

**CITY COUNCIL OF MONTEREY PARK
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY, THE HOUSING AUTHORITY, THE MONTEREY PARK FINANCING
AUTHORITY AND THE MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT
AGENDA**

**SPECIAL CITY COUNCIL MEETING
MONTEREY PARK CITY HALL COUNCIL CHAMBERS
320 W. NEWMARK AVENUE, MONTEREY PARK, CA 91754**

**Monday
August 12, 2024
5:00 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.

LAND ACKNOWLEDGMENT

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

GENERAL INFORMATION

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 <http://www.montereypark.ca.gov/AgendaCenter/City-Council-17>.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>. 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.

PUBLIC PARTICIPATION

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. Written Communication will be accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov.

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.

CALL TO ORDER Mayor
FLAG SALUTE Mayor
ROLL CALL Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS

[1.] NEW BUSINESS

1-A. ONE-YEAR TIME EXTENSION FOR TENTATIVE MAP NO. 73741 (TM-18-01) – 130-206 SOUTH CHANDLER AVENUE, ALSO IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 5257-004-019, 5257-004-020, AND 5257-004-021

It is recommended that the City Council consider:

- (1) Adopting a resolution approving a time extension for Tentative Map No. 73741 (TM-18-01); and
- (2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity contemplates extending the expiration date of a tentative map and is for general policies and procedure-making. Accordingly, this activity is exempt from further review. Additionally, the environmental impacts regarding this request were adequately reviewed in accordance with the IS/MND adopted by Resolution No. 12135. Consequently, the findings set forth in Section 3 of Resolution No. 12135 are incorporated by reference as if fully set forth.

1-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF AUGUST 2024 AS NATIONAL BACK-TO-SCHOOL MONTH

It is recommended that the City Council consider:

- (1) Adopting a Resolution declaring and recognizing the month of August 2024 as National Back-To-School Month; and
- (2) Taking such additional, related, action that may be desirable.

ADJOURN



City Council Staff Report

DATE: August 12, 2024

AGENDA ITEM NO: New Business - 1A

TO: Honorable Mayor and City Council
FROM: Jessica Serrano, Director of Community Development
SUBJECT: One-Year Time Extension for Tentative Map No. 73741 (TM-18-01) – 130-206 South Chandler Avenue, also identified by Assessor's Parcel Numbers 5257-004-019, 5257-004-020, and 5257-004-021.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a resolution approving a time extension for Tentative Map No. 73741 (TM-18-01); and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity contemplates extending the expiration date of a tentative map and is for general policies and procedure-making. Accordingly, this activity is exempt from further review. Additionally, the environmental impacts regarding this request were adequately reviewed in accordance with the IS/MND adopted by Resolution No. 12135. Consequently, the findings set forth in Section 3 of Resolution No. 12135 are incorporated by reference as if fully set forth.

EXECUTIVE SUMMARY:

Latigo Canyon Development, LLC ("Applicant") requests a one-year extension for its tentative map. This application results from a series of actions concerning a 40-unit senior housing complex at 130-206 South Chandler Avenue. Consideration of this project commenced in 2016 and was most recently considered in 2023. At that time, the City Council extended the tentative map for the project (TM-18-01) until April 1, 2024. Without additional Council action to extend TM-18-01, however, the tentative map will expire on August 12, 2024. Other parts of the overall project, e.g., the conditional use permit, will require noticing and a public hearing before the City Council at a later date.

Adopting the proposed resolution would extend the expiration date for TM-18-01 until April 1, 2025.

BACKGROUND:

Previous renditions of the underlying project for 130-206 South Chandler Avenue were

considered by the City Council between 2016 and 2020. Decisions regarding these previous project proposals are reflected in the administrative record (see, e.g., Resolution No. 11897; PC Resolution No. 04-19; and Council meeting minutes from April 17, 2019, May 15, 2019, June 5, 2019, December 18, 2019, and February 5, 2020).

