an authorized representative of the group or organization in accordance with the city's electrical code, and a city electrical permit must be applied for the Fourth of July celebration on or before June 15th immediately preceding the operation of the stand; no fee shall be required for permits required by this section.

(8) Storage of "Safe and Sane" fireworks for the purpose of setting up sales booths shall be permitted beginning at 12:00 noon on June 27th of each calendar year.

(9) The city shall have the right to inspect the books and records of an applicant or permittee to determine whether it has complied with this chapter.

5.48.080 Storage and Discharge of Fireworks by Consumer.

(1) Storage of "Safe and Sane" fireworks by consumers shall be permitted within the City during the period beginning at noon on the 28th day of June and ending by 9:00 p.m. on the 4th of July of each calendar year.

(2) Discharge of "Safe and Sane" fireworks by consumers is permitted in the City during the period beginning at 8:00 a.m. on July 4th and ending at 11:00 p.m. on July 4th of each calendar year. Discharge of fireworks before or after this period is prohibited.

5.48.090 Prohibitions on Discharge.

(1) In accordance with state law, it is unlawful for any person to do any of the following:

(A) Ignite, explode, project, or otherwise fire or make use of any fireworks that are not of the "Safe and Sane" variety, as defined by California Health and Safety Code section 12529.

(B) Ignite, explode, project, or otherwise fire or make use of any "Safe and Sane" fireworks within ten feet of any residence, dwelling, or other structure. It is also unlawful

for any person to ignite, explode, project, or otherwise fire or make use of any "Safe and Sane" fireworks anywhere outside a residential zone, in any public park or in any public area, unless permitted in accordance with California Health and Safety Code sections 12640-12650.

(C) Possess, store, or to permit the storage of, any fireworks that are not of the "Safe and Sane" variety, in the City of Monterey Park.

(2) It is unlawful for any property owner residing in the City, or a tenant resident in the City, to knowingly permit another individual to violate any provision of subsection (1) of this Section 5.48.090.

5.48.100 Administrative Citations.

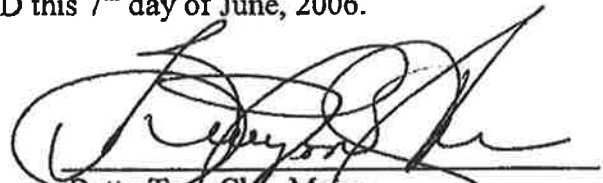
In addition to any other penalties provided by law, any person who commits a violation of Section 5.48.090 of this Chapter shall be subject to an Administrative Citation as set forth by City Council Resolution, which may be amended from time to time.

Section 2. Severability. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance, or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or its application to other persons or places. The people of the City of Monterey Park hereby declare that they would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions or the application thereof to any person or place be declared invalid or unconstitutional.

Section 3. That a copy of the document referenced in this Ordinance is on file and is open for inspection by the public in the office of the City Clerk of the City of Monterey Park.

Section 4. This Ordinance is adopted pursuant to the provisions of Sections 36934 and 36937 of the California Government Code and shall take effect immediately upon its adoption. Within 15 days after its passage, the City Clerk shall cause it to be published in a newspaper of general circulation.

INTRODUCED, APPROVED AND ADOPTED this 7th day of June, 2006.



Betty Tom Chu, Mayor
City of Monterey Park, California

ATTEST:



David M. Barron, CMC, City Clerk
City of Monterey Park, California

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEREY PARK)

I, DAVID M. BARRON, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2041 was regularly introduced, passed, approved and adopted at a regular meeting of the City Council on the 7th day of June, 2006, by the following vote:

AYES:	COUNCIL MEMBERS: VENTI, ENG, MARTINEZ, LAU, CHU
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

Dated this 7th day of June, 2006.



