

**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**

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

**Wednesday
March 19, 2025
6:30 p.m.**

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

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 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 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 an/each 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 by completing an online form at www.montereypark.ca.gov/writtencomm.

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 The Monterey Park Police Explorers
ROLL CALL Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS

STAFF COMMUNICATIONS:

- City Manager's Office
- Public Works
- Police

[1.] PRESENTATION

1-A. SAN GABRIEL VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT - EXCELLENCE IN SOCIAL MEDIA ENGAGEMENT AWARD

[2.] OLD BUSINESS

2-A. UPDATE ON PERMANENT MEMORIAL EFFORTS AND REQUEST DIRECTION TO ENGAGE A CONSULTANT TO LEAD COMMUNITY ENGAGEMENT PROCESS

It is recommended that the City Council consider:

- (1) Receiving and filing this update on the permanent memorial process, including recent survey results;
- (2) Providing direction to staff to engage a consultant to facilitate a broad-based community engagement process to guide the design and location of the permanent memorial;
- (3) Taking such additional, related, action that may be desirable.

[3.] CONSENT CALENDAR ITEM NOS. 3A-3I

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

3-A. MONTHLY INVESTMENT REPORT – FEBRUARY 2025

It is recommended that the City Council consider:

- (1) Receiving and filing the monthly investment report; and
- (2) Taking such additional, related, action that may be desirable.

3-B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION SUSPENDING COLLECTION OF BUSINESS LICENSE TAXES FOR THE FIRST YEAR OF A NEW BUSINESS AND ESTABLISHING AN IN-LIEU BUSINESS LICENSE TAX FOR VENDORS PARTICIPATING IN A CITY HOSTED EVENT

It is recommended that the City Council consider:

- (1) Adopting a Resolution suspending business license taxes for the first year a new business opens in the City grossing \$500,000, or less;
- (2) Adopting a Resolution establishing an in-lieu business license tax for vendors participating in a City hosted event to \$25 annually; and
- (3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Resolution is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment and constitutes an administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the Resolution does not constitute a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b) (2, 5).

3-C. RECEIVE AND FILE THE CITY-WIDE COMPENSATION STUDY

It is recommended that the City Council consider:

- (1) Receiving and filing this report; and
- (2) Taking such additional, related, action that may be desirable.

3-D. FIRE PREVENTION SERVICES AUGMENTATION WITH WILDAN GROUP, INC.

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute an agreement with Willdan Group, Inc. to provide fire prevention services to assist the Fire Department, in a form approved by the City Attorney, for an amount not to exceed \$70,000 annually; and
- (2) Taking such additional, related, action that may be desirable.

3-E. NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK RESOLUTION

It is recommended that the City Council consider:

- (1) Adopting a Resolution Declaring the week of April 13 through 19, 2025 to be National Public Safety Telecommunicators Week in the City of Monterey Park; and
- (2) Taking such additional, related, action that may be desirable.

3-F. ADOPTION OF A RESOLUTION RECOGNIZING APRIL 6-12, 2025 AS NATIONAL LIBRARY WEEK IN THE CITY OF MONTEREY PARK

It is recommended that the City Council consider:

- (1) Adopting a resolution declaring the week of April 6-12, 2025 to be National Library Week in Monterey Park; and
- (2) Taking such additional, related, action that may be desirable.

3-G. AWARD OF PROFESSIONAL SERVICES AGREEMENT TO RKA CONSULTING GROUP FOR THE PREPARATION OF PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATES ("PS&E") FOR POTRERO GRANDE RENOVATION (ROAD AND MEDIAN) AND 1ST-RIGGIN-POTRERO GRANDE CORRIDOR PROJECT

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute a Professional Services agreement with RKA Consulting Group, for the preparation of PS&E for Potrero Grande Renovation (road and median) Project and 1st-Riggin-Potrero Grande Corridor Project in an amount not to exceed \$407,055; and
- (2) Taking such additional, related, action that may be desirable.

3-H AWARD OF PROFESSIONAL SERVICES AGREEMENT TO MARK THOMAS FOR THE PREPARATION OF PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATES ("PS&E") FOR GARVEY CAPACITY IMPROVEMENTS PROJECT

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute a Professional Services agreement with Mark Thomas, for the preparation of Plans, Specifications and Engineer's estimates (PS&E) for Garvey Capacity Improvements Project in an amount not to exceed \$1,348,896; and
- (2) Taking such additional, related, action that may be desirable.

3-I. WAIVE SPIRIT BUS FARES FOR EARTH DAY ON APRIL 22, 2024

It is recommended that the City Council consider:

- (1) Waiving Spirit Bus fare for riders for one week, starting on April 21, 2024 through April 25, 2025, in celebration of Earth Day; and
- (2) Taking such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. ANNUAL WEED ABATEMENT PROTEST HEARING

It is recommended that the City Council consider:

- (1) Opening the continued public hearing, receiving public comment, closing the public hearing;
- (2) Adopting a Resolution declaring at weeds, brush, rubbish and refuse upon or in front of specified property in the city are a seasonal and recurrent public nuisance, and declaring its intention to provide for abatement; and/or
- (3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adopting of this Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061 (b)(3) because it can be seen with certainty that there is no possibility that the Resolution may have a significant effect on the environment.

4-B. PUBLIC HEARING PURSUANT TO GOVERNMENT CODE SECTION 3502.3 CONCERNING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS

It is recommended that the City Council consider:

- (1) Conducting a public hearing to present the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
- (2) Taking such additional, related, action that may be desirable.

4-C. A PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) GOVERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS (ZCA 25-02), AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE (ZA-25-01)

It is recommended that the City Council consider:

- (1) Opening a public hearing and taking testimonial and documentary evidence;
- (2) After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ implementing the Monterey Park General Plan by amending Title 21 of the MPMC (ZCA 25-02), and amending the Zoning Map (ZA-25-01); and
- (3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to 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”). Pursuant to CEQA Guidelines §15062, the City Council finds and determines that this Ordinance is not subject to further review under CEQA because the previous CEQA documents adopted by the City Council (*see*, Resolution Nos. 12124 and 2022-R2) adequately analyze the changes contemplated by this Ordinance.

[5.] NEW BUSINESS – None.

[6.] CITY COMMUNICATIONS (CITY COUNCIL)

[7.] FUTURE AGENDA ITEMS

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

ADJOURN



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Old Business - 2A

TO: The Honorable Mayor and City Council
FROM: Diana Garcia, Assistant City Manager
SUBJECT: Update on Permanent Memorial Efforts and Request Direction to Engage a Consultant to Lead Community Engagement Process

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing this update on the permanent memorial process, including recent survey results;
2. Providing direction to staff to engage a consultant to facilitate a broad-based community engagement process to guide the design and location of the permanent memorial;
3. Taking such additional, related actions as may be desirable.

EXECUTIVE SUMMARY:

Over the past several months the MPK Hope Resiliency Center conducted an initial community survey to gather preliminary input on the establishment of a permanent memorial to honor the victims of the January 21, 2023 tragedy. Survey results show community support for creating a memorial, with a preference for an outdoor environment and a garden setting.

To move forward, staff recommends engaging a consultant to lead a broad-based community engagement process. Staff is seeking Council's feedback on the proposed community engagement process utilizing the assistance of a consultant.

BACKGROUND:

In response to the mass shooting on January 21, 2023, which claimed 11 lives, the City of Monterey Park has worked to support the community's mental health and healing in variety of ways, from providing support and counseling in City facilities, to assisting with the opening of the MPK Hope Resiliency Center and the establishment of the MPK Healing Fund, to holding events to bring community members together to remember and honor victims and survivors.

Since the shooting, the City has also considered the establishment a permanent memorial to honor the victims and support community healing. City staff has worked closely with Chinatown Service Center (CSC) to support the community's healing. In September 2024, Nina Loc, CSC's Chief Behavioral Health Officer and then Director of the MPK Hope Resiliency Center, informed staff that CSC was initiating discussions with the family members of victims and the survivors about their sentiments on a permanent memorial.

As a part of this feedback process CSC staff also created a survey to gather additional feedback from victims and survivors about the permanent memorial.

After approximately three months of discussions and surveying the family members and survivors, CSC staff pushed the survey out in January 2025 to the greater community to gather input. The City has shared the survey via social media, the City website, and promotion in our City facilities and at public events.

➤ **Survey Results**

Between November 2024 and February 2025, a total of 222 questionnaires were completed as part of the community outreach effort to gather input on the creation of a permanent memorial in Monterey Park (Attachment 1). Of these, 152 were physical submissions collected at various outreach events, and 70 were submitted online. Some individuals declined to complete the questionnaire, sharing that they felt the topic did not pertain to them.

The survey data was collected from a wide range of sources to ensure broad community participation. It was made available online, and paper copies were distributed at community events, including the Lunar New Year Festival, at the Library and at dance events at the Langley Center.

Overall, the survey showed support for establishing a permanent memorial. 82.6% of respondents (181 out of 219) indicated they are in favor of building a memorial in Monterey Park. A portion of respondents shared other perspectives, with 7.8% (17 out of 219) expressing they are not interested, and 9.1% (20 out of 219) indicating they are uncertain.

When asked about the preferred setting for the memorial, the majority of respondents (84.3%, or 177 out of 210) favored an outdoor environment, while 14.3% (30 out of 210) preferred an indoor location.

➤ **Memorial Planning Process**

In addition to expressing support for the memorial itself, 30% of respondents indicated an interest in participating in planning efforts to help shape the memorial's design and purpose. These results confirm clear interest from the community in being directly involved in any memorial's planning and development.

Staff recommends engaging a consultant to facilitate a broad-based community engagement process. This approach provides flexibility for participants, allowing individuals to engage at their comfort level while ensuring broad participation, and a structured yet inclusive decision-making process similar to a strategic or master planning effort. A broad-based community engagement process will also allow for meaningful participation from a wide range of stakeholders without the challenges of maintaining a

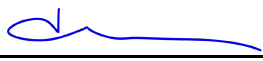
structured committee such as quorum issues, turnover, and sensitivity of member selection and appointment. The consultant will:

- Design and implement an inclusive outreach process.
- Utilize various engagement tools, such as surveys, community meetings, focus groups, and individual interviews.
- Leverage the knowledge and experiences of various stakeholders, including community leaders, victims' families and survivors.
- Ensure accessibility, language support, and diverse community representation.
- Help synthesize community input into a clear vision for the memorial's design and location.
- Maintain openness and transparency in all decisions, ensuring the community is informed and involved throughout the project.

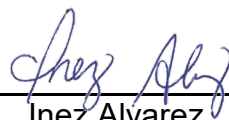
If the approach is approved by City Council, staff will begin seeking out a consultant and will request funding at a future Council meeting to support this effort.

Respectfully submitted by:

Reviewed by:



Diana Garcia
Assistant City Manager



Inez Alvarez
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENTS:

1. Permanent Memorial Community Survey Results
2. January 2025 Staff Report on Permanent Memorial Committee Updates

ATTACHMENT 1

Permanent Memorial Community Survey Results

Monterey Park Permanent Memorial Questionnaire Results

Data Collection

222 completed questionnaires between November 2024 and February 2025

- 152 physical submissions and 70 online submissions

Some individuals declined completing the questionnaire due to the belief that the topic did not pertain to them

Data was collected from a variety of sources

- Posted online by MPK Hope Resiliency Center and City of Monterey Park
- Paper copies handed out at Outreach Events (Lunar New Year Fairs, Libraries, Parks, Dance Events at Langley Center)
- Family members of victims and survivors

Support for Memorial

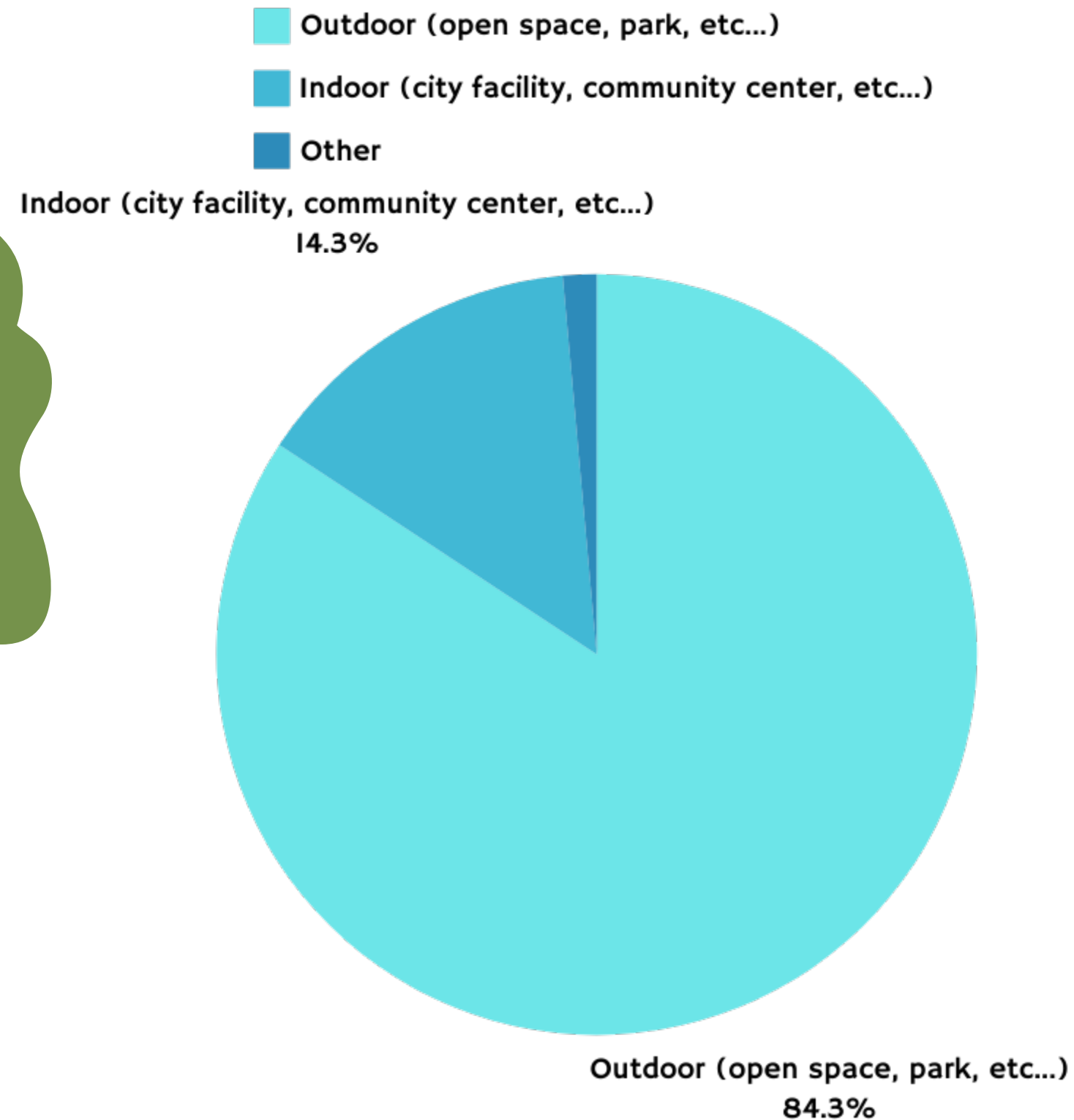


Overall, **82.6%** of respondents are in support of building a memorial in Monterey Park (181 out of 219)

However, there is a small group of respondents who have different opinions:

- **7.8%** of respondents are not interested (17 out of 219)
- **9.1%** of respondents are uncertain (20 out of 219)

Preferred Environment



If a memorial were to exist, we asked respondents where their preferred environment in Monterey Park would be.

84.3% of respondents expressed that they prefer that the memorial be placed in an **outdoor environment** (177 out of 210)

14.3% of respondents expressed that they prefer that the memorial be placed in an indoor environment (30 out of 210)

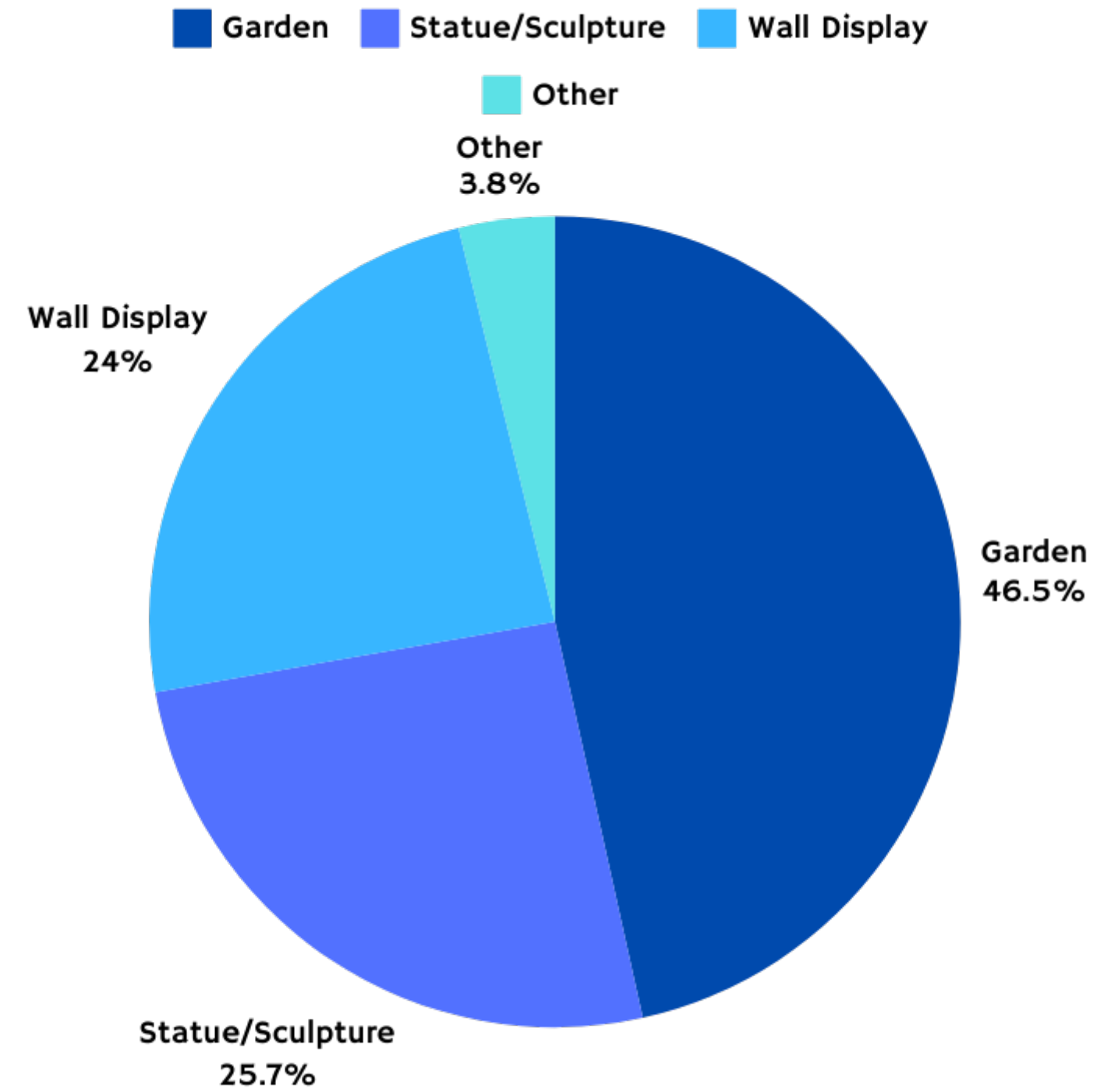
Type of Memorial

If a memorial were to exist, we asked respondents what type of memorial in Monterey Park would they like.

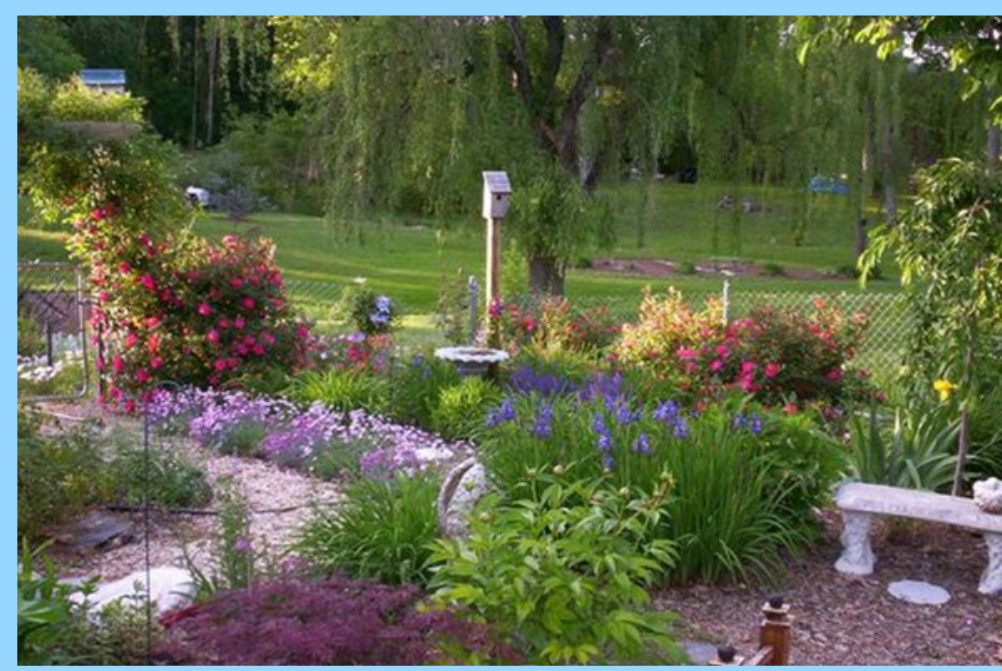
46.5% of respondents expressed that they would like a **garden** for a memorial out of all the other options (134 out of 288)

25.7% of respondents expressed that they would like a statue/sculpture (75 out of 288)

Similarly, **24%** of respondents expressed that they would like a wall display (69 out of 288)



Memorial Examples



Garden (47%)



Statue/Sculpture (26%)



Wall Display (24%)

Summary and Recommendations

Based on the questionnaire results, an **outdoor memorial** is **preferred**, but there is support for different types of installations (garden, wall display, statue/sculpture).

30% of the respondents indicated that they would like to be included in a planning committee for the memorial, it may be beneficial to form a committee with community members to finalize the type of memorial and begin the planning process.

Additionally, it would be beneficial to allot a portion of the memorial budget for increasing **community engagement and awareness** about anti-gun violence. Educating the public is critical to implementing change in the future.

ATTACHMENT 2

January 2025 Staff Report on Permanent Memorial



City Council Staff Report

DATE: January 15, 2025

AGENDA ITEM NO: Old Business - 2A

TO: The Honorable Mayor and City Council
FROM: Diana Garcia, Assistant City Manager
SUBJECT: Update on the Work of the January 21 Memorial Ad Hoc Subcommittee and Consideration of Further Action

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing this report on the permanent memorial process;
2. Providing further direction to staff on next steps; and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The January 21 Memorial Ad Hoc Subcommittee made progress in exploring options for a permanent memorial to honor the victims of the 2023 mass shooting and learning more about how other communities affected by mass violence have addressed this important work. Staff is updating Council on the progress of the Subcommittee and asking for further direction from City Council on next steps.

BACKGROUND:

In response to the tragic mass shooting on January 21, 2023, which claimed 11 lives, the City of Monterey Park has worked to support the community's mental health and healing in variety of ways, from providing support and counseling in City facilities, to assisting with the opening of the MPK Hope Resiliency Center and the establishment of the MPK Healing Fund, to holding events to bring community members together to remember and honor victims and survivors.

Since the shooting, the City has also considered the establishment a permanent memorial to honor the victims and support community healing.

➤ Preliminary Research and the First 12 Months

At the City Council meeting on September 6, 2023, in order to help guide initial discussion and inform any next steps the Council was provided with preliminary research on memorials for six mass casualty events in the United States: Sandy Hook Elementary School (Sandy Hook, Connecticut), Route 91 Harvest Music Festival (Las Vegas, Nevada), Inland Regional Center Attack (San Bernardino, California), Borderline Bar and

Grill Shooting (Thousand Oaks, CA), PULSE Nightclub (Orlando, Florida), and the Virginia Tech Shooting (Blacksburg, Virginia) .

The City Council initially considered the six different memorial committees, their composition, methods of community input, responsibilities, timelines and budgets. At that point, the discussion was preliminary, as mass casualty experts that staff had consulted with advised that it was very early in the healing process to begin to make decisions on a permanent memorial.

On January 21, 2024, the City held a vigil to mark one year since the shooting and to allow the community to come together in unity and support. The event incorporated Buddhist chanting, prayer, a Tongva blessing, music from Mark Keppel's string quintet, and remarks from City of Monterey Park elected officials, and survivors, family and community members. The City has a vigil to mark the second year since the shooting scheduled for January 21, 2025 at 6:00 p.m. in front of Monterey Park City Hall.

➤ **Council-Established Ad Hoc Subcommittee**

In May 2024, staff brought the permanent memorial discussion back to City Council, and an ad hoc subcommittee to further consider the issue of a permanent memorial in Monterey Park was established. The subcommittee is comprised of two members of the City Council: Mayor Thomas Wong and Councilmember Henry Lo.

Since its establishment, the subcommittee, along with City Manager Inez Alvarez and Assistant City Manager Diana Garcia, has met with individuals who have personal experience setting up memorials in the aftermath of mass casualty incidents, including Tennille Pereira, who has worked to support the community in the aftermath of the Route 91 shooting in Las Vegas and Anita Ahuja, who has helped communities respond to mass violence for over twenty years. The subcommittee has considered various topics associated with the establishment of a memorial, including funding, outreach and communication, staffing, committee composition, professional facilitators, memorial design, request for proposal processes, and project timelines.