On February 5, 2020, the City Council (among other items) adopted Resolution No. 12135 which approved Tentative Map No. 73741 (TM-18-01). This Resolution allows the Applicant (Latigo Canyon Development, LLC) to subdivide property for the senior housing project. Ordinarily, this tentative map would have expired February 5, 2020.

The COVID-19 Pandemic interrupted most land use time periods. Because of that emergency, the City Council adopted Ordinance No. 2219 in 2022 which authorizes the City Manager to determine how different land use approvals were affected by the Pandemic. After reviewing Tentative Map No. 73741, the City Manager determined that the expiration date would be April 1, 2023. Thereafter, in 2023, the City Council approved a one-year extension of the tentative map until April 1, 2024.

On March 18, 2024, the Community Development Director received a request from the Applicant to extend the tentative map for another year. A plain reading of the Monterey Park Municipal Code ("MPMC") shows that this request was due on March 14, 2024. Nevertheless, the City accepted the application as timely as of March 19, 2024.

The Applicant, however, failed to pay the fees needed to process the extension request until June 13, 2024; fees must be paid to allow for processing the map (MPMC § 20.02.060). Under the Subdivision Map Act (Government Code § 66452.6), expiration of a map is suspended for 60 days or until the City Council renders a decision on the request – whichever is sooner. Based upon the June 13, 2024 date, TM-18-01 will expire on August 12, 2024.

Given the City's interest in promoting these types of residential projects, it seems prudent for the City Council to consider extending the tentative map's expiration date. Note that the map may be extended up to six years total, i.e., until 2026

2024-25 STRATEGIC PLAN GOAL:

Adopting the draft resolution would advance a strategic plan goal to "Strengthen our local economy and enhance housing opportunities" by enabling the construction of housing units to add to the City's housing stock and provide more affordable housing in the City.

FISCAL IMPACT:

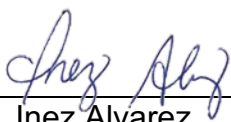
No fiscal impacts are anticipated. The Applicant paid for required fees to process this request.

Respectfully submitted by:



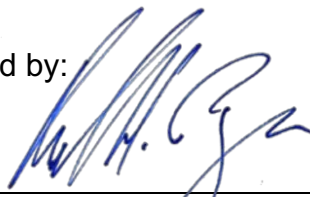
Jessica Serrano
Director of Community Development

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENTS:

1. Draft Resolution extending TM-18-01

ATTACHMENT 1

Draft Resolution Extending TM-18-01

RESOLUTION NO.

A RESOLUTION APPROVING A ONE-YEAR EXTENSION FOR TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE PROPERTY LOCATED 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 as follows:

- A. At the request of the Applicant, Latigo Canyon Development, LLC, the City Council approved Tentative Map No. 73741 (TM-18-01) on February 5, 2020 via Resolution No. 12135. Monterey Park Municipal Code (“MPMC”) § 20.04.120 provides that tentative maps generally expire 24 months after approval unless extended or suspended by operation of law.
- B. As provided in Ordinance No. 2219 (adopted April 6, 2022), land use approvals were suspended during the COVID-19 Pandemic. In accordance with Section 6 of Ordinance No. 2219, the City Manager determined that TM-18-01’s expiration date was April 1, 2023 (rather than February 5, 2002).
- C. After the Applicant filed a request for an extension on February 21, 2023, the City Council adopted Resolution No. 2023-R40, extending the expiration date for TM-18-01 to April 1, 2024.
- D. While an application for another one-year extension was due on March 14, 2024, the City nevertheless accepted an application on March 18, 2024 which was later supplemented on March 19, 2024. That application, however, was not perfected until June 13, 2024 when the Applicant paid the application fee in accordance with MPMC § 20.02.060 to processing of the application.
- E. Government Code § 66452.6 suspends the expiration of a tentative map for 60 days or until a final decision is rendered by the City Council. Based upon the June 13, 2024 date, TM-18-01 will expire on August 12, 2024.
- F. The underlying project, i.e., the approved 40-unit senior housing project, would provide the City with much-needed housing. Among other things, it will help implement the Monterey Park Housing Element which encourages development of this type of housing opportunity. Consequently, allowing TM-18-01 to expire without additional City Council consideration is not in the public interest.
- G. The City reviewed the Applicant’s request as to environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”); and