David M. Barron, CMC, City Clerk
City of Monterey Park, California

ORDINANCE NO. 2041

AN ORDINANCE OF THE CITY OF MONTEREY PARK, CALIFORNIA AMENDING CHAPTER 5.48 TO TITLE 5 OF THE MONTEREY PARK MUNICIPAL CODE REGARDING THE USE AND DISCHARGE OF FIREWORKS AND PROVIDING FOR ITS ADOPTION AS AN URGENCY ORDINANCE

WHEREAS, California Health and Safety Code section 12541 authorizes cities to regulate the sale, use and discharge of fireworks; and

WHEREAS, the City of Monterey Park (the "City") has adopted certain regulations pertaining to fireworks in Chapter 5.48 of the Monterey Park Municipal Code which generally regulates the sale of "Safe and Sane" fireworks in the City; and

WHEREAS, the City continues to face an ongoing and increasing incidence of the use of illegal fireworks and inappropriate use of "Safe and Sane" fireworks, both on public and private property in the City, which may lead to an increase in injuries to persons and damage to property; and

WHEREAS, the improper use of "Safe and Sane" fireworks and the use of illegal fireworks has increased the need for police and fire response; and

WHEREAS, the City now desires to amend its existing regulations and enact further regulations to ensure the health, safety and welfare of the City's residents.

WHEREAS, the City requires that the newly adopted regulations take effect immediately because, unless this ordinance is adopted as an urgency ordinance, there will be a current and immediate threat to the public health, safety or welfare due to potential illegal activity relating to fireworks this upcoming Fourth of July season.

NOW, THEREFORE, CITY COUNCIL FOR THE CITY OF MONTEREY PARK DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Chapter 5.48 of the Monterey Park Municipal Code is hereby amended and shall now read as follows:

Chapter 5.48 – Fireworks

Sections:

5.48.010	Permitted Types of Fireworks.
5.48.020	Sale.
5.48.030	Dates of Sale.
5.48.040	Established Places of Business — Permit.
5.48.050	Established Places of Business — Regulations.
5.48.060	Temporary Stands — Permit.
5.48.070	Temporary Stands — Regulations.

- 5.48.080 Storage and Discharge of Fireworks by Consumer.**
- 5.48.090 Prohibitions on Discharge.**
- 5.48.100 Administrative Citations.**

5.48.010 Permitted and Prohibited Types of Fireworks.

The sale, use and discharge of "Safe and Sane" fireworks, as defined by California Health and Safety Code section 12529, shall be permitted in the City subject to the regulations set forth in this chapter. However, no fireworks shall be sold, offered for sale, stored, or discharged within the City which are classified as "dangerous fireworks" as that term is defined by Health and Safety Code section 12505.

5.48.020 Sale.

No person shall sell or offer for sale any fireworks within the city except:

(1) In a regularly established place of business operating under a duly issued city business license and not operated or established for the principal purpose of selling fireworks, providing a permit is first obtained from the chief of the fire department or the city council as hereinafter provided;

(2) In a temporary stand or structure used for the display and sale of fireworks operated and maintained by a recognized charitable, civic or patriotic group or organization with the permit of the city council.

5.48.030 Dates of Permissible Sale.

Notwithstanding any other provision of this chapter, no fireworks shall be sold or offered for sale within the City except for the Fourth of July celebration from noon June 28th through 11:00 p.m. on July 4th, inclusive, of each year.

5.48.040 Established Places of Business — Application and Permit.

The operator of any regularly established place of business desiring to obtain the permit referred to in Section 5.48.020(1) shall file a written application therefore with the chief of the fire department upon such form as he may prescribe, accompanied by a filing fee of thirty dollars. The chief of the fire department shall make an investigation and if he finds that the proposed sale of fireworks will not violate any provision of this code, he shall issue such permit in writing. Otherwise, he shall refuse to issue such permit. Any person aggrieved by the refusal of the chief of the fire department to issue such a permit may, within ten days after such refusal, appeal to the city council by filing written notice of appeal with the city clerk, and in such case, the city council may issue or refuse such permit. A separate permit shall be required for each location where fireworks are to be sold, and each permit shall be valid only for the year in which issued.

5.48.050 Established Places of Business — Regulations.

All regularly established places of business in which fireworks are sold or offered for sale shall be housed in the closed front type of building, or if in an open front building, the fireworks shall not be displayed or sold within twenty feet of the front of said building. No fireworks shall be sold or offered for sale in any gasoline service station, public garage, paint store, hay and grain store or other place of business listed as "hazardous business" by the National Board of Underwriters.