➤ **Partnership with Chinatown Service Center**

Since the mass shooting, City staff has worked closely with the Chinatown Service Center (CSC) to support the community's healing. In September 2024, Nina Loc, CSC's Chief Behavioral Health Officer and then Director of the MPK Hope Resiliency Center, informed staff that CSC was initiating discussions with the family members of victims and the survivors about their sentiments on a permanent memorial. As a part of this feedback process CSC staff also created a survey to gather additional feedback from victims and survivors about the permanent memorial.

After approximately three months of discussions and surveying the family members and survivors, CSC staff pushed the survey out in January 2025 to the greater community to

gather input. This survey will run through the end of February 2025. The City has shared the survey via social media, the City website, and promotion in our City facilities, and will distribute paper survey at the Bruggemeyer Library and the Langley Senior Center.

Initial survey results indicate a general interest in establishing a memorial, though 5% of respondents indicated that they are "uncertain", and another 5% are "not interested" in establishing a memorial. Respondent largely support an outdoor garden memorial, or a mural, memorial wall or sculpture.

➤ **Next Steps**

In cities affected by mass casualty events, outreach efforts to establish a permanent memorial—such as surveys, meetings, and town hall events—are often led by Resiliency Center staff who maintain close ties to the impacted communities. These efforts help ensure that the memorial reflects the desires and needs of those most affected.

In Monterey Park, staff from the MPK Hope Resiliency Center are continuing to survey residents through at least February 2025 to gauge interest and gather input on the potential establishment of a permanent memorial. City staff are currently assisting in promoting this survey to ensure broad community participation.

Subcommittee and staff recommend that the City Council provide direction on the next steps in this process. Possible options include:

- **Allowing Additional Outreach:** Waiting until outreach efforts are concluded to gain further input from the community.
- **Designating a Memorial Committee:** Provide direction regarding the creation of a committee; or delegation of oversight to members of the City Council or other entity.
- **Dedicating City Property:** Identifying and dedicating a City property or space for a memorial.
- **Fundraising Efforts:** Directing a designated entity to initiate fundraising for the memorial with a set timeframe for these efforts and based on funds collected establish next steps.

FISCAL IMPACT:

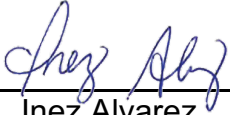
There is no immediate fiscal impact associated with this discussion.

Respectfully submitted by:



Diana Garcia
Assistant City Manager

Reviewed by:



Inez Alvarez
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENTS:

1. September 6, 2023 Staff Report
2. May 1, 2024 Staff Report (without attachments)

Staff Report
January 15, 2025

ATTACHMENT 1
September 6, 2023 Staff Report



City Council Staff Report

DATE: September 6, 2023

AGENDA ITEM NO: New Business - 5A

TO: The Honorable Mayor and City Council
FROM: Inez Alvarez, Interim City Manager
SUBJECT: Discussion of Establishing a Memorial Committee for the January 21st Mass Shooting Incident

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the staff report and attachments;
2. Discussing the establishment an independent Memorial Committee for the January 21st Mass Shooting Incident;
3. If desirable, providing additional staff direction; and
4. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On January 21st, the City of Monterey Park experienced a tragic mass shooting incident that resulted in the loss of 11 lives and left the community deeply affected. The City recognizes the need to honor the memory of the victims and create a space for healing, remembrance, and reflection for the entire community.

In response to this tragic event, there has been public interest and support for the creation of a permanent memorial that will serve as a place for residents and visitors to pay their respects and remember the lives that were lost. The memorial would serve not only as a tribute to the victims but also as a symbol of resilience and unity for the Monterey Park community. Communities affected by similar tragedies often establish committees that tackle the fundraising, outreach and planning for permanent memorials, which consist of a diverse group of community members, stakeholders, and experts in memorial design and public spaces.

Initial research on the memorials for six mass casualty events in the United States is attached for Council to review and to help guide initial discussion. Council may provide direction on next steps and/or request this item to be put on the agenda for discussion at future meetings.

BACKGROUND:

Other communities affected by mass violence have formed commissions to establish permanent memorials to their victims. Attachment 1 outlines staff's initial research on the processes undertaken in response to six tragedies: Sandy Hook Elementary School

processes undertaken in response to six tragedies: Sandy Hook Elementary School (Sandy Hook, Connecticut), Route 91 Harvest Music Festival (Las Vegas, Nevada), Inland Regional Center Attack (San Bernardino, California), Borderline Bar and Grill Shooting (Thousand Oaks, CA), PULSE Nightclub (Orlando, Florida), and the Virginia Tech Shooting (Blacksburg, Virginia). This table includes the composition of the committees; the timelines for the establishment of the committees and the completion date of the memorial; the outreach and methodologies used by each committee to gather input from the community; the budget for the projects; and additional information on the processes.

This information is provided to illustrate the potential budgets, timelines and considerations that Council may want to contemplate as they begin to consider how best to move forward. While some communities have established memorials within a matter of months, others have taken years. The memorial in Sandy Hook, Connecticut for example took nearly 10 years to complete. Accordingly, the budgets for memorials vary from \$70,000 for the Virginia Tech memorial to \$10 million for the PULSE nightclub memorial and museum. The average cost for the six examples is \$4.25 million. Any potential Memorial Committee to investigate these topics, as well as the planning, design, and implementation of the official memorial to honor the victims of the January 21st shooting.

Additional items for consideration for a potential Memorial Committee may include:

Name of the Committee: Establish a name for the Memorial Committee.

Committee Members: Identify how many committee members would be appropriate and identify potential persons to serve on the committee, which may include a variety of community members, commissioners, stakeholders, patrons/survivors from the incident, family members of the victims, and/or other appropriate persons that will represent a diverse and inclusive group.

Committee Roles and Responsibilities: Determine roles and items that the committee will be responsible for undertaking, which may include some of the categories listed below or others identified:

Location Selection: Identify potential locations within the city for the memorial and assess their feasibility, accessibility, and appropriateness for the intended purpose.

Conceptualization and Design: Work collaboratively to develop conceptual designs for the memorial, considering input from the community, victim families, and experts in public spaces and memorials. Or will there be an open RFP process to allow for concept submissions by design contractors.

Community Engagement: Facilitate public input and engagement sessions to gather input from residents, victim families, and other stakeholders regarding the design, features, and significance of the memorial.

Budgeting and Fundraising: Review established permanent memorials in other locations that have experienced mass casualty events. Analyze their budgeting and fundraising strategies, taking note of community partnerships and sources of funding.

Timeline: Study the timelines of memorial development in those aforementioned locations, examining the phases of conceptualization, design, approvals, construction, and dedication.

Partnerships: Explore potential partnerships with local organizations, businesses, and nonprofits that may offer support, resources, or expertise in memorial development.

Process Documentation: Develop a comprehensive process outline for the establishment of the memorial, considering lessons learned from other memorial projects.

Community Updates: Identify how often the Committee should be providing an update.

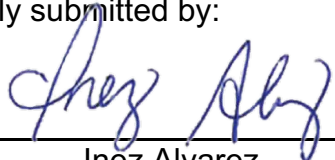
2023-2024 STRATEGIC PLAN GOAL:

This action helps meet the **MPK Healing** 2023-24 goal of “providing community support resulting from the shooting incident”.

FISCAL IMPACT:

There is no immediate fiscal impact associated with this discussion.

Respectfully submitted by:



Inez Alvarez
Interim City Manager

Prepared by:



Diana Garcia
Interim Assistant City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT:

1. Memorial Committee Research

ATTACHMENT 1

Memorial Committee Research

MASS VIOLENCE INCIDENT (MVI)	LOCATION	MVI INCIDENT	COMMITTEE	COMMITTEE MEMBERS	OUTREACH / METHODOLOGY	PROJECT	FORMATION DATE	PROJECT COMPLETION	PROJECT BUDGET	ADDITIONAL NOTES
Sandy Hook Elementary School	Sandy Hook, CT	12/14/2012	Sandy Hook Permanent Memorial Commission	Began in September 2013 by the Newton Board of Selectmen; Permanent Memorial Commission; appointed 9 residents for determining the nature, location, and funding of a permanent memorial to honor the memory of those lost in the Sandy Hook Shooting	Digital survey, monthly committee meetings welcoming public comment; three-phase selection process	The Sandy Hook Permanent Memorial is a memorial in Sandy Hook, Connecticut, that honors the twenty children and six educators who were victims of the Sandy Hook Elementary School shooting on the morning of December 14, 2012. The memorial is located at 28 Riverside Road in the woods adjacent to the new Sandy Hook Elementary School, built near the site of the original school that was razed. Design: Reflecting pool and sycamore tree, visitor plaque	Sept. 2013	Nov. 2022 - (Completed approx. 10 years after MVI)	\$3.7M (\$2.5M from State Bond Commission)	
Route 91 Harvest Music Festival	Las Vegas, NV	10/1/2017	1 October Memorial Committee	Formed in Sept. 2019, committee was tasked with creating a memorial to remember those who perished in the events of 1 October and honor the many heroes who inspired the nation with their bravery in the face of pure evil. Seven appointed to the committee.	Surveys, focus groups, and meetings; finalist designs were on display for voting	Las Vegas Community Healing Garden (erected in 3 days) features a Remembrance Wall, a grove of 58 trees lining a paved path, shrubs, and flowers, all encircling a beautiful oak tree - the Tree of Life - donated by Siegfried and Roy. Now managed and cared for by the City of Las Vegas and the Las Vegas Community Healing Garden Committee, continues to grow and thrive. FUTURE PROJECT: Two-acre land donated by MGM Resort at on the northeast corner of the festival site. Selected design: Garden path and 58 beams of light (58 represents the total of people who were killed in the Las Vegas Strip massacre in October 2017); Alternative: 15 large horse statues representing the home states and countries of the victims, as well as two smaller horses in honor of the dozens of children whose parents were killed	Sept. 2019	INCOMPLETE - GOAL: Make a recommendation to the Clark County Board of County Commissioners by September 2023 that will include specific plans for a site, design, programming and ongoing maintenance needs, as well as funding solutions, for a world-class permanent memorial (Scheduled for 9/5/23)	\$50,000 awarded to RFQ finalist; Project EST. \$7M - \$10M - Once approved, committee will look into fundraising options/goals	Donation fund balance at \$58,355.68 as of 07/26/23

MASS VIOLENCE INCIDENT (MVI)	LOCATION	MVI INCIDENT	COMMITTEE	COMMITTEE MEMBERS	OUTREACH / METHODOLOGY	PROJECT	FORMATION DATE	PROJECT COMPLETION	PROJECT BUDGET	ADDITIONAL NOTES
Terrorist attack at Inland Regional Center in San Bernardino	San Bernardino, CA	12/2/2015	December 2 Memorial Committee	(2016) Then-Board of Supervisors Chairman James Ramos appointed then-Fifth District Supervisor Josie Gonzales to work with County staff on assembling a committee to help build a memorial. The Memorial Committee consisted of representatives from public safety, the departments of Behavioral Health, Public Health, Real Estate Services, the County Administrative Office and most importantly, representatives from the Environmental Health Services division and family members of our employees who killed in the MVI	Meetings, discussions, and presentations with committee members; worked with consultant for permanent memorial guidance	The Curtain of Courage Memorial was designed by Walter Hood, a world-renowned artist who collaborated with the December 2 Memorial Committee and the families of those who were taken from the MVI. Family members picked the phrases and colors for each of the 14 alcoves which Hood felt resembled a bullet-proof vest, a curtain of courage, where the community could come together and celebrate and remember those who were wounded and those who were killed in the attack. Design: Steel frame, laser cut steel, architectural coil curtain, glass, concrete bench	Feb. 2016	Jun. 2022	\$1.5M (project only)	Hired art consultant for the selection of artist; handled RFQ/bid; County obtained bids/awarded contract, appropriated into CIP budget
Borderline Bar and Grill Shooting	Thousand Oaks, CA	11/7/2018	N/A	Representatives from City of Thousand Oaks, Ventura County Sheriff's Office, and Conejo Recreation and Park District	Working groups from City of Thousand Oaks, Ventura County Sheriff's Office and Conejo Recreation and Park District; Chief of Police worked with families of the 12 victims regarding the decision of the healing garden	"Borderline 12" healing garden at Conejo Creek Park; Design: The garden, which was designed to be a place of contemplation, meditation and prayer, will feature 12 granite slab benches to represent each of the victims. The walkway will include 248 pavers of a unique color to represent those who survived the shooting. A water feature with 12 vertical jets will be added to the park's existing pond to represent the community lifting up the memory of the victims.	Mar. 2019; City Council made it a priority to establish a permanent memorial	Nov. 2019	\$250,000 from City's General Fund awarded to parks district as a grant	Conejo Recreation and Park District completed project

MASS VIOLENCE INCIDENT (MVI)	LOCATION	MVI INCIDENT	COMMITTEE	COMMITTEE MEMBERS	OUTREACH / METHODOLOGY	PROJECT	FORMATION DATE	PROJECT COMPLETION	PROJECT BUDGET	ADDITIONAL NOTES
Orlando Nightclub Shooting (PULSE)	Orlando, FL	6/12/2016	onePULSE Foundation Memorial	Board of trustees & chairman's ambassadors council	Town halls/forums began in October 2017 for a permanent memorial; memorial survey conducted to provide input on the sight of the Pulse nightclub (family members, first responders, survivors, and general public).	PROJECT RFP: Launched in March 2019, the unique two-stage global design competition garnered 68 submissions from 19 countries and was led by Dovetail Design Strategists, the country's leading independent architect selection firm. The submissions were narrowed down to six finalist teams who developed concept designs for a public exhibition and comment period that took place in early October. Design: onePULSE Foundation plans to build the National Pulse Memorial on the site of the Pulse nightclub with the museum and education center located at 438 West Kaley Street – approximately one-third of a mile from Pulse. The memorial will be free and open to the public year-round.	Jun. 2017	INCOMPLETE - The foundation is waiting to collect another \$3.4 million for the project; experiencing issues with the property owners	\$10 million - Foundation currently has \$6.6 million in tourism tax dollars for the permanent museum, but needs another \$3.4 million	
Virginia Tech Shooting	Blacksburg, VA	4/16/2007	VT Committee	Hokies United, the Board of Visitors, the Alumni Association, Student Affairs, the Virginia Tech Foundation, teaching staff, the Korean Students Association and members associated with architecture and landscape at Tech	Committee meetings	April 16 Memorial; In the hours following the April 16 tragedy, the student-driven volunteer organization Hokies United placed 32 Hokie Stones on the Drillfield. The semi-circle of stones became a place to gather, to mourn, and to reflect, and the poignant display inspired today's memorial. Design: As a community, [they] dedicate 32 engraved Hokie Stones in honor and in memory of the members of [their] Hokie family who lost their lives. Two stone paths have been constructed to allow viewing of the stones and a memorial flower area at the base of the Reviewing Stand. A row of shrubs provides a backdrop to the stones between the pathways, and ground lighting illuminates the stones at night.	Apr. 2007	Aug. 2007 (day before the start of the fall semester)	\$60,000 to \$70,000. However, because members of the community and local businesses donated money, time, and labor, it was ultimately built for just over \$20,000. This enabled to committee to avoid applying to the Hokie Spirit Memorial Fund for money.	

Staff Report
January 15, 2025

ATTACHMENT 2
May 1, 2024 Staff Report



City Council Staff Report

DATE: May 1, 2024

AGENDA ITEM NO: Old Business - 2A

TO: The Honorable Mayor and City Council
FROM: Diana Garcia, Assistant City Manager
SUBJECT: Establishing an Ad Hoc Subcommittee of the City Council to Discuss the Creation of an independent Memorial Committee for the January 21, 2023 Mass Casualty Incident

RECOMMENDATION:

It is recommended that the City Council consider:

1. Establishing an ad hoc subcommittee comprised of two members of the City Council which will appoint and give initial direction to an independent Memorial Committee for the January 21, 2023 Mass Casualty Incident; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On January 21, 2023, the City of Monterey Park suffered a mass casualty incident that resulted in the loss of 11 lives, nine injured individuals, and left the community deeply affected. The City recognizes the need to honor the memory of the victims and create a space for healing and remembrance for the entire community.

Communities affected by similar tragedies often establish committees consisting of a diverse group of community members and stakeholders which consider the fundraising, location, community input and planning for permanent memorials.

The City Manager is proposing the establishment of an ad hoc subcommittee of two City Council members. This ad hoc subcommittee will be tasked with appointing members to a January 21 Memorial Committee and providing initial direction on the roles and responsibilities of the Memorial Committee, as well as the method and frequency by which the Committee should report to the City Council on its progress.

BACKGROUND:

Many communities affected by mass violence have formed committees to establish permanent memorials to honor victims and survivors. Because each community has its own unique set of circumstances, each memorial committee has different factors, considerations and issues to consider as it plans for a permanent memorial space. In addition, committee members will need to be advised that the completion of a memorial project can take several years to create as many factors must be taken into consideration when establishing a memorial representative of the impacted community. At the September 6, 2023 meeting, City Council was provided with research on six different

memorial committees, their composition, methods of community input, responsibilities, timelines and budgets. This staff report and research is included as Attachment 1.

In order to begin exploring the creation of a permanent memorial to honor the victims and survivors of the January 21, 2023 mass shooting in Monterey Park, the City Council may consider forming a temporary subcommittee comprised of two City Council members. This subcommittee's purpose will be to select individuals for a Memorial Committee and to offer initial guidance on the duties and functions of the Memorial Committee, including how often the Committee should update the City Council on its activities. Additionally, the ad hoc subcommittee may wish to consider the following issues and responsibilities as it establishes a January 21 Memorial Committee:

1. Composition

The Memorial Committee may consist of a diverse group of community members, stakeholders, survivors, family members of victims, and experts in memorial design and public spaces. The committee should represent the demographics and interests of not only the Monterey Park community but also the regional community that was impacted by this tragedy.

2. Roles and Objectives

The committee may be tasked with:

- Selecting an appropriate name for the memorial committee.
- Deciding when and how often to meet.
- Identifying potential locations within the city for the memorial and assessing their feasibility, accessibility, and appropriateness.
- Developing conceptual designs for the memorial in collaboration with the community members, stakeholders, survivors, victim families, and design experts.
- Facilitating public engagement sessions to gather input on the design and significance of the memorial.
- Researching budgeting and fundraising strategies employed by other memorial projects and identifying potential sources of funding.
- Establishing a timeline for the various phases of memorial development, including conceptualization, design, approvals, construction, and dedication.
- Exploring partnerships with local organizations, businesses, and nonprofits to support the memorial project.

3. Reporting Frequency

The January 21 Memorial Committee will provide regular updates to the City Council on its progress and activities. The frequency of these updates will be determined by the ad hoc subcommittee, with consideration given to the milestones and timelines established for the memorial project.

FISCAL IMPACT:

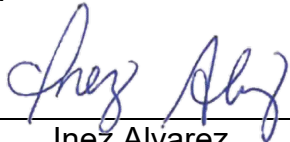
There is no immediate fiscal impact associated with the establishment of a January 21 Memorial Committee.

Respectfully submitted by:



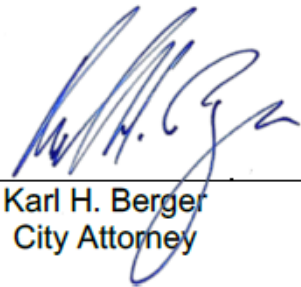
Diana Garcia
Assistant City Manager

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT:

1. Staff Report and Attachments from September 6, 2023 City Council Meeting



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3A

TO: The Honorable Mayor and City Council
FROM: Amy Lee, City Treasurer
SUBJECT: Monthly Investment Report – February 2025

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

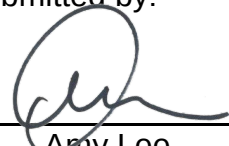
As of February 28, 2025, invested funds for the City of Monterey Park total \$91,711,654.40.

BACKGROUND:

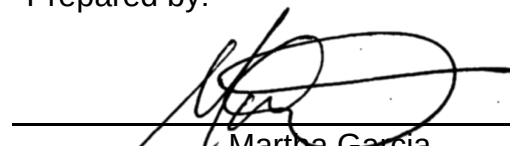
In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates and maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months. The attached monthly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

Respectfully submitted by:

Prepared by:

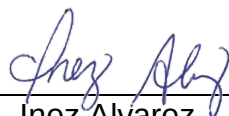


Amy Lee
City Treasurer



Martha Garcia
Finance Director

Approved by:



Inez Alvarez
City Manager

ATTACHMENT:

1. Monthly Investment Report

ATTACHMENT 1

Monthly Investment Report

**CITY OF MONTEREY PARK
INVESTMENT REPORT
FEBRUARY 28, 2025**

INVESTMENTS PORTFOLIO PROFILE:
TOTAL BALANCE AT 2/28/2025

\$ 91,711,654.40

INVESTMENT COMPOSITION

(1) <u>LA COUNTY POOLED INVESTMENT FUND</u>	ON DEMAND	3.66%	<u>\$ 26,149,946.71</u>
(2) <u>LOCAL AGENCY INVESTMENT FUND</u>	ON DEMAND	4.333%	<u>\$ 32,045,604.29</u>
(3) <u>CHANDLER ASSET MANAGEMENT</u>		4.75%	<u>\$ 25,904,103.40</u>

(4) <u>CERTIFICATES OF DEPOSIT</u>	Purchase Date	Maturity Date	Interest Rate	
1 VALLIANCE BANK	03/18/22	03/18/25	1.40%	245,000
2 STATE BANK OF TEXAS	03/25/22	03/25/25	1.45%	245,000
3 FIRST FED SAVINGS & LOAN	03/30/22	03/31/25	2.00%	245,000
4 LAFAYETTE FEDERAL CREDIT UNION	03/30/22	03/31/25	2.20%	245,000
5 COMENITY CAPITAL BANK	04/14/22	04/14/25	2.55%	245,000
6 AMERICU CREDIT UNION	04/21/22	04/21/25	2.30%	245,000
7 BALBOA THRIFT & LOAN	04/29/22	04/29/25	2.00%	245,000
8 UFIRST FEDERAL CREDIT UNION	02/24/23	08/25/25	4.85%	245,000
9 SEA COMM FEDERAL CREDIT UNION	03/02/23	03/03/25	4.90%	245,000
10 WESTERN ALLIANCE BANK	05/05/23	05/05/25	4.85%	245,000
11 GLOBAL CREDIT UNION	05/12/23	05/12/25	4.85%	245,000
12 BANK OF AMERICA	07/24/24	07/24/25	4.85%	245,000
13 FLASTAR BANK NA	07/25/24	01/26/26	4.85%	245,000
14 CONNEX CU	08/06/24	08/06/25	4.95%	245,000
15 TRUSTONE FINANCIAL FCU	08/15/24	08/15/25	4.45%	245,000
16 PREFERRED BANK	09/03/24	09/03/25	4.41%	100,000
17 PREFERRED BANK	09/08/24	09/08/25	4.41%	150,000
18 FINANCIAL PARTNERS CREDIT UNION	09/13/24	09/12/25	4.35%	245,000
19 BARCLAYS BANK	09/18/24	09/18/25	4.30%	239,000
20 ROCKLAND FEDERAL CREDIT UNION	09/25/24	09/25/25	4.50%	245,000
21 KEYPOINT CREDIT UNION	10/30/24	10/30/25	4.35%	245,000
22 RIZE FED CREDIT UNION	12/13/24	12/14/26	4.25%	245,000
23 FIRST SEACOAST BANK	01/27/25	01/27/27	4.15%	247,000
24 GOLDMAN SACHS BANK	01/28/25	01/28/27	4.15%	244,000
25 FIRST BUSINESS BANK	01/30/25	01/29/27	4.15%	244,000
26 FIRST KY BANK	01/30/25	02/01/27	4.15%	249,000
27 AUSTIN TELCO FED CREDIT UNION	01/31/25	02/01/27	4.25%	249,000
28 SOUND CREDIT UNION	01/31/25	02/01/27	4.20%	249,000
29 MORGAN STANLEY BANK	02/12/25	02/12/27	4.30%	244,000
30 MORGAN STANLEY PRIVATE BANK	02/12/25	02/12/27	4.30%	244,000
31 OREGON COMMUNITY CREDIT UNION	02/24/25	02/24/27	4.30%	249,000
32 MERRICK BANK	02/28/25	02/26/27	4.30%	249,000
<i>Total CDs (32)</i>			3.915%	<u>\$ 7,612,000.00</u>

OTHER INFORMATION:

BANK BALANCE: ⁽¹⁾

\$25,826,181.29

AVERAGE MATURITY DAYS

226

AVERAGE INTEREST RATE FOR THE MONTH

4.209%

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

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

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

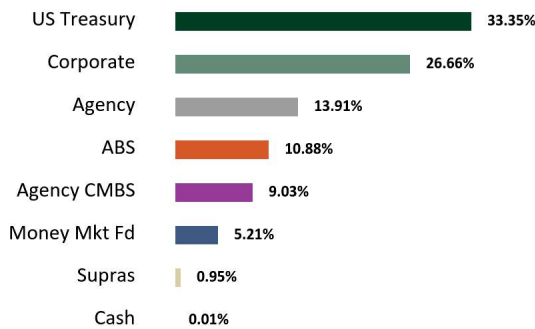
PORTFOLIO SUMMARY

City of Monterey Park | Account #11189 | As of February 28, 2025

Portfolio Characteristics

Average Modified Duration	1.79
Average Coupon	4.31%
Average Purchase YTM	4.75%
Average Market YTM	4.22%
Average Credit Quality*	AA+
Average Final Maturity	2.21
Average Life	1.96

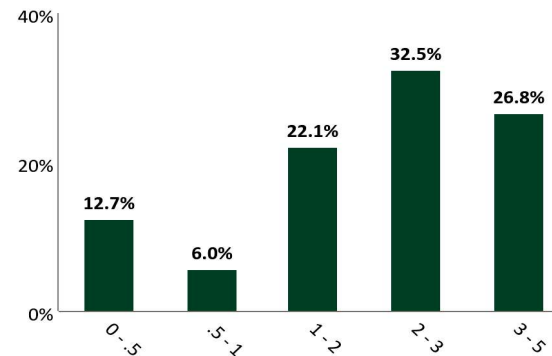
Sector Allocation



Account Summary

	End Values as of 01/31/2025	End Values as of 02/28/2025
Market Value	25,905,263.77	26,124,989.62
Accrued Interest	244,906.95	224,765.59
Total Market Value	26,150,170.72	26,349,755.21
Income Earned	103,595.70	99,408.08
Cont/WD	0.00	0.00
Par	25,991,822.75	26,100,146.45
Book Value	25,787,202.11	25,904,103.40
Cost Value	25,696,827.79	25,819,725.70

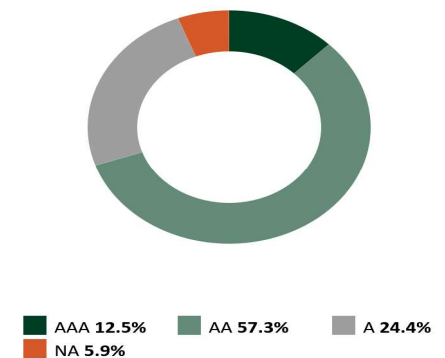
Maturity Distribution



Top Issuers

Government of The United States	33.35%
FHLMC	9.03%
Federal Home Loan Banks	6.96%
Farm Credit System	6.95%
First American Govt Oblig fund	5.21%
PACCAR Inc	2.21%
Bank of America Credit Card Trust	1.45%
John Deere Owner Trust	1.45%

Credit Quality (S&P)



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/12/24)
City of Monterey Park	0.77%	1.36%	1.25%	--	--	--	--	--	--
Benchmark Return	0.68%	1.36%	1.12%	--	--	--	--	--	--

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

**Periods over 1 year are annualized.

Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index Secondary Benchmark:



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3B

TO: The Honorable Mayor and City Council
FROM: Martha Garcia, Director of Finance
SUBJECT: Consideration and possible action to adopt a Resolution suspending collection of business license taxes for the first year of a new business and establishing an in-lieu business license tax for vendors participating in a city hosted event

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution suspending business license taxes for the first year a new business opens in the City grossing \$500,000, or less;
2. Adopting a Resolution establishing an in-lieu business license tax for vendors participating in a City hosted event to \$25 annually; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Resolution is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment and constitutes an administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the Resolution does not constitute a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b) (2, 5)).