- H. The City Planner completed review and scheduled the matter regarding the proposed Project, before the City Council for August 12, 2024.
- I. This Resolution and its findings is based upon the entirety of the administrative record including, without limitation, the staff report and representations made during the August 12, 2024 special meeting of the City Council.

SECTION 2: *Environmental Assessment.* The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a “project” as defined, respectively. This activity contemplates extending the expiration date of a tentative map and is for general policies and procedure-making. Accordingly, this activity is exempt from further review. Additionally, the environmental impacts regarding this request were adequately reviewed in accordance with the IS/MND adopted by Resolution No. 12135. Consequently, the findings set forth in Section 3 of Resolution No. 12135 are incorporated by reference as if fully set forth.

SECTION 3: *Determination.* The City Council extends the expiration date for TM-18-01 to April 1, 2025.

SECTION 4: *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 5: *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 6: *Effective Date.* This Resolution becomes effective immediately upon adoption and memorializes the City Council’s final decision made on August 12, 2024. Note that persons dissatisfied with the City Council’s decision may appeal it in accordance with applicable law to the Los Angeles Superior Court within 90 days of the City Council’s decision.

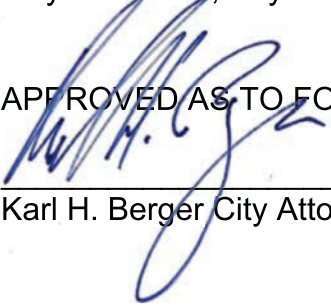
PASSED AND ADOPTED this 12th day of August, 2024.

Thomas Wong, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:



Karl H. Berger City Attorney

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF AUGUST 2024 AS NATIONAL BACK-TO-SCHOOL MONTH

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

- A. August marks the beginning of a new academic year for millions of students across the United States and has been recognized as National Back-to-School Month since the 1960s.
- B. National Back-to-School Month is a time for families and caregivers across the nation to prepare their children for the upcoming school year and ensure they are equipped with the necessary supplies, knowledge, and mindset to start the school year successfully.
- C. National Back-to-School Month highlights the importance of a smooth transition from summer break to the classroom and encourages families, caregivers, and students to set new routines and focus on everyone's safety and mental well-being.
- D. It is important that families and caregivers prioritize their children's mental health to ensure a seamless transition back to school. Families and caregivers are encouraged to establish school-day routines early (e.g., homework and bedtime), encourage open communication, and incorporate positive reinforcement.
- E. Public schools in the City of Monterey Park are served by the Alhambra, Garvey, Los Angeles, and Montebello school districts. Monterey Park is also home to numerous private schools as well as East Los Angeles College.
- F. The Monterey Park Bruggemeyer Library provides excellent resources to ensure students, parents, caregivers, and teachers have a successful school year. Available resources include online tutoring, databases, e-books, and websites. More information can be found on the Monterey Park Bruggemeyer Library's website at <https://www.montereypark.ca.gov/282/Children>.
- G. The Monterey Park City Council encourages all students to have a successful school year by taking on new challenges, making meaningful connections with their peers, and sharpening their skills to become even better learners and hereby proclaims August 2024 as National Back-to-School Month.

SECTION 2: *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 3: *Recordation*. 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 4: *Effective Date*. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.
(Mayor signature and attestation must be on the same page.)

PASSED AND ADOPTED this 12th day of August 2024.

Thomas Wong, Mayor

Attest:

Maychelle Yee, City Clerk