5.48.060 Temporary Stands — Application and Permit.

Permits for temporary stands for the display and sale of fireworks shall be issued by the Director of Management Services only in accordance with the following provisions:

(1) Such permits shall be issued only to local charitable or nonprofit civic or patriotic groups or organizations that are incorporated pursuant to state law or are chartered by a state or national organization. "Local" means having principal offices in or having conducted meetings regularly in this city for not less than three years immediately preceding the granting of said permit, and having a bona fide membership of not less than fifteen members. For purposes of this Chapter, the terms "organization" and "group" shall mean any parent, principal, or master entity.

A complete roster of an organization, including names and addresses of all members, must be submitted to the license department at the time of filing the application, or the application will not be accepted.

(2) Application for any such permits for the fourth of July celebration shall be made in writing filed with the Director of Management Services between April 1st and May 15th of the year for which the permit is requested. The application shall state the name of the applicant, its address, the location of the proposed stand, the names of the persons who will actually operate the stand on behalf of the applicant and a complete account of the proposed disposition of all gross receipts of fireworks to be sold at the proposed stand. Failure of such account to show that at least fifty percent of net profits from the sale of fireworks will be expended for the benefit of the city or its residents shall cause such application to be denied.

An applicant seeking renewal of a permit must have filed a fireworks stand financial statement form provided by the City. This form must be filed on or before October 31st of the same year as the fireworks sales for the Fourth of July celebration.

An applicant seeking renewal of a permit must also certify that at least fifty percent of the prior year's net profits from the sale of fireworks were expended for the benefit of the city or its residents. Failure to so certify shall cause such renewal application to be denied.

(3) The application shall be accompanied by a filing fee made payable to the City from the organization submitting the application in the sum of one hundred fifty dollars.

(4) No organization or group may receive more than two permits for fireworks for the Fourth of July celebration. One permit may be issued to two or more qualifying applicants as a joint venture. The intent of this requirement is to limit applicants, who otherwise qualify, to two permits as to each such parent or principal group or organization and to eliminate any one

principal or parent group or association from having permits issued to more than two associate, derivative, ancillary, subsidiary or support groups or entities.

The maximum number of permits for the Fourth of July celebration which may be issued shall be twenty-five during any one calendar year. If the number of applications exceeds the number of permits to be issued, the permittees during the preceding celebration, who did not violate any requirement of this chapter during that celebration shall have first priority for the available permits, provided each permittee represents the same participating organization which operated under the permit during the preceding celebration.

If there are any additional permits available, such additional permits shall be granted by a drawing supervised by the license officer.

(5) The Director of Management Services shall not issue any permit for a proposed stand unless it is separated from any previously authorized stand by a distance of at least five hundred feet or by a public street.

(A) If two or more qualified clubs have the same property owner's permission to use the property, preference shall be given to the organization that has used the property two of the last three years. If none of the organizations has used the property two of the last three years, preference shall be granted by a drawing supervised by the license officer.

(B) If two or more qualified clubs apply for permits on property within five hundred feet of each other and not separated by a public street, preference shall be given to the organization that has been in the area two of the last three years. If none of the organizations has been in the area two of the last three years, preference shall be granted by a drawing supervised by the license officer.

(6) No permit shall be issued unless the applicant organization represents to the Director of Management Services that all aspects of the sale of fireworks, including the application for all necessary permits, will be conducted by a member of the applicant organization. All initial permits and application fees shall be paid by the applicant organization. Such fees shall not be paid by any other affiliated organization, including a seller, distributor or vendor of fireworks. Applicant will neither hire nor use independent contractors or other persons, who are not members of the organization, in connection with any aspect of the sale of fireworks. Only members of the applicant organization shall staff the fireworks stand, except that wives, husbands, parents and children, who are eighteen years of age or older, of members may also staff such stand, subject to the provisions of this subsection. All members of the organization must have valid identification, which verifies that such person is a valid member of the organization, on their person or inside the fireworks stand during the time that they are working in that stand, or be able to show through organizational membership records available in the stand that they are valid members of that organization. Any person working in said stand, who is not a member of the organization, must be pre-identified as a family member of a valid member of the organization and must submit a proof of identification to the licensing office of the city. If two or more organizations apply for and receive a joint permit, the fireworks stand shall be staffed by a pro rata share of members or authorized family members from each organization based on the number of members in the respective organizations. If the organization violates any

of the provisions of this subsection, the Director of Management Services may revoke such permit or may refuse to renew such permit in subsequent years.