EXECUTIVE SUMMARY:

On November 5, 2024, voters adopted Measure BE which updated the structure of the City's business license tax to be based on a business's gross receipts. The measure was adopted with a 70.46% voter approval. On December 18, 2024, City Council directed staff to return to Council with recommendations to suspend business license taxes for the first year a new business opens in the City grossing \$500,000 or less and to establish an in-lieu business license tax for vendors participating in a City hosted event of \$25 annually.

BACKGROUND:

On November 5, 2024, voters adopted Measure BE which updated the structure of the City's business license tax to be based on a business's gross receipts. The measure was adopted with a 70.46% voter approval. On December 18, 2024, City Council adopted a scaled BLT schedule for businesses earning over \$25,000,000 annually. The scale reduces the BLT owed by higher yielded gross revenue businesses in the City, while still maintaining an equitable tax across all city businesses.

Like many cities, the City of Monterey Park imposes a local business tax to help fund municipal services within the community. The City uses these revenues for City services such as police patrol, fire suppression, parks, recreation, maintenance services, library services and senior programs. The business license tax is not regulatory; it is for revenue generation only.

The Monterey Park Municipal Code ("MPMC") § 5.08.010 requires that any person (which includes businesses) owning or transacting business in the City to obtain a license, regardless of where the business is physically located.

MPMC § 5.12.200 establishes BLT for unclassified businesses. The City Council found that it was in the public interest to establish a BLT that is lower than that authorized in MPMC § 5.12.200 for businesses that operate within the City exclusively during City-hosted events. Such an event would include, for example, the annual Lunar New Year Event.

If adopted, the draft Resolution would both suspend the business license tax during the first year that new businesses (grossing less than \$500,000) begin operating in Monterey Park and also establish a fee of \$25 per year (in-lieu of taxes set by MPMC § 5.12.200) for businesses exclusively operating within the City during City-hosted events.

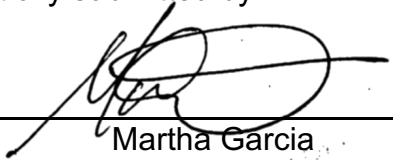
2024-25 STRATEGIC PLAN GOAL:

This item meets the strategic plan goal of maintaining fiscal stability of the City's financial resources by fulfilling the objective of reviewing and revising City revenue sources.

FISCAL IMPACT:

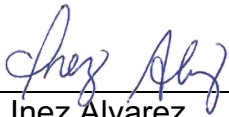
The Finance Director estimates approximately \$13,000 less in General Fund revenue annually for vendors participating in city hosted events. City staff is unable to estimate the fiscal impact of the fee waiver for new businesses due to the recent restructuring of business license tax methodology.

Respectfully submitted by:



Martha Garcia
Finance Director

Approved by:



Inez Alvarez
City Manager

Reviewed by



Karl H. Berger
City Attorney

ATTACHMENT:

1. Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

A RESOLUTION SUSPENDING BUSINESS LICENSE TAX FOR THE FIRST YEAR A NEW BUSINESS OPENS IN THE CITY GROSSING \$500,000 OR LESS AND ESTABLISHING AN IN-LIEU BUSINESS LICENSE TAX FOR VENDORS PARTICIPATING IN A CITY HOSTED EVENT

The City Council of the City of Monterey Park resolves as follows:

SECTION 1: The City Council finds as follows:

- A. On November 5, 2024, voters adopted Measure BE which updated the structure of the City's business license tax to be based on a business's gross receipts. The measure was adopted based upon a 70.46% voter approval;
- B. On December 10, 2024, City Council adopted a resolution certifying the results of the November 5, 2024, election;
- C. On December 18, 2024, City Council directed the City Manager to bring back a plan for suspending business license taxes for the first year a new business opens in the City grossing \$500,000 or less and to establish an in-lieu business license tax for vendors participating in a City hosted event of \$25 annually; and
- D. Adopting this Resolution will promote the public welfare by encouraging new businesses to flourish with Monterey Park and facilitate participation of businesses in various City hosted events including, without limitation, the annual Lunar New Year celebration.

SECTION 2: *First Year Welcome Program.* Pursuant to Section 9 of Ordinance No. 2254 (i.e., Measure BE), the City Council suspends collection of business license taxes during the first year a new business (grossing \$500,000, or less, annually) obtains a business license from the City.

SECTION 3: *City Hosted Events.* Pursuant to Section 9 of Ordinance No. 2254, the City establishes an annual fee of \$25 for businesses that exclusively operate within the City at City Hosted Events. A "City Hosted Event" constitutes the following:

- A. The event is organized, funded, or co-sponsored by the City;
- B. The event is promoted through official City communication channels, including the City's website and social media platforms; and
- C. The event is designed to serve the public interest, fostering community engagement, cultural enrichment, or public awareness.

SECTION 4: This Resolution is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; “CEQA”) and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; and meeting financial requirements. This Resolution, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273.

SECTION 5: *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 6: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 19th day of March 2025.

Vinh Ngo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, City Attorney



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3C

TO: The Honorable Mayor and City Council
FROM: Christine Tomikawa, Director of Human Resources and Risk Management
SUBJECT: Receive and File the City-Wide Compensation Study

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing this report; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City retained the services of Ralph Andersen & Associates to conduct a City-wide compensation study. The report is a summary of Monterey Park's salary and benefits as compared with those of other cities in the region with comparable population sizes, city services, and general operating budget. The labor market continues to be a challenging landscape and the data from the compensation study provides a snapshot for the City to evaluate as preparation for labor negotiations.

BACKGROUND:

The City conducted a similar compensation study in FY 2022-2023. The same twelve agencies were used in the study for consistency. Not every classification is evaluated, as the typical practice is to use benchmark positions in the study. Ralph Andersen uses the City's positions/titles and compares the position to other agencies based on job description and qualifications. The report summarizes by labor association.

The report summary indicates that Monterey Park is competitive with the median base salary, though considering benefits and additional pays creates more variation from the median.

FISCAL IMPACT:

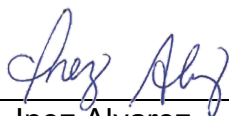
None.

Respectfully submitted by:

A handwritten signature in blue ink, appearing to read "S22", is written over a horizontal line.

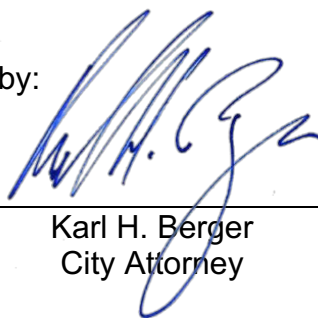
Christine Tomikawa
Director of Human Resources
and Risk Management

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENTS:

1. Compensation Summary Report

ATTACHMENT 1

Compensation Summary Report

Ralph Andersen & Associates conducted a Total Compensation Survey for the City of Monterey Park. The survey was conducted consistent with prior compensation surveys and included the following parameters:

- 12 survey agencies that directly compete with the City and serve as a reliable indicator of the market trends
- 93 survey job classifications (job titles)
- The collection of salary range, cash benefit, and insurance benefit data to allow for both a base salary range analysis and total compensation analysis of key benefits.

The purpose of the compensation survey is to obtain data and inform City decision makers in labor bargaining, budgeting, and optimizing the City's ability to recruit and retain employees.

The survey results were analyzed statistically with comparisons of City salary ranges and benefits with the median (50th percentile) of the market agencies. The market median is a useful comparison representing the middle of the market. Establishing a market anchoring point for the City's compensation is a policy decision that may involve trade-offs such as the need to compete with peer agencies versus budget limitations that may limit salary and benefit levels. Some agencies may establish salary and benefits levels above or below median depending on policy goals.

In summary, the City's salary ranges are at or above the labor market median. When benefits are considered in the analysis, there is not a significant change in market position except for a few job classifications/employee groups. The following provides more detailed findings:

- The City's Executive Management, Mid-Management, Confidential, and SEIU groups are above market median on average when salary ranges are compared (ranging from +4.6% to +7.6% on average); when benefits are added, there is a slight but insignificant improvement in market position primarily due to City paid longevity and deferred compensation benefits.
- The City's Firefighter group is also slightly above market median, with a +3.9% relationship to median when base salary is compared and a +2.1% comparison to median when benefits are added.
- The City's Fire Management, Police Captains, Police Mid-Management, and Police job classifications are at or below median when salary ranges are compared (ranging from +1.6% to -6.6% compared to median); when benefits are added, the market relationships shift to -1.4% to -5.7% compared to median.

The survey findings described above represent data for the 2024-25 fiscal year as of January 2025 and provide a point-in-time picture of the City's salary and benefits. Market changes for subsequent fiscal years typically begin in July of each year.

A Tradition of Excellence Since 1972

Monterey Park
Labor Market Summary - Median Total Compensation

Class Title	# of Obs.	Base	Base + Cash	Gain/ Loss	Base + Cash + Insurance	Gain/ Loss	Total Gain/ Loss
Assistant City Manager	10	-2.2%	2.1%	4.3%	1.7%	-0.4%	3.9%
City Librarian	7	25.9%	25.1%	-0.8%	23.5%	-1.7%	-2.5%
City Manager	12	-12.4%	-11.5%	0.9%	-9.9%	1.7%	2.6%
Director of Community & Economic Development	12	10.1%	8.4%	-1.7%	7.7%	-0.7%	-2.4%
Director of Finance	12	8.6%	7.4%	-1.2%	7.4%	0.1%	-1.2%
Director of Human Resources & Risk Management	9	13.4%	12.8%	-0.5%	8.8%	-4.1%	-4.6%
Director of Public Works	12	9.4%	8.4%	-1.0%	7.7%	-0.7%	-1.7%
Director of Recreation & Community Services	11	14.6%	18.1%	3.5%	18.6%	0.5%	4.0%
Fire Chief	8	-6.3%	-8.4%	-2.2%	-8.4%	0.0%	-2.1%
Police Chief	12	-8.1%	-10.9%	-2.8%	-9.8%	1.1%	-1.7%
Executive Management Average	11	5.3%	5.2%	-0.1%	4.7%	-0.4%	-0.6%
Assistant City Engineer	7	5.2%	6.5%	1.3%	4.0%	-2.4%	-1.1%
Assistant to City Manager	4	6.9%	10.6%	3.7%	5.9%	-4.6%	-1.0%
Building Official	10	2.8%	2.8%	-0.1%	-4.4%	-7.2%	-7.2%
Civil Engineering Associate	9	7.7%	8.7%	1.0%	-0.3%	-9.0%	-8.0%
Communications Supervisor	8	12.4%	14.3%	1.9%	11.6%	-2.7%	-0.8%
Consumer Services Supervisor	4	11.9%	14.5%	2.6%	11.2%	-3.3%	-0.7%
Deputy City Clerk	9	-2.8%	-0.8%	2.0%	-3.4%	-2.6%	-0.6%
Deputy Fire Marshal	4	4.7%	6.2%	1.5%	4.8%	-1.4%	0.1%
Economic Development Manager	9	1.5%	4.2%	2.7%	3.8%	-0.4%	2.3%
Finance Manager	12	5.3%	5.5%	0.2%	3.5%	-2.0%	-1.8%
Fire Marshall	4	4.7%	2.9%	-1.9%	0.9%	-1.9%	-3.8%
Fleet Maintenance Supervisor	9	1.9%	5.2%	3.2%	-0.5%	-5.7%	-2.5%
Park Supervisor	9	7.2%	14.4%	7.2%	9.7%	-4.7%	2.5%
Planning Manager	12	7.8%	7.1%	-0.7%	1.0%	-6.0%	-6.7%
Public Works Maint. Manager	12	12.0%	10.4%	-1.6%	5.7%	-4.7%	-6.3%
Public Works Maint. Supv.	10	10.8%	13.9%	3.1%	9.0%	-4.9%	-1.8%
Recreation Manager	12	5.7%	6.1%	0.4%	3.4%	-2.7%	-2.3%
Recreation Supervisor	12	12.2%	16.7%	4.5%	7.0%	-9.7%	-5.2%
Senior Planner	12	8.8%	8.9%	0.2%	4.5%	-4.4%	-4.2%
Transportation Program Manager	3						
Water Distribution Supervisor	9	9.0%	13.6%	4.6%	8.5%	-5.1%	-0.5%
Water Operations Supervisor	5	8.3%	13.6%	5.3%	8.5%	-5.1%	0.2%
Water Production Supervisor	6	9.7%	12.8%	3.1%	9.2%	-3.7%	-0.6%
Water Utility Manager	7	9.3%	12.0%	2.7%	6.3%	-5.7%	-3.0%
Mid-Management Average	8	7.1%	9.1%	2.0%	4.8%	-4.3%	-2.3%
Administrative Secretary	12	9.3%	10.5%	1.2%	4.0%	-6.5%	-5.3%
Human Resources Analyst	12	7.0%	8.1%	1.1%	3.0%	-5.0%	-4.0%
Human Resources Technician	9	3.8%	11.5%	7.7%	4.7%	-6.8%	0.9%
Human Resources/Risk Management Manager	12	14.3%	17.4%	3.0%	14.2%	-3.1%	-0.1%
Information Systems Specialist	8	5.5%	9.5%	4.0%	2.7%	-6.8%	-2.9%
Information Technology Services Manager	10	10.3%	10.3%	0.1%	6.0%	-4.4%	-4.3%
Payroll Technician	8	6.7%	9.4%	2.7%	6.6%	-2.9%	-0.2%
Secretary to City Manager	11	3.6%	9.6%	6.0%	4.3%	-5.3%	0.7%
Confidential Average	10	7.6%	10.8%	3.2%	5.7%	-5.1%	-1.9%
Account Clerk	12	-2.5%	6.7%	9.2%	0.6%	-6.1%	3.1%
Accountant	12	0.8%	4.4%	3.6%	1.3%	-3.2%	0.5%
Assistant Deputy City Clerk	12	6.0%	9.7%	3.7%	7.1%	-2.6%	1.1%
Associate Planner	12	5.4%	5.9%	0.4%	2.6%	-3.2%	-2.8%

Monterey Park

Labor Market Summary - Median Total Compensation

Class Title	# of Obs.	Base	Base + Cash	Gain/ Loss	Base + Cash + Insurance	Gain/ Loss	Total Gain/ Loss
Building Inspector	9	6.2%	12.1%	5.9%	6.5%	-5.6%	0.3%
Building Trades Technician	9	14.0%	17.7%	3.8%	11.9%	-5.9%	-2.1%
Civil Engineering Technician	8	2.8%	6.7%	3.9%	1.9%	-4.9%	-1.0%
Code Enforcement Officer	12	3.0%	5.0%	2.0%	2.4%	-2.6%	-0.6%
Communication Dispatcher	11	10.3%	12.6%	2.3%	8.3%	-4.3%	-2.0%
Community Service Officer	12	4.0%	8.1%	4.1%	3.9%	-4.2%	-0.1%
Consumer Service Representative	5	11.4%	12.9%	1.5%	4.9%	-8.0%	-6.5%
Crew Leader	10	7.5%	10.4%	3.0%	0.7%	-9.7%	-6.8%
Cross Connection Control Inspector	2						
Economic Development Specialist	4	24.3%	24.5%	0.2%	20.1%	-4.4%	-4.2%
Equipment Mechanic	11	7.6%	10.1%	2.4%	2.7%	-7.4%	-5.0%
Evidence Officer	9	1.9%	4.4%	2.4%	2.3%	-2.1%	0.3%
Information Technology Technician II	6	16.2%	18.8%	2.6%	13.7%	-5.1%	-2.5%
Jailer	4	8.0%	11.1%	3.1%	9.5%	-1.6%	1.4%
Janitor	4	0.4%	7.6%	7.2%	2.1%	-5.5%	1.6%
Librarian	8	-1.1%	3.5%	4.6%	-0.8%	-4.4%	0.3%
Library Assistant	5	8.6%	7.1%	-1.4%	2.3%	-4.8%	-6.3%
Library Technician	5	7.1%	10.0%	3.0%	2.4%	-7.6%	-4.6%
Maintenance Worker	12	2.1%	8.0%	5.9%	1.5%	-6.5%	-0.6%
Management Analyst	12	-0.8%	2.7%	3.5%	-1.0%	-3.7%	-0.3%
Outreach and Housing Navigation Coord.	3	-24.4%	-12.7%	11.7%	-6.9%	5.8%	17.5%
Park Maintenance Worker	11	6.4%	9.3%	3.0%	2.2%	-7.2%	-4.2%
Permit Technician II	10	13.7%	18.4%	4.7%	13.0%	-5.4%	-0.7%
Plan Checker	4	10.9%	10.7%	-0.2%	5.0%	-5.7%	-5.8%
Police Clerk	12	5.9%	9.2%	3.3%	2.7%	-6.5%	-3.3%
Pool Maintenance Worker	2						
Public Works Inspector	9	5.1%	8.4%	3.3%	0.5%	-8.0%	-4.7%
Senior Clerk Typist	8						
Senior Maintenance Worker	5	7.1%	11.2%	4.1%	-1.5%	-12.7%	-8.6%
Senior Management Analyst	8	-10.4%	-5.9%	4.5%	-9.1%	-3.1%	1.3%
Water Production System Operator	7	-2.7%	2.7%	5.4%	-2.0%	-4.8%	0.6%
Water Utility Maintenance Worker	9	-1.6%	-0.3%	1.4%	-2.2%	-2.0%	-0.6%
SEIU Average	8	4.6%	8.2%	3.6%	3.3%	-4.9%	-1.4%
Battalion Chief	8	-6.6%	-2.5%	4.1%	-1.4%	1.1%	5.2%
Fire Captain	8	2.4%	5.6%	3.2%	3.0%	-2.5%	0.6%
Fire Engineer	8	4.6%	5.2%	0.6%	2.0%	-3.2%	-2.6%
Firefighter	8	4.7%	5.2%	0.5%	1.2%	-4.0%	-3.5%
Firefighters Average	8	3.9%	5.3%	1.4%	2.1%	-3.2%	-1.8%
Police Captain	12	1.6%	-0.5%	-2.1%	-2.8%	-2.3%	-4.4%
Police Lieutenant	12	-2.8%	-3.1%	-0.2%	-5.4%	-2.4%	-2.6%
Police Sergeant	12	2.3%	-3.4%	-5.8%	-5.9%	-2.5%	-8.2%
Police Mid-Management Average	12	-0.3%	-3.3%	-3.0%	-5.7%	-2.4%	-5.4%
Police Officer	12	-2.9%	-1.4%	1.5%	-4.3%	-2.9%	-1.4%
Average	9	5.3%	7.6%	2.3%	3.6%	-4.0%	-1.7%



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3D

TO: The Honorable Mayor and City Council
FROM: Chris Thompson, Fire Chief
SUBJECT: Fire Prevention Services Augmentation with Willdan Group, Inc.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement with Willdan Group, Inc. to provide fire prevention services to assist the Fire Department, in a form approved by the City Attorney, for an amount not to exceed \$70,000 annually; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On January 26, 2024, the City executed an on-call professional services agreement with the Willdan Group to provide special planning and municipal-related services. Willdan has provided multiple City departments with specialized services.

The Fire Chief would like to supplement routine fire prevention services with Willdan's assistance. Willdan's current professional services agreement allows the City to issue task orders for various services. Here, the requested action is to authorize the City Manager to issue a task order for supplemental fire prevention services in an amount not to exceed \$70,000 per year.

BACKGROUND:

The Fire Department's Fire Prevention Division currently has a temporary staffing vacancy. In order to maintain expedient and efficient services to the community, staff are requesting a task order with Willdan Group to provide supplemental fire prevention services on a temporary basis.

Willdan Group, Inc. has over 60 years of experience in municipal consulting services and can help mitigate the delays in response to fire prevention services such as fire plan checks and fire inspections. To assist the Department, Willdan will provide a qualified employee to provide part-time, onsite Fire Prevention services, ensuring that the work of the division continues efficiently.

2024-25 STRATEGIC PLAN GOAL:

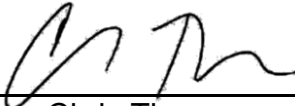
This contract for fire prevention services meets the 2024-25 Strategic Plan of maintaining public safety with a flexible and enhanced service model by ensuring that fire-prevention related issues and services are not impacted due to a staff vacancy. The contract with

Willdan will allow for the needs of residents and business owners to be addressed in a timely and efficient manner and reduce service issues.

FISCAL IMPACT:

The firm will be used on as-needed basis and paid out of available budget as they are assigned. FY 2024-25 expenses will be funded by salary savings available. Funds will be appropriated through the budget process for future fiscal years, if needed.

Respectfully submitted by:



Chris Thompson
Fire Chief

Prepared by:



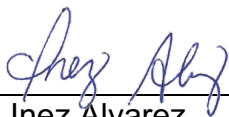
Rebecca Bojorquez
Principal Management Analyst

Reviewed by:



Martha Garcia
Finance Director

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT:

1. Willdan Fire Prevention Services Proposal

ATTACHMENT 1

Willdan Fire Prevention Services Proposal



February 26, 2025

City of Monterey Park Fire Department
Attn: Chris Thompson, Fire Chief
320 W. Newmark Ave.
Monterey Park, CA 91754

Subject: Fire Prevention Services

Dear Chief Thompson,

Dennis Grubb and Associates (DGA), a Willdan Engineering Company, is pleased to submit this proposal to provide professional Fire Prevention services to the City of Monterey Park for plan review and fire inspections. This proposal outlines all the elements that make DGA a high-quality solution to the City of Monterey Park's needs, including our experienced personnel and our range of Fire Prevention services.

The following characteristics make DGA uniquely qualified to service the City of Monterey Park:

- Experienced plan review and inspections with specific technical skills in Fire Prevention
- Training experience for both the public and private sectors
- Electronic plan review capability utilizing Bluebeam software
- We are a *local* firm whose associates are well-versed in local, regional and state policies and practices
- Associates possess core business skills including
 - strong verbal & written communication skills
 - professionalism & teamwork
 - proficiency in MS Office, Outlook, Windows and a variety of Fire Prevention software packages
- Competitive fees
- Excellent references

DGA qualifications:

- Our associates each have 20-30 years' experience working with government entities/public sector customers
- DGA can meet all of the City of Monterey Park's requirements
- DGA has the required licenses and permits to provide plan review services in the State of California

DGA specializes exclusively in fire and life safety. Our associates possess the certifications and qualifications required and are highly experienced in the use and content of all California Building Standards Codes (resumes available upon request).

DGA is proficient in:

- Above and Below Ground Tank Storage
- Battery Systems
- Cannabis Processing and Extraction
- Chemical Classification

- Combustible Dust
- Commercial Cooking Fire Protection
- Compressed Gas Systems (Medical, Industrial)
- Fire Alarm and Monitoring Systems
- Fire Pumps
- Fire Sprinklers
- Fuel Modification
- Hazardous Materials
- High Piled Storage
- Refueling Stations
- Special, Clean Agent Systems
- Underground Water Supply

Scope of Work:

- Receive and transmit plans in a manner acceptable to Monterey Park within the stated turnaround time.
- Plan review to ensure compliance with adopted state & local codes and ordinances.
- Communicate corrections with applicants and city as directed.
- Stamp plans in a manner as directed by the Fire Department.
- Be available for phone calls or in-person meetings with Monterey Park as needed.
- Conduct inspections of all types of fire protection systems and installations.
- Respond to public Fire Code inquiries.
- Provide guidance documents and standards to assist residents/businesses with understanding Fire Code requirements.
- Other duties as needed and agreed to between DGA and the Fire Department.

Turnaround Plan Review Times:

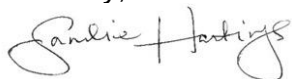
- Initial review – 10 city business days from time of receipt
- Resubmittals – 7 city business days from time of receipt

Fees:

- Plan Review: \$130.00 per hour (one hour minimum per plan)
- Fire Inspections \$115.00 per hour (four hour minimum)

This proposal is valid, binding, and capable of acceptance by the City of Monterey Park for ninety (90) days from the date of submittal. We look forward to assisting the Monterey Park Fire Department with their plan review and inspection needs. Should you have any questions, or need additional information please contact me directly at (951) 897-4622.

Sincerely,



Sandie Hastings, CFPE
Principal Project Manager, Fire Services



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3E

TO: The Honorable Mayor and City Council
FROM: Scott Wiese, Chief of Police
SUBJECT: National Public Safety Telecommunicators Week Resolution

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution Declaring the week of April 13 through 19, 2025 to be National Public Safety Telecommunicators Week in the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Monterey Park Police Department is celebrating the week of April 13-19, 2025 as National Public Safety Telecommunicators Week. This week, sponsored by the Association of Public-Safety Communications Officials (APCO) International and celebrated annually, honors the thousands of men and women who respond to emergency calls, dispatch emergency professionals and equipment, and render lifesaving assistance to the citizens of the United States. We are enlisting your support in the form of a resolution to honor these men and women in our area for the work that they do every day to protect the residents of Monterey Park.

Respectfully submitted by:

Prepared by:

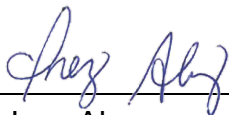


Scott Wiese
Chief of Police



Arlene Chaidez
Lieutenant

Approved by:



Inez Alvarez
City Manager

ATTACHMENT:

1. Draft Resolution

ATTACHMENT 1
Resolution for National Public Safety
Telecommunicators Appreciation Week

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING APRIL 13-19 2025, NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK IN MONTEREY PARK

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

SECTION 1: The City Council finds as follows:

- A. The Monterey Park Police Department is celebrating the week of April 13-29, 2025 as National Public Safety Telecommunicators Week. This week, sponsored by the Association of Public-Safety Communications Officials (APCO) International and celebrated annually, honors the thousands of men and women who respond to emergency calls, dispatch emergency professionals and equipment, and render lifesaving assistance to the citizens of the United States.
- B. Emergencies can occur at any time that requires police, fire, or emergency medical services. When an emergency occurs the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property.
- C. The safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Monterey Park police-fire communications center. Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services.
- D. Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them with information, and ensuring their safety. Public Safety Telecommunicators of the Monterey Park Police Department have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients.
- E. Whereas each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year.
- F. The City of Monterey Park recognizes and celebrates the hard work of these dedicated professionals and declares April 13-19, 2025 as National Public Safety Telecommunicators Week in Monterey Park. We stand behind the commitment and devotion these men and women provide to ensure the safety and security of Monterey Park residents.

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.

PASSED AND ADOPTED this ____ day of _____, 2025.

Vinh T. Ngo, Mayor
Monterey Park, California

Attest:

Maychelle Yee, City Clerk
Monterey Park, California



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3F

TO: The Honorable Mayor and City Council
FROM: Kristin Olivarez, City Librarian
SUBJECT: Adoption of a Resolution Recognizing April 6-12, 2025 as National Library Week in the City of Monterey Park

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a resolution declaring the week of April 6-12, 2025 to be National Library Week in Monterey Park;
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Monterey Park Bruggemeyer Library is celebrating the week of April 6-12, 2025 as National Library Week. National Library Week is celebrated nationwide annually in April to highlight the valuable role libraries, librarians, and library workers play in transforming lives and strengthening our communities. Libraries serve as hubs for learning, creativity, and connection, helping people of all ages and backgrounds explore new ideas and opportunities.

FISCAL IMPACT:

None.

Respectfully submitted by:

Approved by:

A blue ink signature of Kristin Olivarez, written in a cursive style.

Kristin Olivarez
City Librarian

A blue ink signature of Inez Alvarez, written in a cursive style.

Inez Alvarez
City Manager

ATTACHMENT:

1. Draft Resolution

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION DECLARING APRIL 6 – APRIL 12, 2025 AS NATIONAL LIBRARY WEEK.

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

SECTION 1: The City Council finds as follows:

- A. National Library week is celebrated annually in April to highlight the valuable role libraries, librarians, and library workers play in transforming lives and strengthening our communities.
- B. Libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities.
- C. Libraries are vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning.
- D. Libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive.
- E. Libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community.
- F. Libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status.
- G. Libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all.
- H. Libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs.
- I. Libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression.
- J. Libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;

K. Be it resolved that the City of Monterey Park officially proclaims National Library Week, April 6-12, 2025.

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.

PASSED AND ADOPTED this ____ day of _____, 2025.

Vinh Ngo, Mayor

Attest:

Maychelle Yee, City Clerk



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3G

TO: The Honorable Mayor and City Council
FROM: Shawn Igoe, Director of Public Works
SUBJECT: Award of Professional Services Agreement to RKA Consulting Group for the preparation of Plans, Specifications and Engineer's estimates ("PS&E") for Potrero Grande Renovation (road and median) and 1st-Riggin-Potrero Grande Corridor Project

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services agreement with RKA Consulting Group, for the preparation of PS&E for Potrero Grande Renovation (road and median) Project and 1st-Riggin-Potrero Grande Corridor Project in an amount not to exceed \$407,055; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In 2016 the City awarded a contract to RKA Consulting Group to develop the PS&E for road improvements and the construction of landscaped medians. The project was placed on hold due to project funding and timing issues. Since, the City budgeted for the improvements, however, signal improvements at Potrero Grande and at Markland were required to be designed first and constructed prior to resuming the work on finalizing the development of the PS&E. In addition, the City obtained funding from Metro for the design and construction of bike lanes and other improvements along Potrero Grande under the 1st-Riggin-Potrero Grande Corridor Project -MAT Cycle 1. At this time, the City plans on working with RKA Consulting Group to finalize the original scope. In addition, since RKA will working with the City on the majority of Potrero Grande, and in order to expedite the development of PS&E for MAT Cycle 1 and complete the improvements in a timely manner, the Director requested a proposal from RKA Consulting Group to develop the PS&E for the Potrero Grande Improvements Project funded by MAT Cycle 1.

The Public Works Director ("Director") requests City Council approval to enter into an agreement with RKA Consulting Group in an amount not to exceed \$407,055, for the preparation of PS&E for Potrero Grande Renovation (road and median) Project and the preparation of PS&E for 1st-Riggin-Potrero Grande Corridor Project -MAT Cycle 1.

BACKGROUND:

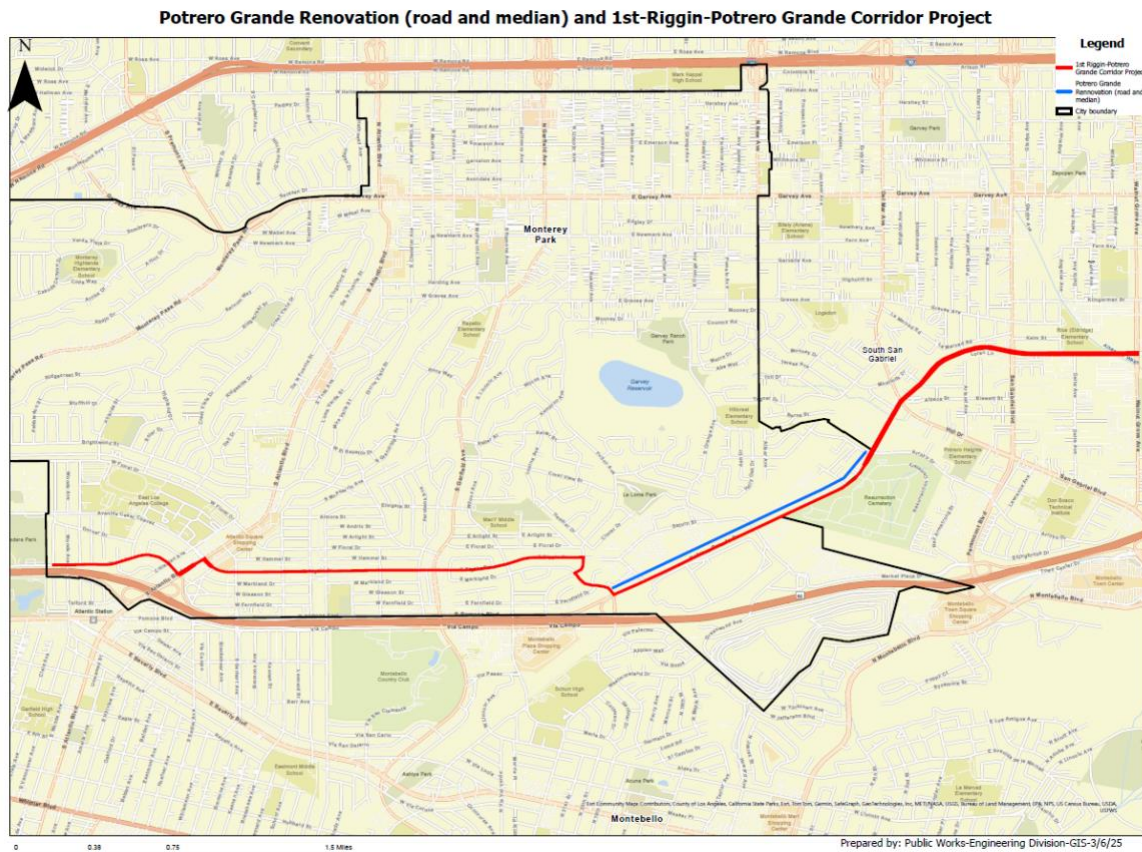
In 2016 the City awarded a contract to RKA Consulting Group to develop the PS&E for road improvements and the construction of landscaped medians and the project was placed on hold due to project funding and timing issues.

The City, along with Los Angeles County and the neighboring cities of Montebello and Rosemead, submitted for grant funding for the installation of bike lanes and related improvements along Potrero Grande.

The project encompasses several following jurisdictions including City of Monterey Park, City of Rosemead, City of Montebello and Unincorporated Los Angeles County (Los Angeles County Public Works). The project limits are on:

- W. 1st St. from Vancouver Ave. to Atlantic Blvd.,
- Atlantic Blvd. from W. 1st St. to W. Riggin St.,
- W. Riggin St. from Atlantic Blvd. to Fulton Ave.,
- Fulton Ave. from E. Riggin St. to E. Markland Dr.,
- E. Markland Dr. from Fulton Ave. to Grande Dr.,
- Grande Dr. from E. Markland Dr. to San Gabriel Blvd.,
- Rush St. from San Gabriel Blvd. to Walnut Grove Ave.

Project Location Map



The project brings connectivity between major activity and transportation centers through construction of long segments of missing sidewalks, ADA compliant curb ramps, and crosswalk enhancements. There is also a lack of regional bicycle connectivity between San Gabriel Valley cities, with many bicycle facilities dropping at city boundaries. The project proposes to expand alternative modes of travel by increasing existing bicycle transportation network and enhancing pedestrian facilities. These measures will increase connectivity between homes, jobs, public transit, schools, and recreational resources for a variety of road users in unincorporated South San Gabriel, and the Cities of Monterey Park, Montebello and Rosemead.

Riggin Street, in the City of Monterey Park, has existing bicycle facilities, which includes Class III and Class II bike routes from Atlantic Blvd. to Wilcox Ave. The proposed bike facilities will extend and provide continuity and a connection between the existing bicycle facilities along Riggin Street and to the future bicycle lanes along 1st Street in East Los Angeles, which is part of the Metro Gold Line Eastside Access Phase II project. Missing sidewalks along Potrero Grande Drive discourage active transportation by forcing pedestrians to walk in the street. This project will provide greater accessibility and mobility for pedestrians, cyclists and transit users providing safe and productive alternative modes of travel.

The City delayed the design and construction of the road improvements and median construction until the signal improvements at Potrero Grande and Market Place, and Potrero Grande and Markland were completed. The proposed improvements were critical to align with the proposed improvements along Potrero Grande. This project required Caltrans review and approval and inspection and faced delays. At this time, the signal improvement construction is completed. In addition, Southern California Edison was improving the parkway along Potrero Grande. These improvements were also completed.

The Director requested that RKA provide a proposal to complete the improvement plans for Potrero Grande. The goal is to design and bid both the road improvement and median project at the same time as the 1st-Riggin-Potrero Grande Corridor Project. Having the same contractor perform the work is expected to result in cost savings and will eliminate any necessary coordination between two contractors if the City was to bid the two projects separately. As a result, the Director requested from RKA a proposal for the development of the PS&E for the 1st-Riggin-Potrero Grande Corridor Project -MAT Cycle 1.

It is recommended that City Council authorize the City Manager to execute an agreement with RKA Consulting Group in an amount not to exceed \$407,055, for the preparation of PS&E for Potrero Grande Renovation (Road and median) Project and for the preparation of PS&E for 1st-Riggin-Potrero Grande Corridor Project -MAT Cycle 1.

2024-25 STRATEGIC PLAN GOAL:

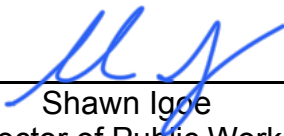
This Project meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community as it aims to improve public transportation, pedestrian and bicyclist mobility and safety.

FISCAL IMPACT:

The Potrero Grande renovation cost will not exceed \$65,625. The Contract funds are budgeted as part of Capital Improvement Project ("CIP") No. 96012.

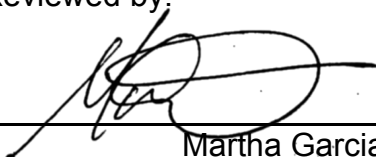
The 1st-Riggin-Potrero Grande Corridor Project -MAT Cycle 1 cost will not exceed \$341,430. The Contract funds are budgeted as part of Capital Improvement Project ("CIP") No. 96052, and will be funded through Measure M, Metro Active Transport (MAT) Programs.

Respectfully submitted by:



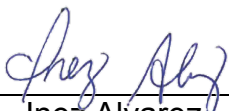
Shawn Igoe
Director of Public Works

Reviewed by:



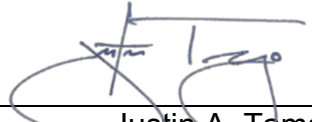
Martha Garcia
Director of Finance

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Justin A. Tamayo
Assistant City Attorney

ATTACHMENTS:

1. RKA Consulting Group Technical Proposal and Cost Proposal
2. RKA Schedule

ATTACHMENT 1
RKA Consulting Group
Technical Proposal and Cost proposal



March 3, 2025

Ziad Mazboudi
City of Monterey Park
320 W. Newmark Ave
Monterey Park, CA 91754

RE: PROPOSAL FOR THE COMPLETION OF POTRERO GRANDE DRIVE PROJECT

Dear Mr. Mazboudi:

RKA Consulting Group is thankful for the opportunity to submit this proposal to provide engineering services for the design of roadway, lighting, and landscaping improvements on for the completion of the design of Potrero Grande Drive from Markland Drive to Arroyo Drive.

This proposal excludes improvements along Potrero Grande Drive related to the Metro MAT Cycle I project.

PROJECT UNDERSTANDING

RKA began the design of Potrero Grande Drive in 2016. The City provided 85% plan check comments and RKA was in the process of incorporating the comments when the project went on hold in 2017 due to project funding and project timing issues. The City now has funding to complete the original scope of work.

PART 1 – FINALIZE ORIGINAL SCOPE DESIGN ON POTRERO GRANDE DRIVE

Task 1—Update Landscaping and Irrigation Plans

The landscaping and irrigation plans were approximately 75% complete when the project was put on hold. Since then, the State has twice updated the MWELO standards and the planting palette and irrigation calculations have to be revised, which will require a significant redesign of the irrigation plans. The shapes of three median islands will need to be revised as part of the Metro project. Because the median landscaping is not part of the Metro scope of work, the cost to make adjustments to the landscaping and irrigation is included in the original scope of work.

Task 2—Finalize Roadway Plans

RKA will contact all of the utility companies and restart utility coordination. No relocations are anticipated.

Many of the 85% plan check comments were incorporated into the plans prior to the project being placed on hold. The remaining 85% plan check comments will be incorporated into the plans and the plans will be resubmitted at the 95% design level, allowing the City to provide an additional round of comments. Much of the time spent on the PS&E will be to update the plans to current standards, thoroughly QC the plans, update the quantities and unit rates on the cost estimate, and update the specifications. The specifications were previously prepared to 2015 Greenbook and 2012 Caltrans standards. It is assumed that the City has updated boiler plate and special provisions that will be provided to RKA to use as a starting point.

The traffic signal improvements at the Potrero Grande/Markland intersection and the Potrero Grande/Saturn/Market Place intersection have been designed by others and have been constructed.

PART II – BIDDING AND CONSTRUCTION SUPPORT

Task 3—Review and Respond to RFIs and Submittals, Prepare As Builts

During bidding, RKA and Withers and Sandgren will review and respond to RFIs and issue addenda, as needed. During construction, RKA and Withers and Sandgren will review and respond to all RFIs within three business days and will review and approve material submittals. Drawing revisions will be issued, if necessary. Three field visits will be performed to observe ongoing construction.

Upon conclusion of construction, as built drawings incorporating the Contractor's redlines and applicable RFI revisions will be developed.

EXCLUSIONS

- Review and permit fees.

Fee

PART 1 – FINALIZE ORIGINAL SCOPE DESIGN	\$52,625
PART II – BIDDING AND CONSTRUCTION SUPPORT	<u>\$13,000</u>
TOTAL:	\$65,625

RKA proposes to provide the above work on a time and material basis for a not-to-exceed fee of \$65,625.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'K Pedersen', with a long horizontal stroke extending to the right.

Kurt Pedersen
Project Manager/Sr. Engineer



**City of Monterey Park
Potrero Grande Project
March 3, 2025**

	Project Manager \$160/hr.	Project Engineer \$130/hr.	Engineering CAD Tech \$95/hr.	Counts (NDS)	Public Outreach (VMA)	Lighting (Vector)	Landscaping (Withers and Sandgren)	Total Fee
Part I - Finalize Original Scope Design								
Task 1 - Update Landscaping and Irrigation Plans							\$ 32,025	
Task 2 - Finalize Roadway Plans	40	80	40					
Phase I Subtotal Hours	40	80	40					
Phase I Subtotal Fee	\$ 6,400	\$ 10,400	\$ 3,800		\$ -	\$ -	\$ 32,025	\$ 52,625
Part II - Construction Support								
Task 3 - Review and Respd to RFIs and Submittals, 3 Field Visits (1 RKA, 2 W&S)	40	20					\$ 4,000	
Part II Subtotal Hours	40	20	0					
Part II Subtotal Fee	\$ 6,400	\$ 2,600	\$ -		\$ -	\$ -	\$ 4,000	\$ 13,000
							Total Fee	\$65,625.00



March 5, 2025

Ziad Mazboudi
City of Monterey Park
320 W. Newmark Ave
Monterey Park, CA 91754

RE: PROPOSAL FOR THE DESIGN OF THE METRO MAT CYCLE I PROJECT

Dear Mr. Mazboudi:

RKA Consulting Group is thankful for the opportunity to submit this proposal to provide engineering services for the design of roadway, lighting, and landscaping improvements for the Metro MAT Cycle I project.

PROJECT UNDERSTANDING

The City has received Metro MAT Cycle I funding for bicycle and pedestrian improvements along First Street, Riggin Street, Potrero Grande Drive, and Rush Street. This project excludes the median and pavement improvements on Potrero Grande Drive from Markland Drive to Arroyo Drive.

The scope for the Metro MAT Cycle I Project also includes:

- Class II bike lanes on W First Street between the west city limits near Vancouver Avenue to Atlantic Boulevard.
- Class III bike route on either Atlantic Boulevard between W First Street and W Riggin Street.
- Protection of the existing Class III and Class II bike lanes on W Riggin Street between Atlantic Boulevard and Wilcox Avenue.
- Class III bike route on W Riggin Street from Wilcox Avenue to Fulton Avenue, on Fulton Avenue from E Riggin Street to Markland Drive, and on Markland Drive from Fulton Avenue to Potrero Grande Drive.
- Class II bike lanes on Potrero Grande Drive from Markland Drive to San Gabriel Blvd and on Rush Street from San Gabriel Blvd to Walnut Grove Avenue.
- Add bike parking at five locations. It is assumed the City has details for the bike parking.
- Bus stop improvements (bus stop pole, bench, bike racks, and trash can) at 20 locations. It is assumed that the City has details for the improvements.
- 15,000 SF of sidewalk repairs for obstruction removals and ADA compliance.

- Installation of pedestrian countdown heads, APS push buttons, and the restriping of crosswalks at 17 intersections.
- Replacement of 120 curb ramps within the City of Monterey Park.
- Microsurfacing or Slurry Seal on Potrero Grande Ave and Rush Street within the City of Rosemead and LA County. Includes restriping all lanes.
- Add bicycle push buttons and/or bicycle loop detection at 12 signalized intersections.
- Before and after bicycle and pedestrian counts at five locations.
- Community outreach.

PART I – METRO MAT CYCLE I DESIGN

Task 1—Develop Conceptual Plans

RKA will develop two to three options for the proposed layout of the bike lanes throughout the project. RKA will develop layout options and cross sections and will meet with the agencies to select a preferred alternative.

Task 2—Develop Roadway and Striping Plans

As part of a separate project, Potrero Grande Drive between Markland Drive and Arroyo Drive plans had been developed to an 85% completion matching the existing street width. The plans will be modified as a part of this project to widen the street between Market Place Drive to Arroyo Drive to allow for the Class II bike lanes.

RKA will perform site walks to identify substandard curb ramps, damaged/narrow sidewalk, and existing signing and striping. Existing lane widths will also be measured.

The proposed striping improvements will be based on the cross sections that were approved by all agencies in the conceptual phase. RKA will develop striping plans utilizing existing aerial images at a scale of 1"=40' similar to the City's previously designed plans for First Street. Modification to vehicle detection loops or video detection zones will be identified.

RKA will develop civil improvement plans identifying the location and type of curb ramp to be replaced, locations of APS, pedestrian countdown head, and bicycle push button signal improvements, sidewalk repair locations, bus stop location improvements, bicycle parking locations, and slurry seal locations. The civil plans will also utilize existing aerial images at a scale of 1"=40' similar to the City's previously designed plans for First Street. Unless required, neither right of way lines nor utilities will be shown on the plans.

Task 3—Develop Retaining Wall Plans

RKA will prepare retaining wall plan/profiles and typical sections for a maximum 6' tall retaining wall on the south side of Potrero Grande Drive. The wall will either be a CMU block or cast in place wall based on SPPWC Standard Plans. A large part of the cemetery drains towards the wall, so capturing the runoff and draining it through the curb will require special attention.

Task 4—Add 4' Parkway to Landscaping and Irrigation Plans

Included in the Metro project is the addition of a 4' wide, continuous parkway on the south side of Potrero Grande Drive adjacent to the cemetery. RKA's Landscaping Architect, Withers and Sandgren, will work with the City to develop a landscaping palette and revise the current landscaping and irrigation plans to include the parkway. The addition of the parkway will result in the need to add an additional sheet to both the landscaping and irrigation plans.

Task 5—Add Street Lighting

Street lighting will be added to both sides of Potrero Grande Drive between Market Place Drive and Arroyo Drive. RKA's Lighting Engineer, Vector Engineering Group, will perform lighting calculations and design the street light system. RKA will coordinate with SCE for the power drops and meter pedestals, assuming Monterey Park and Montebello will have separate lighting systems. RKA will also coordinate with SCE for the removal of the existing street lights on wood poles.

Task 6—Bicycle and Pedestrian Counts

Obtain 7-day, 24-hour bicycle and pedestrian counts at five locations. Counts will be done pre-construction and post construction.

Task 7—Community Outreach

RKA's consultant, VMA will hold one virtual and two in-person community outreach meetings. Flyers will be prepared in English, Spanish and Chinese. The City will post the flyers on the City website and no additional notifications will be required. VMA will collect comments and input provided by the community and will provide the City a summary of the comments.

PART II – BIDDING AND CONSTRUCTION SUPPORT

Task 8—Review and Respond to RFIs and Submittals, and Prepare As Builts

During bidding, RKA, Vector, and Withers and Sandgren will review and respond to RFIs and issue addenda, as needed. During construction, the design team will review and respond to all RFIs within three business days and will review and approve material submittals. Drawing revisions will be issued, if necessary.

Upon conclusion of construction, as built drawings incorporating the Contractor's redlines and applicable RFI revisions will be developed.

EXCLUSIONS

- Review and permit fees.

Fee

PART 1 – METRO MAT CYCLE I DESIGN	\$322,080
PART II – BIDDING AND CONSTRUCTION SUPPORT	<u>\$19,350</u>
TOTAL:	\$341,430
 OPTIONAL ADDITIONAL COMMUNITY OUTREACH MEETING	 \$8,280

RKA proposes to provide the above work on a time and material basis for a not-to-exceed fee of \$341,430.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions, please do not hesitate to call.