(7) The permit shall specify and the applicant shall agree that all advertising used in connection therewith shall be subject to the control and regulation of the city manager. No club is to solicit customers or pass out literature in front of another club's stand. Advertising literature can only be used in front or be dispensed from the stand of the club offering the advertising material. This is not intended to prohibit newspaper advertising.

(8) Any such permit issued by the Director of Management Services may contain any reasonable conditions and restrictions. This includes, but is not limited to, the requirement that fireworks vendors shall provide public safety notices to patrons, such as specific notices of warning regarding the fines included in this ordinance as cited in 5.48.100.

(9) The use of sound amplification equipment shall not be permitted.

(10) No application will be approved until the applicant has submitted proof of a lease or other authorization from the owner or person in lawful possession of the entire lot or parcel upon which the fireworks stand is to be located. Such lease or authorization shall certify that the lot is owned in fee by the lessor or has been in the lawful possession of the lessor for at least six months prior to the application, that the lessor may enter upon and evict the lessee upon notice from the city that the lessee is in violation of any requirement of this chapter, that the city may enter upon any part of the premises for purposes of enforcing any requirement of this chapter and that no go-betweens or middle-men exist between such lessor and lessee.

5.48.070 Temporary Stands — Regulations.

All temporary stands for the display and sale of fireworks shall be located, maintained and operated subject to the following provisions:

(1) Any person operating any such stand shall abide by and comply with all matters set forth in the application for permit to operate the same and all conditions and restrictions imposed by the Director of Management Services in granting the permit.

(2) Prior to the erection of any such stand, the permittee shall post with the city two hundred dollars to be forfeited to the city in the event the permittee shall not remove the stand equipment and all rubbish from the premises upon which the stand is located to the satisfaction of the chief of the fire department before midnight July 11th of the year in which such permit is granted for the Fourth of July; and if such stand, equipment and rubbish are so removed within said period of time, and all other requirements of this chapter have been complied with, the cash or bond shall be returned to the permittee.

Request for refund of deposit must be made in writing by an authorized representative of the group or organization holding the permit.

(3) Prior to the erection of any such stand, the permittee shall procure public liability and property damage insurance covering its operation in and about the stand and premises in a minimum amount of one hundred thousand dollars for death or injury of one person, two

hundred fifty thousand dollars for two or more persons and fifty thousand dollars property damage, and shall file a certificate of such insurance with the license officer.

(4) No such stand shall be erected within one hundred feet of any operating gasoline service station or garage unless separated by a public street or within twenty-five feet of any other building.

(5) There shall be maintained in each premises or stand within which fireworks are sold or offered for sale two fire extinguishers of at least two and one-half gallons pressurized water capacity in good order and condition and of a type approved by the chief of the fire department. "No smoking" signs must be prominently displayed on the premises.

(6) No person shall light or cause or permit to be lighted any firecracker, fireworks or other combustible article within any such stand or within twenty-five feet thereof.

(7) Any electrical installation must be made by a state licensed electrical contractor or by an authorized representative of the group or organization in accordance with the city's electrical code, and a city electrical permit must be applied for the Fourth of July celebration on or before June 15th immediately preceding the operation of the stand; no fee shall be required for permits required by this section.

(8) Storage of "Safe and Sane" fireworks for the purpose of setting up sales booths shall be permitted beginning at 12:00 noon on June 27th of each calendar year.

(9) The city shall have the right to inspect the books and records of an applicant or permittee to determine whether it has complied with this chapter.

5.48.080 Storage and Discharge of Fireworks by Consumer.

(1) Storage of "Safe and Sane" fireworks by consumers shall be permitted within the City during the period beginning at noon on the 28th day of June and ending by 9:00 p.m. on the 4th of July of each calendar year.

(2) Discharge of "Safe and Sane" fireworks by consumers is permitted in the City during the period beginning at 8:00 a.m. on July 4th and ending at 11:00 p.m. on July 4th of each calendar year. Discharge of fireworks before or after this period is prohibited.