Sincerely,



Kurt Pedersen
Project Manager/Sr. Engineer



City of Monterey Park
Metro MAT Cycle I
March 5, 2025

	Project Manager \$160/hr.	Project Engineer \$130/hr.	Engineering CAD Tech \$95/hr.	Counts (NDS)	Public Outreach (VMA)	Lighting (Vector)	Landscaping (Withers and Sandgren)	Total Fee
Part I - Metro MAT Cycle I Design								
Task 1 - Develop Conceptual Plans	32	32						
Task 2 - Develop Roadway and Striping Plans	340	860	460					
Task 3 - Develop Retaining Wall Plan/Profiles, 3 sheets	30	80	40					
Task 4 - Add 4' Wide Landscaped Parkway at Cemetery							\$ 17,900	
Task 5 - Street Lighting	20					\$ 25,300		
Task 6 - Bicycle and Pedestrian Counts				\$ 10,000				
Task 7 - Community Outreach	20	10			\$ 23,000			
Part II Subtotal	442	982	500					
Part II Subtotal Fee	\$ 70,720	\$ 127,660	\$ 47,500	\$ 10,000	\$ 23,000	\$ 25,300	\$ 17,900	\$ 322,080
Part II - Construction Support								
Task 8 - Review and Respd to RFIs and Submittals, 3 Field Visits (2 RKA, 1 W&S)	60	40					\$ 4,550	
Part II Subtotal Hours	60	40	0					
Part III Subtotal Fee	\$ 9,600	\$ 5,200	\$ -		\$ -	\$ -	\$ 4,550	\$ 19,350
Total Fee								\$341,430.00

ATTACHMENT 2

RKA Schedule

Metro MAT Cycle I and Potrero Grande Drive Schedule

Task	Start	Finish	March		April				May				June					July		
			3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21
NTP	3/24																			
Send Out First Utility Notices	3/24	3/27																		
Field Investigations	3/24	4/10																		
Base Mapping	3/24	4/17																		
Community Outreach	3/31	4/14																		
Conceptual Design	4/15	4/23																		
Review Concepts With Agencies	4/24																			
85% Design	4/28	5/22																		
LA County Review	5/12	6/6																		
85% City Review	5/26	6/6																		
100% Design	6/9	6/27																		
Final Utility Notice	6/27																			
LA County Review	6/16	7/7																		
100% City Review	6/30	7/10																		
Incorporate Review Comments	7/14	7/17																		
Final Submittal	7/18																			



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3H

TO: The Honorable Mayor and City Council
FROM: Shawn Igoe, Director of Public Works
SUBJECT: Award of Professional Services Agreement to Mark Thomas for the preparation of Plans, Specifications and Engineer's estimates ("PS&E") for Garvey Capacity Improvements Project

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services agreement with Mark Thomas, for the preparation of Plans, Specifications and Engineer's estimates (PS&E) for Garvey Capacity Improvements Project in an amount not to exceed \$1,348,896; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

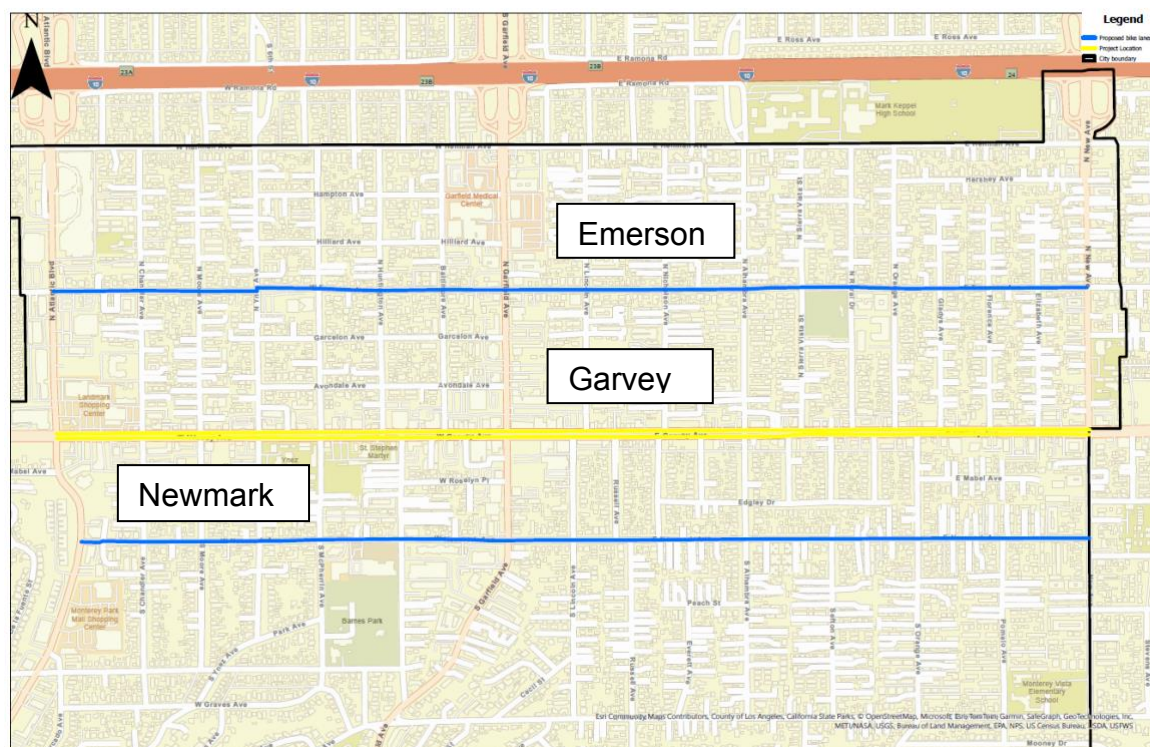
The City was awarded funding through the Los Angeles County Metropolitan Transportation Authority ("LACMTA") Project ID# MR2.1.1.21 and FTIP #LA9918883. The City released a Request for Proposals ("RFP") and received four proposals for the preparation of PS&E for Monterey Pass Road Complete Street Project. Following an extensive selection process that included interviews of four firms, the Public Works Director ("Director") selected Kimley-Horn and Associates, Inc. as the most qualified consultant for this work. The Garvey Capacity Improvements Project necessitates qualifications closely aligned with those required for the Monterey Pass Complete Street Project. To facilitate the timely completion of the Garvey Capacity Improvements Project's design, the Director has determined that Mark Thomas is the most suitable candidate for the City's award. The Director requested a proposal from Mark Thomas for the proposed work on Garvey Avenue, and a cost proposal was negotiated. The Director requests City Council approval to enter into an agreement with Mark Thomas in an amount not to exceed \$1,348,896, for the preparation of PS&E for Garvey Capacity Improvements Project (the "Contract").

BACKGROUND:

The City received funding from LACMTA to fund the development and construction of the Garvey Avenue Capacity Improvements project, from West Atlantic Boulevard to New Avenue. The Project is approximately 1.7 miles in length.

The Project location is depicted below.

Project Location Map



The Project is an eligible SR-710 North Corridor Mobility Improvement approved by the Metro Board of Directors on April 4, 2024, and contributes to mobility and operational benefits in the SR-710 corridor, between I-10 and I-210, consistent with the purpose and need of the 710 Gap Closure project.

The Project is anticipated to:

- Improve public transit/bus flow
- Improve pedestrian mobility and safety
- Improve/promote bicycle use by evaluating routes and usage on adjacent streets and in the surrounding area.
- Improve traffic flow, reduce congestion, thus reduce emission of green-house gases. (Traffic congestion on roads not only increases the fuel consumption but consequently leads to increase in carbon dioxide emissions, outdoor air pollution as well as increase in the exposure time of the passengers.)
- Promote electric vehicle use by providing EV charges for public use, thus reducing emission of green-house gases.

The City released a Request for Proposals (“RFP”) and received four proposals for the preparation of PS&E for Monterey Pass Road Complete Street Project.

The City received proposals from the following consultants:

- Kimley Horn and Associates, Inc.
- NCE
- Mark Thomas
- CR Associates

Following an extensive evaluation process that included interviews and presentation of all firms, the Director selected Kimley-Horn and Associates, Inc. as the most qualified consultant for this work. Mark Thomas was ranked a close second in the evaluation process.

The Garvey Capacity Improvements Project necessitates qualifications closely aligned with those required for the Monterey Pass Complete Street Project. Pursuant to Resolution No. 2025-R3 declaring a local emergency, the City Council authorized the City Manager to by-pass the standard procurement policies. As a result, to facilitate the timely completion of the Garvey Capacity Improvements Project's design, the Director has determined that Mark Thomas is the most suitable candidate for the City's award. The Director requested a proposal from Mark Thomas for the proposed work on Garvey Avenue, and a cost proposal was negotiated.

It is recommended that City Council authorize the City Manager to execute an agreement with Mark Thomas in an amount not to exceed \$1,348,896, for the preparation of PS&E for Garvey Capacity Improvements Project.

2024-25 STRATEGIC PLAN GOAL:

This Project meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community as it aims to improve public transportation, pedestrian and bicyclist mobility and safety, improve traffic flow and reduce greenhouse gas emissions.

FISCAL IMPACT:

The Contract cost will not exceed \$1,348,896. The Contract funds are budgeted as part of Capital Improvement Project ("CIP") No. 96052, and will be funded through SR 710 grant funding.

Respectfully submitted by:



Shawn Igoe
Director of Public Works

Reviewed by:



Martha Garcia
Director of Finance

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Justin A. Tamayo
Assistant City Attorney

ATTACHMENTS:

1. Mark Thomas Technical Proposal
2. Mark Thomas Cost proposal
3. Mark Thomas Schedule

ATTACHMENT 1

Mark Thomas Technical Proposal

PROPOSAL



PROJECT

GARVEY AVENUE CAPACITY IMPROVEMENTS (ATLANTIC TO NEW)

REVISED MARCH 3, 2025

SUBMISSION DATE

FEBRUARY 27, 2025

PREPARED FOR

City of Monterey Park



MARK THOMAS

SCOPE OF WORK

TASK 1 TOPOGRAPHIC SURVEY, UTILITY RESEARCH AND PROJECT DATA COLLECTION

TASK 1.1 PRELIMINARY SITE INVESTIGATION/ PRELIMINARY PROJECT DESCRIPTION

TASK 1.1.1 PRELIMINARY SITE INVESTIGATION

Meet with City staff to define and clarify the work plan and project elements.

Mark Thomas will field walk site and inventory visible utility, topography, drainage, and other notable features to consider in preliminary engineering. Additionally, Mark Thomas will generate field notes, a 360-degree photograph log with GIS mapping link, and video recordings of the field walk. Our team will conduct a field review of existing curbside/parking conditions along the entire Garvey Avenue corridor (Atlantic Avenue to New Avenue) that consists of, but not limited to, existing parking, loading areas, restriction areas, trash pickup, and no parking areas.

We will meet with City staff to inventory PCC concrete and asphalt concrete repair areas and existing dead or dying street trees/landscaping areas to be replaced with project improvements.

TASK 1.1.2 PRELIMINARY PROJECT DESCRIPTION

Upon completion of the preliminary field investigations Mark Thomas will prepare and submit a preliminary project description which will define the design parameters, typical sections, and potential conflicts.

TASK 1.1.3 RESEARCH AND SECURE PERTINENT RECORD MAPS AND AS-BUILTS

Mark Thomas will obtain available as-built record plans from the City of Monterey Park and County of Los Angeles, as necessary, for the length of the corridor. This information will be compiled and organized into a records package when complete with research efforts. This also includes review of the Citywide master plans to incorporate pertinent data into project alternatives.

TASK 1.1.4 PERMITS

Mark Thomas will obtain City encroachment permits necessary to complete survey and geotechnical field work.

ASSUMPTIONS

- » We have included up to \$2,000 as another direct cost to cover fees associated with securing maps/as-builts record drawings.
- » It is assumed all encroachment permits will be done as no fee. No rights of entry will be required for either geotechnical work as all borings will be performed within public right of way maintained by the City or land surveying as California law allows access to properties for surveying and boundary retracement purposes.

DELIVERABLES

- » Field Notes
- » 360 Degree Photograph Log
- » Video Recording
- » Preliminary Project Description
- » Compiled As-Builts

TASK 1.2 TOPOGRAPHIC SURVEY/ RIGHT OF WAY BASE MAPPING

TASK 1.2.1 RESEARCH & MOBILIZATION

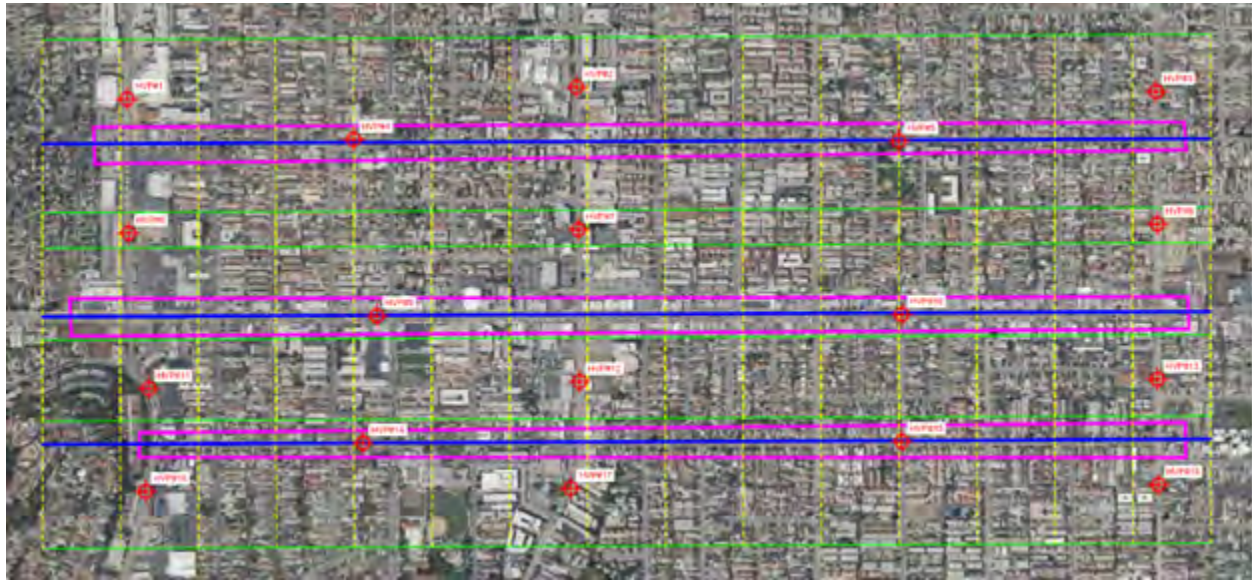
Mark Thomas will field walk site and inventory visible utility, topography, drainage, and other notable features. Prior to commencing any surveying/boundary retracement activities, Mark Thomas will secure available research from the City, County of Los Angeles and any project information supplied by the city. The following is included as part of this scope of services:

1. Secure available Parcel Map/Tract Map/Records of Survey/Corner Records and other record mapping information from the Los Angeles County Surveyor.
2. Request from the City and County of Los Angeles any available documentation showing centerline monument ties, benchmarks, roadway vacation documents, as-built improvement plans, and building and safety related permits/land covenants.

TASK 1.2.2 RESEARCH, ESTABLISH CONTROL, AERIAL TARGETS (UP TO 18)

SURVEY CONTROL

Mark Thomas will establish horizontal control based on CCS83, Zone V, and vertical control will be based on NAVD88 Vertical Datum, tied to a local City/County benchmark or to be established from ellipsoid heights via GPS ties to closest CGPS Stations to the site. Mark Thomas to set temporary control points for future design and construction survey within the project limits.



Limits of aerial imagery and topographic data/mapping

AERIAL MAPPING

Once the project control is established, Mark Thomas will establish supplemental horizontal and vertical control necessary for orienting photogrammetric survey. Mark Thomas will acquire new color stereo image data covering the above-mentioned project area that will be suitable in resolution, scale and image quality for developing key topographic break lines and improvements. Mark Thomas will collect data during the primary data acquisition mission using conventional flight methods. Aerial imagery will be obtained when the ground is not obscured by smog, haze, fog or dust, and when cloud or cloud shadow coverage will not appear in any image. Refer to Figure below illustrating the general footprint of the topographic data/aerial imagery to be captured and processed. Magenta areas will include aerial imagery and topographic data/mapping limits.

Mark Thomas will map planimetric feature data in three dimensions to generate an Aerial Topographic Survey Base Map with aerial imagery background at 1" = 40' scale. Mapped features will generally include roof outlines of buildings and other major structures, tops/toes of channels, edge of pavement for all paved surfaces, manholes, drop inlets, parking areas, curbs/gutters, sidewalks, fences, walls, signs, utility poles, light poles, above ground utility service facilities, storm drain facilities, ditches, streams, trees/tree outlines, dense brush, bulkheads, and other visible improvements at the surface elevation. Mass points and break lines will be collected along all mapped improvements listed above to create continuous contours with a 1-foot interval (5-foot index) and a Digital Terrain Model (DTM).

TASK 1.2.3 CENTERLINE AND RIGHT-OF-WAY ESTABLISHMENT (LANDNET)

Mark Thomas will also locate pertinent survey monuments/cadaster along Garvey Avenue, Emerson Avenue and Newmark Avenue within the project limits, as needed. Utilizing the record information gathered in Task 1.2.1, Mark Thomas will review and analyze the centerline & right of way information obtained and existing survey monuments located within the Project limits. Mark Thomas will create a LandNet base map in AutoCAD DWG format that includes street centerline and existing rights-of-way based on existing record maps, This effort does not constitute a full and complete boundary survey of adjoining land parcels.

The LandNet base map will be used as the basis of existing center lines, rights of way, and record easements for the Project.

TASK 1.2.4 TOPOGRAPHIC DESIGN SURVEY - GARVEY AVENUE

Mark Thomas will perform a topographic survey to document existing site topography of the Garvey Avenue project site as shown on the RFP, from Atlantic Boulevard to New Avenue. CONSULTANT to conduct cross-sections at 50' intervals. Topographic survey will extend approximately 500' north and south of the project limits, approximately 100' beyond the BCR/ECR at street intersections, and to approximate right-of-way (back-of-walk to back-of-walk), where accessible. Surface-visible utilities or major features located within 1 foot of back of walk will also be located. A combination of conventional survey and mobile/terrestrial laser scanning, if needed, will be conducted on the site area to locate the above ground features. Existing condition features to be collected include but are not

limited to: faces/corners of buildings, curb and gutter, top of curb & flowline, sidewalk, surface-visible utilities such as pull boxes, hydrants, vaults, etc., trees greater than 6" trunk diameter, grade breaks, crown line, driveways, curb ramps, walls/fences and landscape areas.

Mark Thomas will utilize this information to update existing base mapping and create the final Topographic Survey base map in AutoCAD DWG format and update the DTM to be used as the basis of existing improvements for the Project design.

ASSUMPTIONS

- » No Title Reports are included in this scope.
- » Up to six (6) primary control stations will be located
- » Up to eighteen (18) aerial ground control targets will be established
- » There will be no Caltrans "ABC" submittal for this project
- » No Pre or Post-Construction Record of Survey is included in this scope of services.
- » Traffic Control Plans will not be provided for this task and typical MUTCD exhibits shall be sufficient if necessary for encroachment permits.

DELIVERABLES

- » Record maps, record documents and Deeds acquired in PDF format
- » Project Control, Report and Control Diagram (PDF)
- » Aerial topographic mapping in AutoCAD C3D format (topo and planimetrics)
- » Surface DTM in AutoCAD C3D format
- » Color orthophoto imagery at 0.15' GSD in TIFF format
- » Monument PNEZD Summary Table of found cadastral and Mark Thomas control information in PDF format
- » Land Net base map in AutoCAD Civil3D and PDF
- » Final Topographic base map in AutoCAD Civil3D and PDF formats. 1"=40', 1' Contour Intervals.

TASK 1.3 UTILITY RESEARCH AND COORDINATION

TASK 1.3.1 UTILITY A LETTERS AND UTILITY BASE MAP/UTILITY MAPPING

Mark Thomas will verify all utility owners and contacts within the Project limits using Underground Search Alert. Mark Thomas will generate Introductory Letters/Records Requests (Utility letter A) on City letterhead and request utility facility mapping or plans. Follow-ups with each utility owners will occur to verify the existence of any utilities and to secure available records and as-built information. A utility matrix will be developed to document all correspondence and track conflicts. Utility mapping will be prepared in CAD based upon the utility information received.

Mark Thomas will prepare and send Utility B and C letters to utility owners. Utility B letter will be the Relocation Claim Letter with Utility Conflict Sheets after the 60% submittal. Utility C letter will be the Notice to Owners Letters after the 90% submittal to appropriate utility owners. Coordination will include preparation of a Utility Matrix that will capture pertinent utility owner contact information and document correspondence/communication with utility owners throughout issuances of the Introductory A Letters through the Notice to Owner to relocate facilities.

ASSUMPTIONS

- » After issuance of the C Letters to Utility Owners, the City will coordinate relocation efforts directly with the Utility Owners.
- » Potholing services are excluded from this project

DELIVERABLES

- » Utility Introductory Letters
- » Utility As-Built/Records Requests for Utility Base Mapping
- » Preliminary Utility Management Matrix
- » Utility Base Map
- » Utility B & C Letters

TASK 2 PRELIMINARY DESIGN

TASK 2.1 PROJECT ADMINISTRATION/ MEETINGS

TASK 2.1.1 PROJECT ADMINISTRATION

Mark Thomas will perform project administration. The tasks will include documentation, meeting management, budget tracking, scheduling, project task tracking, etc to help the project stay on track.

TASK 2.1.2 MEETINGS

Upon the notice to proceed, a kickoff meeting and coordination meeting will be held with the appropriate team members to establish the key contacts, design directives protocol, discuss issues, confirm objectives and schedule of deliverables. Follow-up meetings after the kickoff will be workshops (up to 2) with key City staff members focused on presenting initial alternatives, results from survey and public input, and planning on final outreach / presentation efforts. Lastly, our team will conduct bi-monthly (every two weeks) virtual coordination/ check-in meetings with City staff after kickoff meeting throughout the Preliminary Design Phase.

ASSUMPTIONS

- » Assumes up to 3 months of bi-monthly coordination meetings with the City to complete the Preliminary Design Phase

DELIVERABLES

- » Progress Reporting
- » Meeting Agendas, Exhibits and Minutes

TASK 2.2 TRAFFIC OPERATIONS ANALYSIS

Under the direction of Mark Thomas, ADVANTEC will prepare a Traffic Flow and Capacity Improvements Analysis Study using our current Garvey Avenue traffic model that we prepared (in Synchro) from the Citywide ITS/Adaptive-Responsive Traffic Control Improvements project.

This consist of analyzing 11 signalized intersections under the following scenarios:

- 1. Existing Conditions:** Level-of-service (LOS) analysis and queueing analysis (95th percentile) without improvements
 - To determine adequate left-turn and/or right-turn pocket lengths
 - Other geometric improvements
 - Other traffic signal timing and operations
- 2. Road Diet:** LOS analysis and queueing analysis (95th percentile) improvements
 - This will be based on the road diet alternative and lane configuration/intersection geometry that we will obtain from Mark Thomas.
- 3. Future Conditions:** LOS and queueing analysis (with improvements) based on City's preferred lane configuration

In addition, we will conduct left-turn phasing analysis for up to 5 intersections.

A technical memorandum or report will be prepared with an introduction, description of the study area intersection, analysis methodologies, description of existing conditions, data collection, LOS analysis and queueing analysis for existing, road diet, and future conditions for one alternative, and recommendations. This will include a left-turn phasing analysis for up to 5 intersections.

We anticipate three submittals (draft, draft-final and final) for the City's review and approval.

DELIVERABLES

- » Traffic flow and capacity improvements analysis study for 11 signalized intersections, left-turn phasing analysis for up to 5 intersections (Draft, draft-final and final submittals).

TASK 2.3 PRELIMINARY CONCEPTS

INITIAL CONCEPTS/INSPIRATION BOARDS

Mark Thomas will develop up to four (4) inspiration boards and meet with City staff to screen potential architectural, hardscape, landscape, lighting, site amenities, and potential historical/cultural elements to build into the project prior to developing initial alternatives. These inspiration boards will be used to screen initial elements while survey, existing street and parking conditions, traffic operations, and initial public surveys are being conducted. We will utilize this information to develop two alternatives and develop draft typical sections (up to three per each alternative) of various versions of each alternative. Concepts will consist of 1" = 20' scale Geometric Approval Drawings (GADs) for both alternatives that include the following:

- » Existing topographic/rights of way/centerline alignments.
- » Geometric improvements including roadway, raised median, sidewalks, striping, curb ramps, driveways, curb extensions.
- » Preliminary location of landscaping/irrigation improvements.
- » Recommendations on intersection improvements based upon the Traffic Corridor Study recommendations.
- » Typical cross sections between main intersections.
- » Architectural, site amenities, hardscape, wayfinding, and other decorative features to enhance Garvey Avenue.
- » Preliminary Pedestrian and Street Light Concepts
- » Preliminary Electric Vehicle (EV) Charging Station Conceptual Plans (up to 1 EV charging stations on-street and 1 off-street

Mark Thomas will also develop Preliminary Engineer's Estimates of Probable Costs for each of the two alternatives.

It is assumed up to one (1) draft submittal will be provided to the City for review, and Mark Thomas will update based upon City comments and provide one (1) final submittal prior any public outreach. After completion of initial public outreach survey results and the community forum, Mark Thomas will update both GADs and Preliminary Engineer's Estimate of Probable Costs for each alternative as one final draft for the City prior to the selection of the preferred alternative.

DELIVERABLES

- » Inspiration Boards – 30"x42" (Up to 4) (One Submittal)
- » Geometric Approval Drawings (GADs) – Up to two (2) alternatives (Draft, Final Draft, and Final)
- » Preliminary Engineer's Estimate of Probable Costs – Up to two (2) alternatives (Draft, Final Draft, and Final)

TASK 2.4 ENVIRONMENTAL DOCUMENTATION

Under direction of Mark Thomas, WEBB will prepare a Notice of Exemption (NOE) with the Initial Study (IS) Checklist as backup in compliance with the requirements of the 2025 California Environmental Quality Act (CEQA), California Public Resources Code Sections 21000 et seq., CEQA guidelines, Title 14, California Code of Regulations 15000 et seq., and the City's CEQA procedures.

WEBB will submit the NOE and IS to the City for two (2) rounds of administrative review and revisions. No hard copies are included. It is assumed the City will file the NOE with the County Clerk and State Clearinghouse once the City approves the Project.

ASSUMPTIONS

- » Based on the nature of the project improvements (i.e. no capacity enhancements and the consistency with recently adopted City General Plan information), no technical studies are included for this project and its expected a Notice of Exemption (NOE) will be the appropriate CEQA document to clear this project.

DELIVERABLES

- » NOE with Initial Study or IS/MND, MMRO and NOD

TASK 2.5 PUBLIC OUTREACH

COLLATERAL MATERIALS

Under the direction of Mark Thomas, Arellano and Associates will develop high-quality, accessible multilingual collateral materials designed to ensure clear communication and inclusivity for all community members. These materials will provide essential project information, answer common inquiries, and facilitate meaningful public participation. Collateral materials include:

- » **Project Fact Sheet:** A visually engaging, easy-to-understand document summarizing the project's purpose, objectives, timeline, key considerations, and opportunities for public involvement, including a project map highlighting the proposed improvement locations.

All outreach materials will be professionally designed and made available in English, Mandarin and Spanish, and up to two additional languages if needed, to ensure accessibility and equitable communication with diverse community members. Collateral materials will also include a short link and QR code to the project website for easy access to additional information and updates.

WEBSITE

Our team will design, develop, and maintain a user-friendly, accessible project website and StoryMap to serve as a central hub for public information and engagement. The website will provide key project details, timelines, outreach materials, and updates, ensuring transparency and easy access to information for all stakeholders. It will be optimized for desktop and mobile use, and will be available in English, Mandarin, and Spanish to enhance accessibility.

POP-UP EVENTS

Our team will conduct up to four (4) pop-up events, including at least one before the virtual community meeting, to maximize outreach and ensure broad community participation. These events will be held at high-traffic locations nearby the project corridor such as transit hubs, farmers' markets, community centers, and local events to engage residents in informal, accessible settings. Pop-up events will serve as an opportunity to raise awareness about the study, gather preliminary input, and invite community members to upcoming public meetings. Our team will utilize interactive engagement tools, such as surveys, comment boards, and visual displays, to encourage participation and capture diverse perspectives.

VIRTUAL COMMUNITY MEETING

Our team, in close collaboration with the project team and the City, one (1) virtual community meeting to gather stakeholder feedback on the proposed improvements for the project area. To ensure successful execution, our team will coordinate and implement key tasks, including planning, outreach, facilitation, and post-meeting analysis.

VIRTUAL LOGISTICS

Our team will manage all logistical aspects of the virtual community meeting, including platform selection, technical setup, multilingual accessibility, attendee registration, moderation, and live facilitation, while also offering live interpretation in Spanish and Mandarin, live polling and digital engagement tools to enhance participant interaction and feedback collection.

NOTIFICATIONS

To ensure broad awareness and maximize community participation, Our team will implement a comprehensive, multi-channel notification strategy. This approach will combine traditional outreach methods with digital engagement tools to effectively reach stakeholders, businesses, and residents in the project area, including:

- » **Mailed Notices:** Postcard notifications will be sent to occupants and parcel owners within a ¼-mile radius of the project corridor.

- » **Door-to-Door Canvassing:** Outreach teams will visit businesses and residences along the corridor and on side streets up to 1,000 feet from the alignment to distribute meeting information and answer questions.
- » **Extended Outreach Toolkit:** AA will develop a copy-paste-ready outreach toolkit with project graphics, making it easy for stakeholder organizations to share meeting details and raise awareness.
- » **Social Media Content Calendar:** A structured content calendar will be created for the City to promote community meetings across social media platforms.
- » **Email Blasts:** Up to four targeted e-blasts will be sent to the project's stakeholder list to reinforce meeting awareness and encourage participation.

MATERIALS

Our team will collaborate with the City to develop comprehensive meeting materials that effectively communicate project details and facilitate stakeholder engagement. These materials will include a meeting agenda, PowerPoint presentation, sign-in sheets, up to 5 exhibit boards, and comment cards for stakeholders to provide feedback to the technical team. All event materials will be translated into Spanish, Mandarin, and up to two additional languages if needed to ensure accessibility and inclusivity.

SUMMARY REPORT

Following the community meeting, our team will prepare a comprehensive summary report detailing attendance metrics, stakeholder feedback, key discussion points, and recommendations for enhancing outreach strategies in future project phases. This report will serve as a valuable reference for refining engagement efforts and ensuring community input is effectively integrated into project development.

ONLINE PUBLIC SURVEYS

Our team, with support from the City, will create two (2) online public surveys. AA will administer the surveys, integrating them into digital notifications, social media, and in-person outreach, with multilingual translations in Spanish, Mandarin, and up to two additional languages to ensure broad accessibility. Each survey will remain open for at least 30 days, targeting 500 responses, with results analyzed and documented in the final project report to guide decision-making.

- » The first survey will be distributed before the virtual community meeting to assess community sentiment, thoughts, and opinions on potential improvements.
- » The second survey will be released after the virtual community meeting to gather public input on ranking the proposed project alternatives. The survey results will be analyzed and included in the final project documentation report to help guide decision-making.

PUBLIC PRESENTATIONS

Mark Thomas will support the City in the development of power point presentation material (at the direction of the City) and attend up to one (1) public presentation to City Council or Planning Commission to present final screened alternatives. If necessary, Mark Thomas can help the City co-lead the presentation.

DELIVERABLES

- » Project Fact Sheet and FAQs in English, Mandarin and Spanish, and up to 2 additional languages as needed.
- » Development and maintenance of a user-friendly, accessible project website with StoryMap.
- » A summary report of each pop-up event, including key findings and community feedback.
- » A well-coordinated, accessible, and inclusive virtual community meeting.
- » A comprehensive community outreach campaign, including mailed notices, door-to-door canvassing, an extended outreach toolkit, a social media content calendar, and targeted email blasts to maximize awareness and participation in the community meetings.
- » Comprehensive, multilingual meeting materials, including an agenda, PowerPoint presentation.
- » Comprehensive community summary report.
- » Preparation of Presentation Materials in PowerPoint format and Attendance of up to one (1) public presentation meeting at the direction of the City.

TASK 3 FINAL DESIGN – PREPARATION OF PS&E (PLANS, SPECIFICATIONS & ESTIMATE)

TASK 3.1 PROJECT ADMINISTRATION/ MEETINGS

TASK 3.1.1 PROJECT ADMINISTRATION

Mark Thomas will perform project administration. The tasks will include documentation, meeting management, budget, scheduling, project task tracking, etc to help the project stay on track.

TASK 3.1.2 MEETINGS

Upon the approval of the preliminary design, 60% design, 90% design, and final design comment review meetings, will be held with the appropriate team members to review city/agency comments, discuss design issues, and develop the project's PS&E. Lastly, our team will conduct bi-monthly (every two weeks) virtual coordination/check-in meetings with City staff after completion of the Preliminary Design Phase throughout the Final Design Phase.

TASK 3.1.3 ADDITIONAL PRESENTATION MATERIALS

Prepare additional exhibits/maps in support of staff, City Council or outreach meetings (up to one presentation).

ASSUMPTIONS

- » Assumes up to 8 months of bi-monthly coordination meetings with the City to complete the Final Design Phase.

DELIVERABLES

- » Progress Reports
- » Meeting Agendas, Exhibits and Minutes
- » Presentation Materials

TASK 3.2 60% DESIGN PLANS

Mark Thomas will develop the following improvement plans for the 60% Submittal based on comments provided by the City from the 30% submittal:

- » Title Sheet (1 sheet)
- » Construction Notes (1 sheet)
- » Survey Control Plan (1 sheet)
- » Typical Sections (2 sheets)
- » Layout Sheets (7 sheets), 1"=20' (double stacked)
- » Curb Ramp/Curb Extensions (9 Sheets), 1"=1" (54 locations)
- » Driveway Details (5 Sheets), 1"=10' (36 locations)
- » Construction Details (4 sheets), 1"=10'
- » Drainage Plans/BMP Details (3 sheets), 1"=20'
- » Signing and Striping Plan (10 sheets), 1"=40' (double stacked)
- » Traffic Signal Improvement Plans (3 intersections and 4 sheets), 1"=20'
- » Landscaping and Irrigation Detail (6 sheets)
- » Landscaping Plans (9 sheets), 1"=20'
- » Irrigation Plans (10 sheets), 1"=20'

ASSUMPTIONS

- » It is generally assumed that only striping plans for new class III bikeways and signage will be needed for Emerson Avenue and Newmark Avenue. Layouts, curb ramp/curb extension/driveway details, drainage improvements, signals, and landscaping/irrigation are assumed only to apply to Garvey Avenue improvements.
- » Based upon results of the City's Pavement Management Plan, it was assumed geotechnical investigations are not needed for the project as they are generally rated excellent along Garvey Avenue and that asphalt concrete improvements will be limited to either slurry seal repair, grind and overlay for a surface

course treatment, or slot cut / full depth base course repair when installing new curb and gutter or other improvements adjacent to the existing roadway.

- » The 60% Plans will be based upon final comments and directions after the City has selected the preferred alternative.
- » The Final Design of planting and irrigation will include design of planting and irrigation within the street medians, and site design construction details of site improvements such as placemaking features, outdoor dining, streetscape furnishings, bus stops, planting palette, wayfinding, and monumentations, etc. Planting and irrigation on both sides of Garvey Avenue are assumed to be protected in place and not included in this base scope.
- » Draft planting schedule and planting plans, showing plant locations with hatch patterns only, and
- » Draft irrigation schedule and irrigation plan showing water point of connection, mainline layout, conduits and valve manifold locations.
- » Schematic level details of amenities and site features at this submittal.
- » We have included up to \$1,000 for testing of nutrients in existing soils over approximately 3 locations as an Other Direct Cost.

DELIVERABLES

- » 60% Design Plan Submittal

TASK 3.3 90% DESIGN PLANS

Mark Thomas will develop/update the following improvement plans for the 90% Submittal based on comments provided by the City from the 60% submittal:

- » Title Sheet (1 sheet)
- » Construction Notes (1 sheet)
- » Survey Control Plan (1 sheet)
- » Typical Sections (2 sheets)
- » Layout Sheets (7 sheets), 1" = 20' (double stacked)
- » Curb Ramp/Curb Extensions (9 Sheets), 1"=10' (54 locations)
- » Driveway Details (5 Sheets), 1"=10' (36 locations)
- » Construction Details (4 sheets), 1"=10'
- » Drainage Plans/BMP Details (3 sheets), 1"=20'
- » Signing and Striping Plan (10 sheets), 1"=40': (double stacked)
- » Traffic Signal Improvement Plans (3 intersections & 4 sheets), 1"=20'
- » Landscaping and Irrigation Detail (6 sheets)
- » Landscaping Plans (9 sheets), 1"=20'
- » Irrigation Plans (10 sheets), 1"=20'

DELIVERABLES

- » 90% Design Plan Submittal and Response to Comments

TASK 3.4 100% DESIGN PLANS

Mark Thomas will update the 90% improvement plans based upon the comments provided from the City based upon review of the 90% submittal. No new plans are anticipated for this submittal.

ASSUMPTIONS

- » It is assumed no other jurisdictional approvals or permits (i.e. County, Flood Control, etc.) are needed for this project and were excluded.

DELIVERABLES

- » 100% Design Plan Submittal and Response to Comments

TASK 3.5 SPECIFICATIONS

We will prepare specifications packages using the latest APWA Standard Specifications for Public Works Construction (Greenbook) 2024 and consistent with the current City format. We anticipate the City will provide the boilerplate contract documents to be included in the specifications package. We will work with the City on assembling the entire contract document package. Specifications will be provided starting at the 60% submittal, and with the 90% and 100% submittals that include a response to comments from subsequent submittals.

ASSUMPTIONS

- » Specifications submitted with the 60% will be an outline of technical specifications, special provisions, and bid items only. Detailed specifications will be submitted starting at the 90% submittal.

DELIVERABLES

- » Project Special Provisions/Technical Specifications (60%, 90%, 100%)

TASK 3.6 ESTIMATE OF PROBABLE COSTS

A cost estimate will be prepared to inform the City of the upcoming financial obligation and to provide an engineer's estimate as a basis for the design. The estimate will show quantities and unit prices for each work item along with appropriate mobilization and contingency costs. We will research the latest unit prices available and consult with the City on specific prices and use our own information from other recent bids as available to ensure the unit prices are current. We will also coordinate and conduct value engineering study/analysis for any proposed improvements during the design. Estimate of Probable Costs will be

provided starting at the 65% submittal, and with the 90% and 100% submittals that include a response to comments from subsequent submittals.

DELIVERABLES

- » Estimate of Probable Costs (60%, 90%, 100%)

TASK 3.7 UTILITY POTHOLES (10)

Mark Thomas has included up to \$15,000 in other direct costs to conduct utility potholing at approximately 10 locations along Garvey Road (primarily where signal pole foundations may exist). Prior to conducting any utility potholing, Mark Thomas will develop a Utility Pothole Plan in 24" x 36" layout format illustrating location, surface elevations, utility types and owners for the proposed pothole location for City review and concurrence. Mark Thomas will update location of potholes after City's review of the draft Utility Pothole Plan and coordination with a utility pothole company to pothole up to ten (10) locations. Upon receiving the Utility Pothole Summary Report, Mark Thomas will update the Utility Pothole Plan and include as an exhibit to the Project Specifications as an attachment.

ASSUMPTIONS

- » Site-specific traffic control plans are not required; WATCHBOOK will be used for traffic control plans.
- » It is assumed no hot patch repair will be necessary to repair conditions.
- » This work will occur under a no fee encroachment permit, no permit or any other fees were included in this task.

DELIVERABLES

- » Utility Pothole Plans (Draft and Final Submittals), Utility Pothole Report and up to ten (10) Utility Potholes.

TASK 3.8 PEDESTRIAN AND STREET LIGHTING DESIGN PS&E (90% AND 100%)

STREET LIGHTING DESIGN PLANS (6 SHEETS)

Under Mark Thomas's direction, ADVANTEC will prepare pedestrian and lighting plans along Garvey Avenue between Atlantic Boulevard and New Avenue (approximately 1.5 miles) within the sidewalk and median based on the approved lighting analysis.

The plans will include as-built information, utilities, existing/proposed base mapping, and all existing and proposed pedestrian and street lighting poles, luminaires, pull boxes, conduit, service cabinets, and service point locations. The plans will include pedestrian and street lighting pole

schedules, conductor schedules, wiring diagrams, construction notes, and any details necessary to facilitate the installation and construction of the street lighting improvements and as required by the City. Voltage drop calculation will also be conducted in order to determine the proper conductor sizes.

The street lighting plans will include the specified border, title block, signature block and will be prepared in AutoCAD at 1"=40' scale with blow-ups at 1"=20' scale and in accordance with standards set forth by the City. Based on our assessment of the proposed improvements, we have determined this will require approximately 6 plan sheets.

In addition, our team will show up to 19 electrical connections in the median for lighting for holidays/events. These electrical connections will be incorporated into pedestrian and street lighting plans. The electrical connections will be designed as a separate system (i.e. circuit) from the pedestrian and street lighting, but we will use the same conduits and pull boxes as needed to facilitate the cable routing. Our team will provide voltage drop calculations, line diagrams, and separate circuit breakers for this improvement.

STREET LIGHTING DETAIL SHEETS PLANS (3 SHEETS)

Under Mark Thomas's direction, ADVANTEC will prepare pedestrian and streeting lighting details sheets that include the type of pedestrian and street lighting fixtures, mounting details, foundation details, luminaires, service enclosure and circuit breaker details, and voltage drop and load calculations. We have determined this will require approximately 3 plan sheets.

STREET LIGHTING TECHNICAL SPECIFICATIONS

Under Mark Thomas's direction, ADVANTEC will prepare the project Technical Specifications and Bid Documents for the proposed pedestrian and street lighting improvements based on the City and SCE requirements; Caltrans Standard Plans and Specifications and/or the GREENBOOK. The technical specifications will include a project description, preparation of bid schedules, bid item descriptions, payment methods, technical specifications, and any specification detail sheets or standard plans.

STREET LIGHTING CONSTRUCTION QUANTITIES AND ENGINEERING ESTIMATES

Under Mark Thomas's direction, ADVANTEC will prepare construction quantity take-offs and construction cost estimates for the proposed pedestrian and street lighting improvements. The unit costs will be based on current cost data and historical cost data associated with the identified bid items. Preliminary and final quantities and construction cost estimates will be provided.

SOUTHERN CALIFORNIA EDISON (SCE) COORDINATION FOR STREET LIGHTING

Under Mark Thomas's direction, ADVANTEC will coordinate with SCE for design and installation of new street lighting poles, luminaires, conduit, conductors, pull boxes, and service cabinets along the locations shown below.

SHEET	DESCRIPTION	SEGMENTS		DISTANCE (MI)	SCE SERVICE POINTS
		FROM	TO		
Garvey Avenue	Street Lighting Plan with Wiring Diagrams	Atlantic Blvd	Ramona Ave	0.5	1
	Street Lighting Plan with Wiring Diagrams	Ramona Ave	Alhambra Ave	0.5	1
	Street Lighting Plans with Wiring Diagrams	Alhambra Ave	New Avenue	0.5	1
Total				1.5	3

Under Mark Thomas's direction, ADVANTEC will coordinate with SCE to determine the service point location and feed to new street lighting service cabinet/enclosure. This typically requires filling out a SCE customer service request form and coordinating design requirements including potential design from SCE (conductors, conduit, pull boxes, etc.). Due to the lengths and locations of the roadway segments, it is assumed that this project will require up to 3 different service points. To help expedite the process, this requires early coordination with SCE staff, and will be one of our first orders of work. Our coordination efforts under this task will minimize delays during construction.

DELIVERABLES

- » Pedestrian and Street Lighting Improvement Plans (9 Sheets), Technical Specifications, and Construction Quantity Take-offs and Construction Cost Estimates. Submittals will be provided at 90%, and 100%. Final submittals will include electronic files (AutoCAD, Word, Excel, PDF).
- » SCE Coordination for up to 3 service points.

TASK 3.9 ELECTRIC VEHICLE (EV) CHARGING STATION PS&E (90% AND 100%)

ELECTRIC VEHICLE (EV) CHARGING STATION DESIGN PLANS (6 SHEETS)

Under Mark Thomas's direction, ADVANTEC will prepare Electric Vehicle Charging Station Design plans for up to 4 EV charging stations at a location per the City's approval. It is assumed that Mark Thomas will prepare any site civil demolition and improvement plans.

After approval of the preliminary site improvement plans, our team will prepare the design plans and details at 90%, 100%, and final design package submittals. The project plans will conform to the City's requirements and will be prepared in AutoCAD on 24"x36" City's title block, at 1"=20' scale with blow-up details at 1"=10' scale as needed. The PS&E will be in conformance with the latest editions of Caltrans Standard Specifications and Standard Plans; Standard Specifications for Public Works Construction (Greenbook); California Manual on Uniform Traffic Control Devices (CAMUTCD) and applicable design standards. All plans will be prepared by a registered Civil Engineer in the State of California.

Based on our assessment of the proposed improvements and associated details, we have determined this will require approximately 8 plan sheets. The table below provides a breakdown of the number of sheets, the types of plans, scale per plan, and work or information associated with each plan.

The following summarizes the layout for each plan type and details associated with each sheet:

DESCRIPTION	SCALE	# OF SHEETS
EV Charging Station Construction Notes and Legend	NA	1
Site Electrical Power Plan	1"=20'	1
Electrical Detail Plan	NA	1
Other Electrical Details		
Electrical Details: Charger Stand Detail, Charger Post Anchor Detail, Bollard Detail, and Trench Backfill Detail	NA	1
Electrical Details: Equipment Pad Construction Detail, Stanchion Mounted Panel Detail, and Stanchion Mounted Post Detail	NA	1
Electrical Details: Utility Transformer Pad Detail, Utility Transformer Pad Grounding Detail, and Switchboard Service Detail	NA	1
Electrical Details: One-line Diagram, Voltage Drop Calculations - Feeder and Branch Circuits, and NEC Load Calculations	NA	1
Electrical Details: Panelboard Schedule, and Conduit/Conductor Schedule	NA	1
Total		8

EV CHARGING STATION CONSTRUCTION NOTES AND LEGEND

Under Mark Thomas's direction, ADVANTEC will prepare a construction notes and legend sheet. This sheet will include construction notes and legend associated with the project improvements and symbols shown on the sheets.

SITE ELECTRICAL POWER PLAN

Under Mark Thomas's direction, ADVANTEC will prepare Site Electrical Power Plan for the EV charging stations including, but not limited to the transformers, switchgear cabinets, EV charging stations, power and load schedules, and connectivity diagrams, legend, and construction notes as needed.

ELECTRICAL DETAILS

Under Mark Thomas's direction, ADVANTEC will prepare an electrical detail cover sheet including electrical detail sheets for the work related to the project improvements:

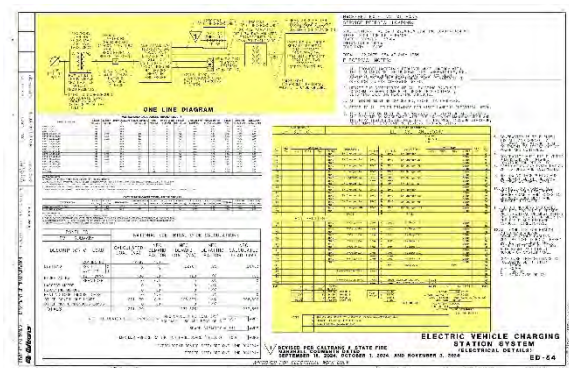
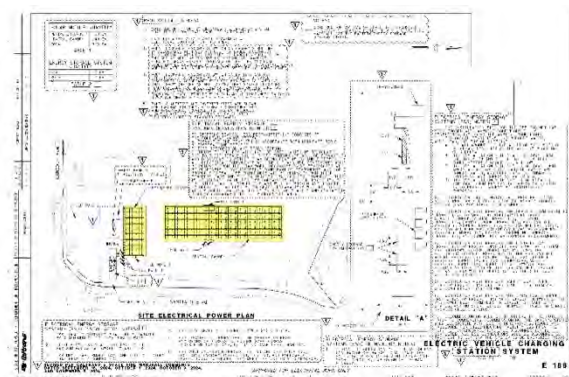
- » Detail Sheet: Charger Stand Detail, Charger Post Anchor Detail, Bollard Detail, and Trench Backfill Detail
- » Detail Sheet: Equipment Pad Construction Detail, Stanchion Mounted Panel Detail, and Stanchion Mounted Post Detail
- » Detail Sheet: Utility Transformer Pad Detail, Utility Transformer Pad Grounding Detail, and Switchboard Service Detail
- » Detail Sheet: One-line Diagram, Voltage Drop Calculations - Feeder and Branch Circuits, and NEC Load Calculations
- » Detail Sheet: Panelboard Schedule, and Conduit/Conductor Schedule

EV CHARGING STATION(S) TECHNICAL SPECIFICATIONS

Under Mark Thomas's direction, ADVANTEC will develop technical specifications that include a project description, preparation of bid schedules, bid item descriptions, payment methods, special provisions, technical specifications, and any specification detail sheets or standard plans based on latest Caltrans Standard Specifications. ADVANTEC will include specifications for all electrical components, as well as requirements, defining the contractor commissioning and decommissioning of the system. These specifications will address NEC requirements related to EV charging stations.

EV CHARGING STATION(S) CONSTRUCTION QUANTITIES AND ENGINEERING ESTIMATES

Under Mark Thomas's direction, ADVANTEC will prepare construction quantity take-offs and construction cost estimates for the proposed pedestrian and street lighting improvements. The unit costs will be based on current cost



data and historical cost data associated with the identified bid items. Preliminary and final quantities and construction cost estimates will be provided.

SCE SERVICE POINT COORDINATION, RULE 29 APPLICATION, AND PROCESSING

Under Mark Thomas's direction, ADVANTEC will coordinate with SCE to determine the service point location for the switchgear cabinets and EV Charging Stations. This includes preparation of SCE for Rule 29 application, completion of the Customer Project Information Sheet (CPIS), submitting other required documentation and forms, and providing design file submittals for SCE's design. The following summarizes the steps required steps per SCE:

- Step 1. Field Verification Review (FVR) and completion of the Customer Project Information Sheet (CPIS)
- Step 2. Preliminary Engineering Study
- Step 3. Preliminary Design Phase
- Step 4. Final Design Phase
- Step 5. Requirements Phase
- Step 6. SCE Civil Construction
- Step 7. Final Applicant Requirements
- Step 8. SCE Electrical Construction
- Step 9. Applicant Confirmation

To help expedite the process, this requires early coordination with SCE staff, and will be one of our first orders of work. Our coordination efforts under this task will minimize delays during construction.

ASSUMPTIONS

- » Our proposal does not include any SCE application processing, SCE design, and associated fees.