5.48.090 Prohibitions on Discharge.

(1) In accordance with state law, it is unlawful for any person to do any of the following:

(A) Ignite, explode, project, or otherwise fire or make use of any fireworks that are not of the "Safe and Sane" variety, as defined by California Health and Safety Code section 12529.

(B) Ignite, explode, project, or otherwise fire or make use of any "Safe and Sane" fireworks within ten feet of any residence, dwelling, or other structure. It is also unlawful

for any person to ignite, explode, project, or otherwise fire or make use of any "Safe and Sane" fireworks anywhere outside a residential zone, in any public park or in any public area, unless permitted in accordance with California Health and Safety Code sections 12640-12650.

(C) Possess, store, or to permit the storage of, any fireworks that are not of the "Safe and Sane" variety, in the City of Monterey Park.

(2) It is unlawful for any property owner residing in the City, or a tenant resident in the City, to knowingly permit another individual to violate any provision of subsection (1) of this Section 5.48.090.

5.48.100 Administrative Citations.

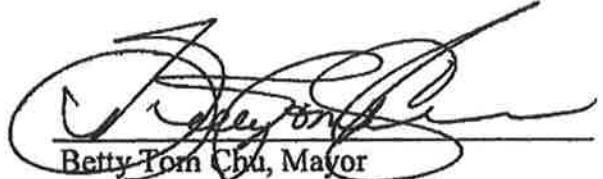
In addition to any other penalties provided by law, any person who commits a violation of Section 5.48.090 of this Chapter shall be subject to an Administrative Citation as set forth by City Council Resolution, which may be amended from time to time.

Section 2. Severability. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance, or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or its application to other persons or places. The people of the City of Monterey Park hereby declare that they would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions or the application thereof to any person or place be declared invalid or unconstitutional.

Section 3. That a copy of the document referenced in this Ordinance is on file and is open for inspection by the public in the office of the City Clerk of the City of Monterey Park.

Section 4. This Ordinance is adopted pursuant to the provisions of Sections 36934 and 36937 of the California Government Code and shall take effect immediately upon its adoption. Within 15 days after its passage, the City Clerk shall cause it to be published in a newspaper of general circulation.

INTRODUCED, APPROVED AND ADOPTED this 7th day of June, 2006.



Betty Torn Chu, Mayor
City of Monterey Park, California

ATTEST:



David M. Barron, CMC, City Clerk
City of Monterey Park, California

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEREY PARK)

I, DAVID M. BARRON, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2041 was regularly introduced, passed, approved and adopted at a regular meeting of the City Council on the 7th day of June, 2006, by the following vote:

AYES:	COUNCIL MEMBERS: VENTI, ENG, MARTINEZ, LAU, CHU
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

Dated this 7th day of June, 2006.



David M. Barron, CMC, City Clerk
City of Monterey Park, California

ATTACHMENT 6
Resolution No. 11040

RESOLUTION NO. 11040

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH
FINES FOR VIOLATIONS OF CHAPTER 5.48 OF THE MONTEREY PARK
MUNICIPAL CODE PERTAINING TO FIREWORKS**

WHEREAS, on June 7, 2006, the City Council of the City of Monterey Park (the "City") adopted Urgency Ordinance No. 2041, which amended Chapter 5.48 of the Monterey Park Municipal Code; and

WHEREAS, Chapter 5.48 of the Monterey Park Municipal Code provides time, place and manner restrictions on use and discharge of Safe and Sane fireworks by consumers, as well as prohibits use of illegal fireworks in the City; and

WHEREAS, a Master Fee Schedule has been established by the City through the adoption of Resolution 9929, as amended by Resolution 10823; and

WHEREAS, the City now desires to amend the Master Fee Schedule to establish fines relating to violations of Chapter 5.48 of the Monterey Park Municipal Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEREY
PARK DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The Master Fee Schedule adopted by Resolution 9929, and amended by Resolution 10823, is hereby further amended to include the following fines in accordance with section 12700 of the California Health & Safety Code:

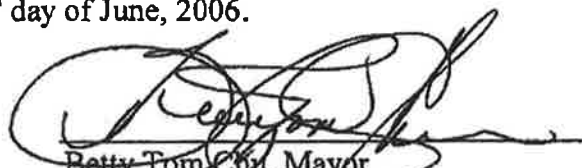
SECTION F – FIRE DEPARTMENT

MPMC 5.48.090 (1)	Unlawful Use of Fireworks	\$500 - \$1,000
MPMC 5.48.090 (2)	Allowing Unlawful Use of Fireworks on Property	\$500 - \$1000

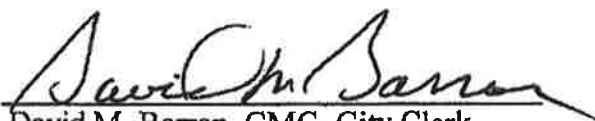
MPMC 5.48.090 (3) Sale of Fireworks without a Permit/ \$500 - \$1,000.
Sale of Illegal Fireworks

SECTION 2. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED and ADOPTED this 7th day of June, 2006.


Betty Tom Chu, Mayor
City of Monterey Park, California

ATTEST:


David M. Barron, CMC, City Clerk
City of Monterey Park, California

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

I, David M. Barron, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11040 as duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 7th day of June, 2006, by the following vote:

AYES:	COUNCIL MEMBERS: VENTI, ENG, MARTINEZ, LAU, CHU
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

Dated this 7th day of June, 2006.


David M. Barron, CMC, City Clerk
City of Monterey Park, California

RESOLUTION NO. 11040

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH
FINES FOR VIOLATIONS OF CHAPTER 5.48 OF THE MONTEREY PARK
MUNICIPAL CODE PERTAINING TO FIREWORKS**

WHEREAS, on June 7, 2006, the City Council of the City of Monterey Park (the "City") adopted Urgency Ordinance No. 2041, which amended Chapter 5.48 of the Monterey Park Municipal Code; and

WHEREAS, Chapter 5.48 of the Monterey Park Municipal Code provides time, place and manner restrictions on use and discharge of Safe and Sane fireworks by consumers, as well as prohibits use of illegal fireworks in the City; and

WHEREAS, a Master Fee Schedule has been established by the City through the adoption of Resolution 9929, as amended by Resolution 10823; and

WHEREAS, the City now desires to amend the Master Fee Schedule to establish fines relating to violations of Chapter 5.48 of the Monterey Park Municipal Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEREY
PARK DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The Master Fee Schedule adopted by Resolution 9929, and amended by Resolution 10823, is hereby further amended to include the following fines in accordance with section 12700 of the California Health & Safety Code:

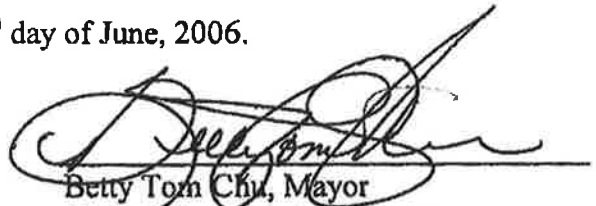
SECTION F – FIRE DEPARTMENT

MPMC 5.48.090 (1)	Unlawful Use of Fireworks	\$500 - \$1,000
MPMC 5.48.090 (2)	Allowing Unlawful Use of Fireworks on Property	\$500 - \$1000

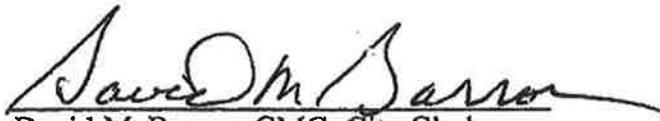
MPMC 5.48.090 (3) Sale of Fireworks without a Permit/ \$500 - \$1,000.
Sale of Illegal Fireworks

SECTION 2. The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED and ADOPTED this 7th day of June, 2006.


Betty Tom Chu, Mayor
City of Monterey Park, California

ATTEST:


David M. Barron, CMC, City Clerk
City of Monterey Park, California

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

I, David M. Barron, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11040 as duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 7th day of June, 2006, by the following vote:

AYES:	COUNCIL MEMBERS: VENTI, ENG, MARTINEZ, LAU, CHU
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

Dated this 7th day of June, 2006.


David M. Barron, CMC, City Clerk
City of Monterey Park, California