DELIVERABLES

- » Electric Vehicle (EV) Charging Station Plans (8 Sheets), Technical Specifications, and Construction Quantity Take-offs and Construction Cost Estimates. Submittals will be provided at 90%, and 100%. Final submittals will include electronic files (AutoCAD, Word, Excel, PDF).
- » SCE Coordination and preparation of SCE for Rule 29 application, completion of the Customer Project Information Sheet (CPIS), submitting other required documentation and forms, and providing design file submittals.

TASK 4 BIDDING PHASE SERVICES

TASK 4.1 ATTEND PRE-BID MEETING

Mark Thomas will attend pre-bid meeting during bidding. 1 (one) meeting is anticipated.

TASK 4.2 RESPOND TO BID QUESTIONS

Mark Thomas will provide assistance, as required, to the City during bidding of the project. The work includes answering questions from prospective bidders (up to 10 RFIs)

TASK 4.3 BID COSTS REVIEW

Mark Thomas will support the City in reviewing bid costs/ schedule of values of 3 low bidders and informing City if the costs are in line with estimates.

ASSUMPTIONS

- » Design services during construction (i.e. review of submittals, RFIs, requests for clarification, meetings with the Contractor, etc.) will be provided as a future amendment and are excluded from this scope of services

DELIVERABLES

- » Attend Pre-Bid Meeting (up to 1))
- » Responses to RFIs (up to 10)
- » Bid Costs Review

COST PROPOSAL FOR PROJECT SCOPE: Monterey Park - Garvey Avenue Capacity Improvements (Atlantic to New)

MARK THOMAS		Sr. Project Manager	Technical Lead	Project Engineer	Design Engineer II	Design Engineer I	Survey Division Manager	Survey Manager II	Project Surveyor II	Lead Survey Technician	*2-Person Crew (OE 12)	LAUD Division Manager	LAUD Project Manager	Landscape Designer II	Landscape Designer I	Project Accountant	Sr. Project Coordinator	Sr. Graphic Designer	Total Hours	Total MT Cost	Webb	ARELLANO	Advantec	TOTAL COST
		\$300	\$240	\$170	\$155	\$125	\$350	\$270	\$210	\$150	\$395	\$285	\$220	\$135	\$110	\$145	\$170	\$185						
1.0 TOPOGRAPHIC SURVEY, UTILITY RESEARCH AND PROJECT DATA COLLECTION																								
1.1	Preliminary Site Investigation / Preliminary Project Description	6	12	44	144								16	16					238	\$35,840	-	-	-	\$35,840
1.2	Topographic Survey/ Right of Way Mapping																							
1.2.1	Research, Establish Control, Aerial Targets (Up to 18)					2	4	8	16	24									54	\$15,340	-	-	-	\$15,340
1.2.2	Establish Centerline and Record ROW Lines (LandNet)					2	4	24	24	72									126	\$38,860	-	-	-	\$38,860
1.2.3	Topographic Design Survey - Garvey Avenue			4	16	4	10	40	110	120									304	\$79,080	-	-	-	\$79,080
1.3	Utility Research and Coordination		4	38	152														194	\$26,420	-	-	-	\$26,420
Subtotal Phase 1		6	16	86	0	312	8	18	72	150	216	0	16	16	0	0	0	0	916	\$195,540	\$0	\$0	\$0	\$195,540
2.0 PRELIMINARY DESIGN																								
2.1	Project Administration / Meetings	8	24	40									4			8	8		92	\$18,360	-	-	\$12,180	\$30,540
2.2	Traffic Operation Analysis			4	20														24	\$3,180		-	\$64,840	\$68,020
2.3	Preliminary Concepts			40	160							8	52	140	240				640	\$85,820	-	-	\$28,990	\$114,810
2.4	Environmental Documentation			8	12														20	\$2,860	\$48,300	-	-	\$51,160
2.5	Public Outreach	8	16	16	24								8	8				20		\$18,500		\$68,500	-	\$87,000
Subtotal Phase 2		16	40	108	0	216	0	0	0	0	0	8	64	148	240	8	8	20	776	\$128,720	\$48,300	\$68,500	\$106,010	\$351,530
3.0 FINAL DESIGN																								
3.1	Project Administration / Meetings	36	40	80									4			16	16		192	\$39,920	-	-	-	\$39,920
3.2	60% Design Plans	16	60	294	336	860						4	20	80	140				1810	\$260,500	-	-	\$9,820	\$270,320
3.3	90% Design Plans	12	40	80	80	420						4	24	100	200				960	\$133,620	-	-	\$3,700	\$137,320
3.4	100% Design Plans	4	8	44		120						4	16	60	120				376	\$51,560	-	-	\$3,700	\$55,260
3.5	Specifications	8	12	72									4	18					114	\$20,830	-	-	\$4,680	\$25,510
3.6	Estimate of Probable Costs	4	24	40	120								6	24					218	\$33,320	-	-	\$2,280	\$35,600
3.7	Utility Potholes (Up to 10)		4	8	24	2	4	12	20	8						2	2		86	\$16,410	-	-	-	\$16,410
3.8	Pedestrian and Street Lighting Design PS&E (9 sheets)			8	20											2	2		32	\$4,490	-	-	\$40,740	\$45,230
3.9	Electric Vehicle (EV) Charging Station PS&E (8 Sheets)			8	20											2	2		32	\$4,490	-	-	\$48,440	\$52,930
Subtotal Phase 3		80	188	634	416	1584	2	4	12	20	8	12	74	282	460	22	22	0	3820	\$565,140	\$0	\$0	\$131,636	\$696,776
4.0 BIDDING PHASE SERVICES																								
4.1	Attend Pre-bid Meeting	2		4									4						10	\$2,160	-	-	-	\$2,160
4.2	Respond to Bid Questions (10)	2		16									10						28	\$5,520	-	-	\$2,580	\$8,100
4.3	Bid Costs Review	2		20									6						28	\$5,320	-	-	-	\$5,320
Subtotal Phase 4		6	0	40	0	0	0	0	0	0	0	0	20	0	0	0	0	0	66	\$13,000	\$0	\$0	\$2,580	\$15,580
TOTAL HOURS		108	244	868	416	2112	10	22	84	170	224	20	174	446	700	30	30	20	5578					
OTHER DIRECT COSTS																				\$56,100	\$3,000	\$13,000	\$17,370	\$89,470
TOTAL COST		\$32,400	\$58,560	\$147,560	\$64,480	\$264,000	\$3,500	\$5,940	\$17,640	\$25,500	\$88,480	\$5,700	\$38,280	\$60,210	\$77,000	\$4,350	\$5,100	\$3,700		\$958,500	\$51,300	\$81,500	\$257,596	\$1,348,896

MARK THOMAS & COMPANY, INC. RATE SCHEDULE

EXPIRES JUNE 30, 2025

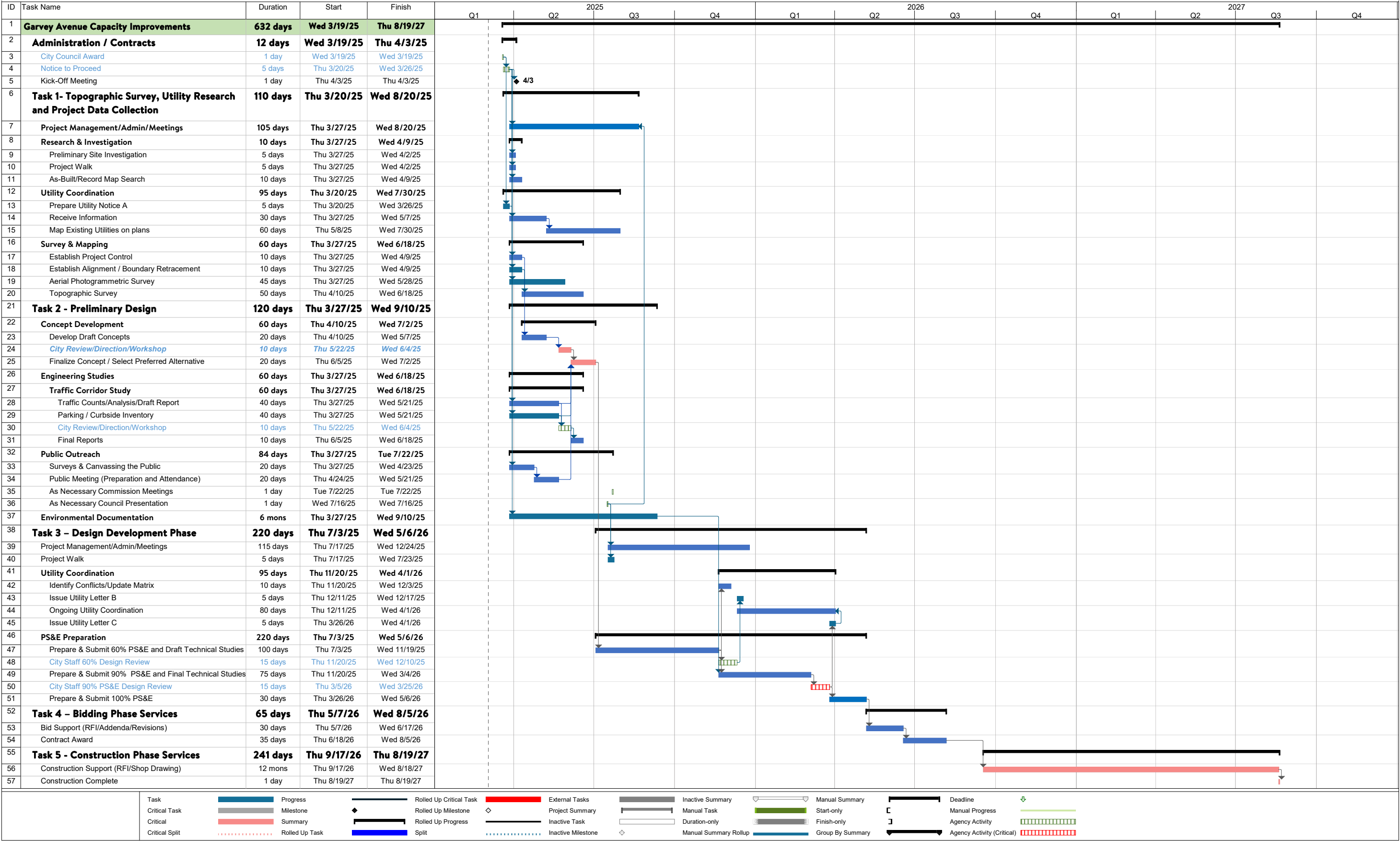
Engineering & Planning		District Management		Surveying	
Intern	\$80	* Inspector - Apprentice	\$90	Survey Division Manager	\$350
Technician	\$110	* Inspector	\$110	Survey Manager II	\$270
Design Engineer I	\$125	* Sr. Inspector	\$140	Survey Manager I	\$240
Design Engineer II	\$155	Assistant Sanitary Engineer	\$145	Project Surveyor III	\$250
Sr. Technician	\$175	Associate Sanitary Engineer	\$180	Project Surveyor II	\$210
Civil Engineering Designer	\$190	Sanitary Project Engineer	\$190	Project Surveyor I	\$205
Project Engineer	\$170	Sr. Sanitary Project Engineer	\$225	Asst Surveyor III	\$175
Sr. Project Engineer	\$225	Operations Manager	\$240	Asst Surveyor II	\$150
Sr. Technical Engineer	\$205	Deputy District Manager	\$310	Asst Surveyor I	\$140
Project Manager	\$240	District Manager-Engineer	\$350	Survey Specialist III	\$210
Technical Lead	\$240			Survey Specialist II	\$170
Sr. Project Manager	\$300	Project Support/Coordination		Survey Specialist	\$150
Sr. Technical Lead	\$285	Project Assistant	\$90	Lead Survey Technician	\$150
Engineering Manager	\$355	Technical Writer	\$120	Survey Technician III	\$155
Design Manager	\$350	Sr. Project Assistant	\$145	Survey Technician II	\$150
Sr. Engineering Manager	\$410	Project Coordinator	\$140	Survey Technician I	\$90
Principal	\$480	Graphic Designer	\$135	SUE Program Manager	\$285
Construction Management		Sr. Technical Writer	\$130	* Chief of Party (OE3)	\$220
Office Engineer	\$205	Project Accountant	\$145	* Instrumentperson (OE3)	\$220
* Asst. Resident Engineer	\$225	Sr. Project Coordinator	\$170	* Chainperson (OE3)	\$215
* Inspector - CM	\$220	Sr. Graphic Designer	\$185	* Apprentice (OE3)	\$145
Resident Engineer	\$300	Sr. Graphic Manager	\$220	* 2-Person Crew (OE3)	\$375
Project Manager - CM	\$300	Project Accountant Manager	\$220	* 3-Person Crew (OE3)	\$565
Sr. Resident Engineer	\$335	Landscape Architecture/Urban Design		* Utility Locator (North)	\$190
Division Manager - CM	\$400	Landscape Intern	\$85	* Chief of Party (OE12)	\$240
Area Manager - CM	\$290	Landscape Designer I	\$110	* Instrumentperson (OE12)	\$220
Planning		Landscape Designer II	\$135	* Chainperson (OE12)	\$205
Planner I	\$120	Landscape Architect	\$155	* Apprentice (OE12)	\$175
Planner II	\$155	Sr. Landscape Architect	\$180	* 2-Person Crew (OE12)	\$395
Sr. Planner	\$190	LAUD Project Manager	\$220	* 3-Person Crew (OE12)	\$645
Grant Writing		Sr. LAUD Project Manager	\$270	* Utility Locator (South)	\$240
Funding Specialist	\$175	LAUD Division Manager	\$285		
Sr. Funding Specialist	\$230	Special Services			
Funding Manager	\$335	Expert Witness	\$520		
		Strategic Consulting	\$520		

Reimbursables including, but not limited to; reproductions, delivery and filing fees; outside consultant fees; and survey field expenses will be billed at *Cost Plus 5%*. **Mileage** will be billed per *current IRS Rate*.

This rate schedule expires June 30, 2025; rates are subject to escalation with new hourly rate schedule as of July 1, 2025.

** These charge rates are subject to Prevailing Wage laws and Union contract.*

The City's desired schedule for completion of design phase services is within 13 months of NTP, **see the schedule below on how Mark Thomas will accomplish this with the City**



Move Forward



LOS ANGELES

515 S. Flower Street, 18th Floor
Los Angeles, CA 90071 • (213) 592-1570

San José • Carmel • Cupertino • Fresno • Inland Empire • Irvine
Lakewood • Oakland • Roseville • Sacramento • San Carlos • Walnut Creek

markthomas.com

ATTACHMENT 2

Mark Thomas Cost Proposal

COST PROPOSAL FOR PROJECT SCOPE: Monterey Park - Garvey Avenue Capacity Improvements (Atlantic to New)

MARK THOMAS		Sr. Project Manager	Technical Lead	Project Engineer	Design Engineer II	Design Engineer I	Survey Division Manager	Survey Manager II	Project Surveyor II	Lead Survey Technician	*2-Person Crew (OE 12)	LAUD Division Manager	LAUD Project Manager	Landscape Designer II	Landscape Designer I	Project Accountant	Sr. Project Coordinator	Sr. Graphic Designer	Total Hours	Total MT Cost	Webb	ARELLANO	Advantec	TOTAL COST
		\$300	\$240	\$170	\$155	\$125	\$350	\$270	\$210	\$150	\$395	\$285	\$220	\$135	\$110	\$145	\$170	\$185						
TOPOGRAPHIC SURVEY, UTILITY RESEARCH AND PROJECT DATA COLLECTION																								
1.0	Preliminary Site Investigation / Preliminary Project Description	6	12	44	144								16	16					238	\$35,840	-	-	-	\$35,840
1.2	Topographic Survey/ Right of Way Mapping																							
1.2.1	Research, Establish Control, Aerial Targets (Up to 18)					2	4	8	16	24									54	\$15,340	-	-	-	\$15,340
1.2.2	Establish Centerline and Record ROW Lines (LandNet)					2	4	24	24	72									126	\$38,860	-	-	-	\$38,860
1.2.3	Topographic Design Survey - Garvey Avenue			4	16	4	10	40	110	120									304	\$79,080	-	-	-	\$79,080
1.3	Utility Research and Coordination		4	38	152														194	\$26,420	-	-	-	\$26,420
Subtotal Phase 1		6	16	86	0	312	8	18	72	150	216	0	16	16	0	0	0	0	916	\$195,540	\$0	\$0	\$0	\$195,540
PRELIMINARY DESIGN																								
2.1	Project Administration / Meetings	8	24	40									4			8	8		92	\$18,360	-	-	\$12,180	\$30,540
2.2	Traffic Operation Analysis			4	20														24	\$3,180		-	\$64,840	\$68,020
2.3	Preliminary Concepts			40	160							8	52	140	240				640	\$85,820	-	-	\$28,990	\$114,810
2.4	Environmental Documentation			8	12														20	\$2,860	\$48,300	-	-	\$51,160
2.5	Public Outreach	8	16	16	24								8	8				20		\$18,500		\$68,500	-	\$87,000
Subtotal Phase 2		16	40	108	0	216	0	0	0	0	0	8	64	148	240	8	8	20	776	\$128,720	\$48,300	\$68,500	\$106,010	\$351,530
FINAL DESIGN																								
3.1	Project Administration / Meetings	36	40	80									4			16	16		192	\$39,920	-	-	-	\$39,920
3.2	60% Design Plans	16	60	294	336	860						4	20	80	140				1810	\$260,500	-	-	\$9,820	\$270,320
3.3	90% Design Plans	12	40	80	80	420						4	24	100	200				960	\$133,620	-	-	\$3,700	\$137,320
3.4	100% Design Plans	4	8	44	120							4	16	60	120				376	\$51,560	-	-	\$3,700	\$55,260
3.5	Specifications	8	12	72									4	18					114	\$20,830	-	-	\$4,680	\$25,510
3.6	Estimate of Probable Costs	4	24	40	120								6	24					218	\$33,320	-	-	\$2,280	\$35,600
3.7	Utility Potholes (Up to 10)		4	8	24	2	4	12	20	8						2	2		86	\$16,410	-	-	-	\$16,410
3.8	Pedestrian and Street Lighting Design PS&E (9 sheets)			8	20											2	2		32	\$4,490	-	-	\$40,740	\$45,230
3.9	Electric Vehicle (EV) Charging Station PS&E (8 Sheets)			8	20											2	2		32	\$4,490	-	-	\$48,440	\$52,930
Subtotal Phase 3		80	188	634	416	1584	2	4	12	20	8	12	74	282	460	22	22	0	3820	\$565,140	\$0	\$0	\$131,636	\$696,776
BIDDING PHASE SERVICES																								
4.1	Attend Pre-bid Meeting	2		4									4						10	\$2,160	-	-	-	\$2,160
4.2	Respond to Bid Questions (10)	2		16									10						28	\$5,520	-	-	\$2,580	\$8,100
4.3	Bid Costs Review	2		20									6						28	\$5,320	-	-	-	\$5,320
Subtotal Phase 4		6	0	40	0	0	0	0	0	0	0	0	20	0	0	0	0	0	66	\$13,000	\$0	\$0	\$2,580	\$15,580
TOTAL HOURS		108	244	868	416	2112	10	22	84	170	224	20	174	446	700	30	30	20	5578					
OTHER DIRECT COSTS																				\$56,100	\$3,000	\$13,000	\$17,370	\$89,470
TOTAL COST		\$32,400	\$58,560	\$147,560	\$64,480	\$264,000	\$3,500	\$5,940	\$17,640	\$25,500	\$88,480	\$5,700	\$38,280	\$60,210	\$77,000	\$4,350	\$5,100	\$3,700		\$958,500	\$51,300	\$81,500	\$257,596	\$1,348,896

MARK THOMAS & COMPANY, INC. RATE SCHEDULE

EXPIRES JUNE 30, 2025

Engineering & Planning		District Management		Surveying	
Intern	\$80	* Inspector - Apprentice	\$90	Survey Division Manager	\$350
Technician	\$110	* Inspector	\$110	Survey Manager II	\$270
Design Engineer I	\$125	* Sr. Inspector	\$140	Survey Manager I	\$240
Design Engineer II	\$155	Assistant Sanitary Engineer	\$145	Project Surveyor III	\$250
Sr. Technician	\$175	Associate Sanitary Engineer	\$180	Project Surveyor II	\$210
Civil Engineering Designer	\$190	Sanitary Project Engineer	\$190	Project Surveyor I	\$205
Project Engineer	\$170	Sr. Sanitary Project Engineer	\$225	Asst Surveyor III	\$175
Sr. Project Engineer	\$225	Operations Manager	\$240	Asst Surveyor II	\$150
Sr. Technical Engineer	\$205	Deputy District Manager	\$310	Asst Surveyor I	\$140
Project Manager	\$240	District Manager-Engineer	\$350	Survey Specialist III	\$210
Technical Lead	\$240			Survey Specialist II	\$170
Sr. Project Manager	\$300	Project Support/Coordination		Survey Specialist	\$150
Sr. Technical Lead	\$285	Project Assistant	\$90	Lead Survey Technician	\$150
Engineering Manager	\$355	Technical Writer	\$120	Survey Technician III	\$155
Design Manager	\$350	Sr. Project Assistant	\$145	Survey Technician II	\$150
Sr. Engineering Manager	\$410	Project Coordinator	\$140	Survey Technician I	\$90
Principal	\$480	Graphic Designer	\$135	SUE Program Manager	\$285
		Sr. Technical Writer	\$130	* Chief of Party (OE3)	\$220
		Project Accountant	\$145	* Instrumentperson (OE3)	\$220
Construction Management		Sr. Project Coordinator	\$170	* Chainperson (OE3)	\$215
Office Engineer	\$205	Sr. Graphic Designer	\$185	* Apprentice (OE3)	\$145
* Asst. Resident Engineer	\$225	Sr. Graphic Manager	\$220	* 2-Person Crew (OE3)	\$375
* Inspector - CM	\$220	Project Accountant Manager	\$220	* 3-Person Crew (OE3)	\$565
Resident Engineer	\$300			* Utility Locator (North)	\$190
Project Manager - CM	\$300	Landscape Architecture/Urban Design		* Chief of Party (OE12)	\$240
Sr. Resident Engineer	\$335	Landscape Intern	\$85	* Instrumentperson (OE12)	\$220
Division Manager - CM	\$400	Landscape Designer I	\$110	* Chainperson (OE12)	\$205
Area Manager - CM	\$290	Landscape Designer II	\$135	* Apprentice (OE12)	\$175
		Landscape Architect	\$155	* 2-Person Crew (OE12)	\$395
Planning		Sr. Landscape Architect	\$180	* 3-Person Crew (OE12)	\$645
Planner I	\$120	LAUD Project Manager	\$220	* Utility Locator (South)	\$240
Planner II	\$155	Sr. LAUD Project Manager	\$270		
Sr. Planner	\$190	LAUD Division Manager	\$285		
Grant Writing		Special Services			
Funding Specialist	\$175	Expert Witness	\$520		
Sr. Funding Specialist	\$230	Strategic Consulting	\$520		
Funding Manager	\$335				

Reimbursables including, but not limited to; reproductions, delivery and filing fees; outside consultant fees; and survey field expenses will be billed at *Cost Plus 5%*. **Mileage** will be billed per *current IRS Rate*.

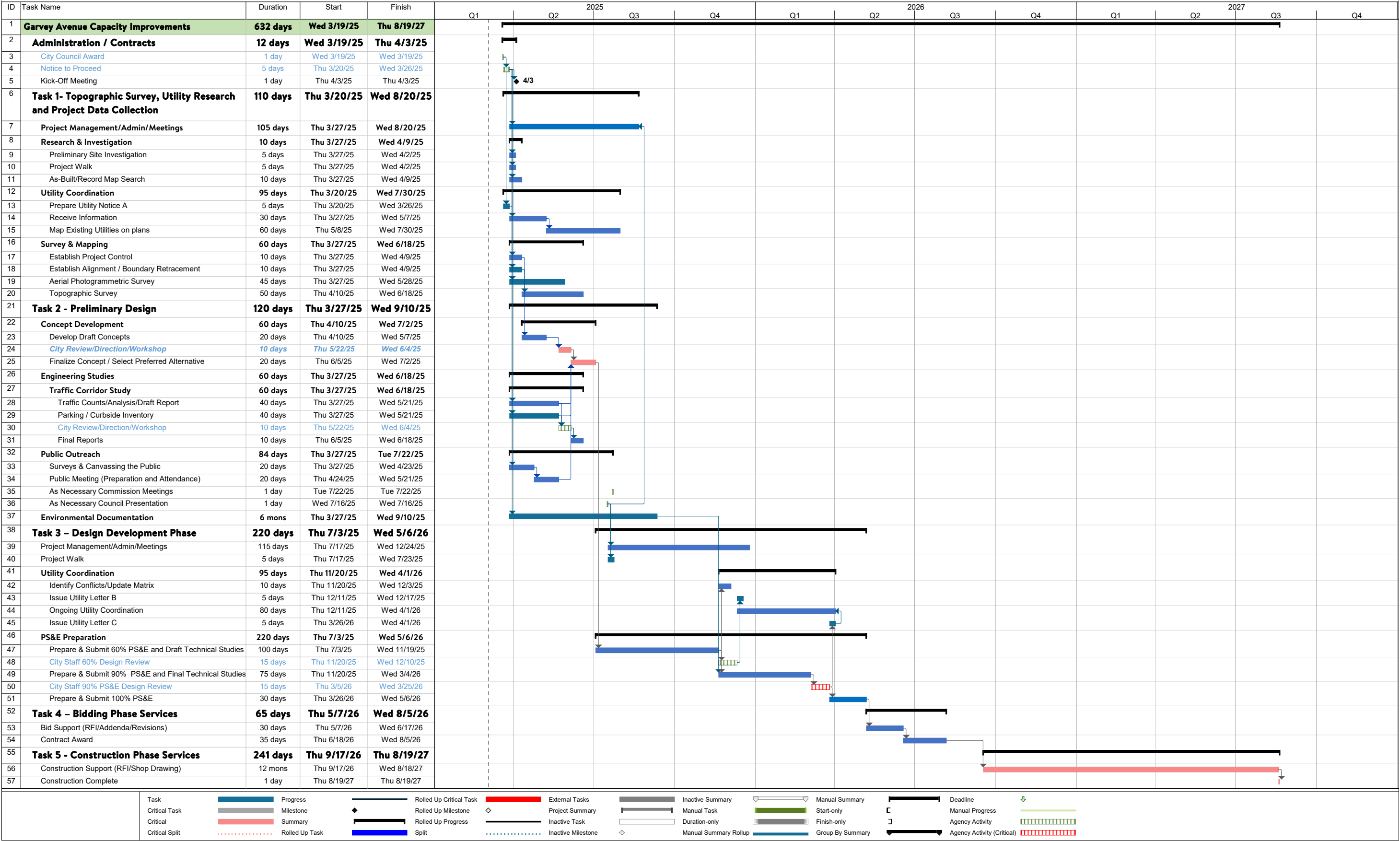
This rate schedule expires June 30, 2025; rates are subject to escalation with new hourly rate schedule as of July 1, 2025.

** These charge rates are subject to Prevailing Wage laws and Union contract.*

ATTACHMENT 3

Mark Thomas Cost Schedule

The City's desired schedule for completion of design phase services is within 13 months of NTP, **see the schedule below on how Mark Thomas will accomplish this with the City**





City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Consent Calendar - 3I

TO: The Honorable Mayor and City Council
FROM: Shawn Igoe, Director of Public Works
SUBJECT: Waive Spirit Bus Fares for Earth Day on April 22, 2025

RECOMMENDATION:

It is recommended that the City Council consider:

1. Waiving Spirit Bus fare for riders for one week, starting on April 21, 2025 through April 25, 2025, in celebration of Earth Day; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

It is recommended that City Council waive the fare to the Spirit Bus starting on Monday, April 21, 2025, through April 25, 2025 in celebration of Earth Day which will be celebrated globally on April 22, 2025. Free rides on the Spirit Bus will promote public transportation and reduce traffic and the City's carbon footprint through the reduction of automobile emissions. This action will support the City's *Going Green* initiative to encourage the community to consider environmentally friendly activities such as using alternative forms of transportation. The Spirit Bus fare was also waived last year for an entire week, as requested by City Council, in honor of Earth Day 2024.

In 2023, the City waived Spirit bus fare for one day and there were 167 riders that benefited from waived fares for that day. In 2024, the City waived fare for the entire week and saw an 81% increase in ridership that week compared to the prior year. A total of 1,535 riders used Spirit Bus for Earth Day week 2024, compared to 844 riders that used the bus on the same week in 2023.

FISCAL IMPACT:

The Spirit Bus fare is \$0.25 per passenger per boarding. Based on last year's ridership counts, the estimated impact of waiving bus fares for one week in honor of Earth Day is approximately \$383.75. This revenue loss will be from General Funds.

Respectfully submitted by:



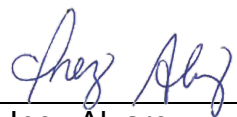
Shawn Iggoe
Director of Public Works

Reviewed by:



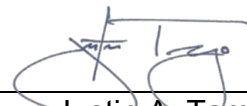
Martha Garcia
Director of Finance

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Justin A. Tamayo
Assistant City Attorney

ATTACHMENT

None



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Public Hearing - 4A

TO: The Honorable Mayor and City Council
FROM: Chris Thompson, Fire Chief
SUBJECT: Annual Weed Abatement Protest Hearing

RECOMMENDATION:

It is recommended that the City Council consider:

1. Opening the continued public hearing, receiving public comment, closing the public hearing;
2. Adopting a Resolution declaring that weeds, brush, rubbish and refuse upon or in front of specified property in the city are a seasonal and recurrent public nuisance, and declaring its intention to provide for abatement; and/or
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adopting of this Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061 (b)(3) because it can be seen with certainty that there is no possibility that the Resolution may have a significant effect on the environment.

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner/Weights and Measures (Weed Abatement Division) submitted to the City the annual Weed Abatement Declaration List and resolution declaring that weeds, brush, rubbish, refuse and dirt maintained on certain private properties in the City are a public nuisance. At the regular City Council meeting on February 5, 2025, the City Council adopted Resolution No. 2025-R4 approving the 2025 Weed Abatement Declaration List as posted by the County. By adopting the Resolution, the Council declared its intention to provide for the abatement of said nuisances. To complete the process, the Council must hold a protest hearing to allow parcel owners identified on the Declaration List an opportunity to object to their inclusion thereon.

BACKGROUND:

The County identified 1,614 improved or unimproved parcels requiring abatement in the 2025 Declaration List. The County mailed notices on or about January 6, 2025 to the recorded owner of each parcel included in the list declaring that their parcel is in existing, future, or "potential" hazard. The County advised that it considers a parcel a future or "potential" hazard if the parcel is not completely landscaped or irrigated and there is a

potential for weed growth. The Los Angeles County Board of Supervisors established an inspection fee of \$53.14 for the 2025 abatement cycle.

Parcel owners who received notices from the County can challenge their parcels inclusion on the list by attending the protest hearing. Parcel owners can request Council to remove their parcels from the list if they feel their parcel is not in violation or that the County has erred by including the parcel on the list. The City Manager also has the authority to remove parcels from the list, thus the City Council may defer any requests for removal to the City Manager for further consideration.

The County advised staff that if parcel owners want their parcel to be removed from the Declaration List, the County will conduct re-inspection of the parcel to determine if, in fact, the parcel is not in violation or a potential hazard, or that an error has been made. Upon completion of the re-inspection of the parcel, the County will advise the City of its findings. When a parcel is re-inspected and found to be in violation or a potential hazard, the County will remove the parcel from the deletion list. The deletion list will allow the re-inspection fee of \$53.14 to be waived.

The County advised the City that March 26, 2025 is the last day that the City can request or the County can authorize removal of a parcel from the Declaration List. If the City Council elects to remove a parcel from the Declaration List and the parcel becomes a nuisance at a later date, the City will have to place that parcel on an individual declaration list and will have to hold an individual protest hearing for each parcel.

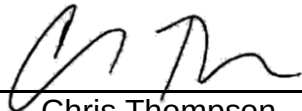
The following is a schedule of the Weed Abatement process:

March 26, 2025	Deadline for the City to authorize removal of a property from the Declaration List.
April 1, 2025	County will begin clearance operations on unimproved (vacant) parcels.
May 14, 2025	Deadline for all improved parcels to attain compliance that responded to the County via response cards. County will begin compliance inspections.
August 6, 2025	Weed Abatement Charge List Hearing of Weed Abatement Costs directing the County to collect these costs through property tax billings.

FISCAL IMPACT:

The City of Monterey Park has been contracting with the County of Los Angeles since 1992 for weed abatement services. No fiscal impacts are anticipated to affect actual expenditures or revenues. Furthermore, no redirection of available staff time, supplies or services will be required.

Respectfully submitted by:



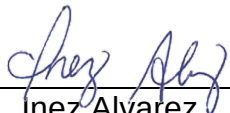
Chris Thompson
Fire Chief

Prepared by:



Rebecca Bojorquez
Principal Management Analyst

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Justin A. Tamayo
Assistant City Attorney

ATTACHMENT:

1. Resolution No. 2025-R4 and Weed Abatement Declaration List
2. Draft Resolution

ATTACHMENT 1
Resolution No. 2025-R4 and Weed Abatement
Declaration List

RESOLUTION NO. 2025-R4

A RESOLUTION ADOPTED PURSUANT TO GOVERNMENT CODE § 39561 DECLARING THAT WEEDS, BRUSH, RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PUBLIC AND PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR ABATEMENT

The City Council does resolve as follows:

SECTION 1: Pursuant to Government Code §§ 39500 to 39588, the City Council finds and declares that:

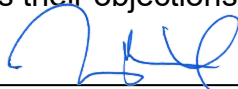
- A. The weeds growing upon the streets and sidewalks in front of those Properties identified in attached Exhibit “A”, which is incorporated by reference, are weeds which bear seeds of wingy or downy nature or attain such large growth as to become a fire menace to adjacent improved property when dry, or which are otherwise noxious, dangerous or a public nuisance;
- B. The presence of dry grass, stubble, refuse or other flammable materials are conditions which endanger the public safety by creating a fire hazard; and
- C. By reason of the foregoing facts, the weeds or dry grass, stubble refuse or other flammable material growing or existing upon the private property identified in Exhibit “A”, or upon the streets and sidewalks in front of said property, constitute a public nuisance (as defined by applicable law including, without limitation Monterey Park Municipal Code §§ 4.30.040 and 4.30.050(j)) and should be abated before the coming fire season.

SECTION 2: The City Manager, or designee (currently the Agricultural Commissioner/Director of Weights and Measures for the County of Los Angeles) is authorized to give notice to abate the Nuisances upon the Properties and must cause notices to be given to each property owner by United States Mail in substantially the following form:

NOTICE OF PUBLIC NUISANCE AND DEMAND TO ABATE

TAKE NOTICE that on February 5, 2025, the City Council of the City of Monterey Park adopted a Resolution declaring your property to be a public nuisance because the presence of weeds, rubbish, refuse and dirt on the property is injurious to public health, safety and property. If not voluntarily

abated, the public nuisance on your property may be abated by authorities from the County of Los Angeles, at the direction of the City of Monterey Park. Should that occur, the cost of removal will be assessed upon your property. Such cost will constitute a special assessment against such lots or lands. All other costs associated with such abatement including, without limitation, initial inspection costs, may also be recovered in the same manner. All property owners objecting to the proposed removal of a public nuisance and the recovery of all costs, they may attend a City Council hearing. The City Council meeting will be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on March 5, 2025, at 6:30 p.m. The meeting information can be obtained on the City's website at www.montereypark.ca.gov/agendacenter or by contacting the City Clerk's office at MPCLerk@montereypark.ca.gov. At that time, they may express their objections to the City Council.



Maychelle Yee, City Clerk, City of Monterey Park

SECTION 3: The City Manager, or designee (including, without limitation, the Fire Chief) is authorized to remove any Properties from Exhibit A that are determined to not be noxious, dangerous or a public nuisance, or otherwise endanger the public safety by creating a fire hazard.

SECTION 4: Costs. All costs associated with implementing this Resolution including, without limitation, costs incurred by the Agricultural Commissioner for inspecting the Properties, may be recovered in accordance with City or County resolutions. Recovering these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety. The Agricultural Commissioner or authorities from the County of Los Angeles must keep an itemized written account of the cost of abatement. A copy of these accounts must be posted on or near City Council Chambers for at least three days prior to March 5, 2025. The copy of these accounts will be available for public inspection at the City Clerk's Office located at 320 W. Newmark Avenue, Monterey Park, CA 91754..

SECTION 5: *Public Hearings.* A public hearing will be held on March 5, 2025 at 6:30 p.m. to consider any objections to this Resolution submitted by owners of the Properties or the general public. The public hearing meeting will be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers. To obtain information on the public hearing meeting, the public may visit the city's website at www.montereypark.ca.gov/agendacenter or by contacting the City Clerk's office at MPCLerk@montereypark.ca.gov.

SECTION 6: *Notices.* The City Manager, or designee (currently the Los Angeles County Agricultural Commissioner/Director of Weights and Measures) must provide notice of the Public Hearing by First Class U.S. Mail, postage prepaid, at least ten days before March 5, 2025.

SECTION 7: *Reliance on Record.* 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: *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 provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 11: *Electronic Signatures.* This Resolution may be executed with electronic signature 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 12: *Execution.* 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 his duly appointed deputy, may attest thereto.

SECTION 13: *Effectiveness.* This Resolution will become effective immediately upon adoption.

SECTION 14: The City Clerk of the City of Monterey Park is directed to certify a copy of this resolution and cause such certified copy thereof to be filed with the Los Angeles County Agricultural Commissioner together with a certified copy of said report, attached hereto.

SECTION 15: The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED this 5th day of February 2025.



Vinh T. Ngo, Mayor

ATTEST:



Maychelle Yee, City Clerk

Approved as to Form:
Karl H. Berger, City Attorney



Justin A. Tamayo, Assistant City Attorney

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 2025-R4 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 5th day of February, 2025 by the following vote:

Ayes:	Council Members: Wong, Sanchez, Lo, Ngo
Noes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None
Recusal:	Council Members: Yang

Dated this 5th day of February, 2025.



Maychelle Yee, City Clerk
City of Monterey Park, California

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5225 031 018	101 CENTRE PLAZA DR	800 W 6TH ST 6TH FLOOR	LOS ANGELES CA	90017
5225 031 025		12225 STEPHENS RD	WARREN MI	48089
5225 031 916	4500 E CITY HALL DR	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 917		500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 918	4700 W RAMONA BLVD	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 919		455 GOLDEN GATE AVE	SAN FRANCISCO CA	94102
5225 031 920		500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5237 008 027	360 LADERA ST	360 LADERA ST	MONTEREY PARK CA	91754
5237 010 901		1515 W MISSION ROAD	ALHAMBRA CA	91803
5237 012 001	1930 COPA WAY	1930 COPA WAY	MONTEREY PARK CA	91754
5237 012 002	1910 COPA WAY	1910 COPA WAY	MONTEREY PARK CA	91754
5237 012 003	1886 COPA WAY	1886 COPA WAY	MONTEREY PARK CA	91754
5237 012 004	1878 COPA WAY	1878 COPA WAY	MONTEREY PARK CA	91754
5237 012 005	1872 COPA WAY	1872 COPA WAY	MONTEREY PARK CA	91754
5237 012 006	1864 COPA WAY	1322 W GAGE AVE	FULLERTON CA	92833
5237 012 007	1848 COPA WAY	1848 COPA WAY	MONTEREY PARK CA	91754
5237 012 008	1832 COPA WAY	1832 COPA WAY	MONTEREY PARK CA	91754
5237 012 009	1816 COPA WAY	PO BOX 2673	RCHO SANTA FE CA	92067
5237 012 010	1772 COPA WAY	1772 COPA WAY	MONTEREY PARK CA	91754
5237 012 011	1744 COPA WAY	1744 COPA WAY	MONTEREY PARK CA	91754
5237 012 018	1795 ARRIBA DR	1795 ARRIBA DR	MONTEREY PARK CA	91754
5237 012 019	1801 ARRIBA DR	1801 ARRIBA DR	MONTEREY PARK CA	91754
5237 012 020	1825 ARRIBA DR	283 LADERA ST	MONTEREY PARK CA	91754
5237 012 021	1853 ARRIBA DR	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
5237 012 022	1875 ARRIBA DR	1875 ARRIBA DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 012 034	1943 ARRIBA DR	1943 ARRIBA DR	MONTEREY PARK CA	91754
5237 012 035	1933 ARRIBA DR	1030 WINSTON AVE	SAN MARINO CA	91108
5237 012 036	1927 ARRIBA DR	1927 ARRIBA DR	MONTEREY PARK CA	91754
5237 012 037	1919 ARRIBA DR	1919 ARRIBA DR	MONTEREY PARK CA	91754
5237 012 038	1915 ARRIBA DR, MONTEREY PARK CA 91754	1915 ARRIBA DR	MONTEREY PARK CA	91754
5237 012 039	1909 ARRIBA DR	PO BOX 80277	SAN MARINO CA	91118
5237 012 040	1901 ARRIBA DR	1901 ARRIBA DR	MONTEREY PARK CA	91754
5237 012 041	500 CASUDA CANYON DR	500 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 012 042	504 CASUDA CANYON DR	504 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 012 043	508 CASUDA CANYON DR	508 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 012 044	510 CASUDA CANYON DR	510 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 001	512 CASUDA CANYON DR	512 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 002	514 CASUDA CANYON DR	514 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 003	516 CASUDA CANYON DR	516 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 004	518 CASUDA CANYON DR	518 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 005	520 CASUDA CANYON DR	520 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 006	522 CASUDA CANYON DR	522 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 007	524 CASUDA CANYON DR, MONTEREY PARK CA 91754	2635 WESTMINSTER AVE	ALHAMBRA CA	91803
5237 013 008	526 CASUDA CANYON DR	526 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 009	530 CASUDA CANYON DR	530 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 010	532 CASUDA CANYON DR	11643 BANYAN RIM DR	WHITTIER CA	90601
5237 013 011	534 CASUDA CANYON DR	534 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 012	536 CASUDA CANYON DR	536 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 013	538 CASUDA CANYON DR	538 CASUDA CANYON DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 013 014	540 CASUDA CANYON DR	540 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 015	542 CASUDA CANYON DR	542 CASUDA CANYON DR	MONTEREY PARK CA	91754
5237 013 016	544 CASUDA CANYON DR	235 S SAN PEDRO ST #241	LOS ANGELES CA	90012
5237 013 019	2137 ARRIBA DR	2137 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 020	2127 ARRIBA DR	2127 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 021	2107 ARRIBA DR	2107 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 022	2095 ARRIBA DR	2095 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 023	2085 ARRIBA DR	2085 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 024	2075 ARRIBA DR	2075 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 025	2065 ARRIBA DR	2065 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 026	2055 ARRIBA DR	PO BOX 80906	SAN MARINO CA	91118
5237 013 027	2045 ARRIBA DR	2045 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 028	2035 ARRIBA DR	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
5237 013 029	2025 ARRIBA DR	2025 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 030	2015 ARRIBA DR	2015 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 031	1999 ARRIBA DR	1999 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 032	1983 ARRIBA DR	1983 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 033	1973 ARRIBA DR	PO BOX 4024	ALHAMBRA CA	91803
5237 013 034	1963 ARRIBA DR	1963 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 035	1953 ARRIBA DR	1953 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 900		320 W NEWMARK AVE	MONTEREY PARK CA	91754
5237 014 001	625 PUEBLO DR	625 PUEBLO DRIVE	MONTEREY PARK CA	91754
5237 014 004	1964 ARRIBA DR	1964 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 005	1974 ARRIBA DR	1974 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 006	1984 ARRIBA DR	1984 ARRIBA DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 014 007	1994 ARRIBA DR	1994 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 008	2016 ARRIBA DR	2016 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 009	2026 ARRIBA DR	2026 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 010	2046 ARRIBA DR	2046 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 011	2056 ARRIBA DR	2056 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 012	2066 ARRIBA DR	2066 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 013	2076 ARRIBA DR	2076 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 014	2086 ARRIBA DR	2086 ARRIBA DR	MONTEREY PARK CA	91754
5237 014 017	766 TOPACIO DR	766 TOPACIO DR	MONTEREY PARK CA	91754
5237 014 018	779 TOPACIO DR	779 TOPACIO DR	MONTEREY PARK CA	91754
5237 014 023	754 CEREZA DR	758 CEREZA DR	MONTEREY PARK CA	91754
5237 014 024	763 CEREZA DR	763 CEREZA DR	MONTEREY PARK CA	91754
5237 015 007	585 COLINA TER	585 COLINA TER	MONTEREY PARK CA	91754
5237 015 008	582 COLINA TER	582 COLINA TER	MONTEREY PARK CA	91754
5237 015 010	1681 ABAJO DR	1681 ABAJO DR	MONTEREY PARK CA	91754
5237 015 012	520 CASITAS ST	2640 HUNTINGTON DR	SAN MARINO CA	91108
5237 015 013	527 CASITAS ST	527 CASITAS ST	MONTEREY PARK CA	91754
5237 015 014	1705 ABAJO DR	1705 ABAJO DR	MONTEREY PARK CA	91754
5237 015 015	1715 ABAJO DR	1715 ABAJO DR	MONTEREY PARK CA	91754
5237 015 016	1725 ABAJO DR	1725 ABAJO DR	MONTEREY PARK CA	91754
5237 015 017	1735 ABAJO DR	1735 ABAJO DR	MONTEREY PARK CA	91754
5237 015 018	1745 ABAJO DR	1745 ABAJO DR	MONTEREY PARK CA	91754
5237 015 019	1765 ABAJO DR	1765 ABAJO DR	MONTEREY PARK CA	91754
5237 015 020	1785 ABAJO DR	1785 ABAJO DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 015 021	1805 ABAJO DR	1805 ABAJO DR	MONTEREY PARK CA	91754
5237 015 022	1815 ABAJO DR	1815 ABAJO DR	MONTEREY PARK CA	91754
5237 015 023	1825 ABAJO DR	1825 ABAJO DR	MONTEREY PARK CA	91754
5237 015 024	1845 ABAJO DR	1845 ABAJO DRIVE	MONTEREY PARK CA	91754
5237 015 025	1855 ABAJO DR	1855 ABAJO DR	MONTEREY PARK CA	91754
5237 015 026	1875 ABAJO DR	1875 ABAJO DR	MONTEREY PARK CA	91754
5237 015 036	665 PUEBLO DR	665 PUEBLO DR	MONTEREY PARK CA	91754
5237 015 037	655 PUEBLO DR	655 PUEBLO DR	MONTEREY PARK CA	91754
5237 015 038	645 PUEBLO DR	645 PUEBLO DR	MONTEREY PARK CA	91754
5237 015 039	635 PUEBLO DR	635 PUEBLO DR	MONTEREY PARK CA	91754
5237 016 001	562 COLINA TER	562 COLINA TER	MONTEREY PARK CA	91754
5237 016 002	542 COLINA TER	542 COLINA TER	MONTEREY PARK CA	91754
5237 016 005	1784 ARRIBA DR	1608 APPIAN WAY	MONTEBELLO CA	90640
5237 016 007	1756 ARRIBA DR	1756 ARRIBA DR	MONTEREY PARK CA	91754
5237 016 008	1742 ARRIBA DR	1742 ARRIBA DR	MONTEREY PARK CA	91754
5237 016 012	1640 COPA WAY	641 BARNUM WAY	MONTEREY PARK CA	91754
5237 016 013	1641 COPA WAY	1641COPA WAY	MONTEREY PARK CA	91754
5237 016 014	515 ARBOLES ST	515 ARBOLES ST	MONTEREY PARK CA	91754
5237 016 023	558 CASITAS ST	558 CASITAS ST	MONTEREY PARK CA	91754
5237 016 024	550 CASITAS ST	103 LADERA ST	MONTEREY PARK CA	91754
5237 016 025	540 CASITAS ST	540 CASITAS ST	MONTEREY PARK CA	91754
5237 016 026	530 CASITAS ST	530 CASITAS ST	MONTEREY PARK CA	91754
5237 017 006	477 ELEVADO TER	477 ELEVADO TERRACE	MONTEREY PARK CA	91754
5237 018 001	1700 ABAJO DR	1700 ABAJO DR	MONTEREY PARK CA	91754
5237 018 002	1720 ABAJO DR	1720 ABAJO DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 018 003	1730 ABAJO DR	1730 ABAJO DR	MONTEREY PARK CA	91754
5237 018 004	1740 ABAJO DR	1740 ABAJO DR	MONTEREY PARK CA	91754
5237 018 005	1750 ABAJO DR	1750 ABAJO DR	MONTEREY PARK CA	91754
5237 018 006	1760 ABAJO DR	1760 ABAJO DR	MONTEREY PARK CA	91754
5237 018 007	1780 ABAJO DR	1780 ABAJO DR	MONTEREY PARK CA	91754
5237 018 008	1790 ABAJO DR	1790 ABAJO DR	MONTEREY PARK CA	91754
5237 018 009	1800 ABAJO DR	1800 ABAJO DR	MONTEREY PARK CA	91754
5237 018 010	1810 ABAJO DR	1810 ABAJO DR	MONTEREY PARK CA	91754
5237 018 011	1820 ABAJO DR	1820 ABAJO DR	MONTEREY PARK CA	91754
5237 018 012	1830 ABAJO DR	1830 ABAJO DR	MONTEREY PARK CA	91754
5237 018 013	1840 ABAJO DR	1840 ABAJO DR	MONTEREY PARK CA	91754
5237 018 014	1850 ABAJO DR	1850 ABAJO DR	MONTEREY PARK CA	91754
5237 018 015	1860 ABAJO DR	1860 ABAJO DR	MONTEREY PARK CA	91754
5237 018 016	1870 ABAJO DR	1870 ABAJO DR	MONTEREY PARK CA	91754
5237 018 017	707 MONTEREY PASS RD	707 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 018 019	711 MONTEREY PASS RD	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 018 020	717 MONTEREY PASS RD	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 018 021	721 MONTEREY PASS RD	721 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 018 022	727 MONTEREY PASS RD	801 S FIGUEROA ST 600	LOS ANGELES CA	90017
5237 018 023	767 MONTEREY PASS RD	2270 HUNTLEY CIR	SAN MARINO CA	91108
5237 018 025	777 MONTEREY PASS RD	10005 MISSION MILL RD	WHITTIER CA	90601
5237 019 001	1880 ABAJO DR	1880 ABAJO DR	MONTEREY PARK CA	91754
5237 019 002	1890 ABAJO DR	3 LILAC	IRVINE CA	92618
5237 019 003	1900 ABAJO DR	1900 ABAJO DR	MONTEREY PARK CA	91754
5237 019 004	1910 ABAJO DR	1910 ABAJO DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 019 006	1930 ABAJO DR	153 CALLE CONSTANCIA	REDLANDS CA	92373
5237 019 007	1940 ABAJO DR	1940 ABAJO DR	MONTEREY PARK CA	91754
5237 019 008	1950 ABAJO DR, MONTEREY PARK CA 91754	7700 IRVINE CENTER DR STE 260	IRVINE CA	92618
5237 019 009	1960 ABAJO DR	1960 ABAJO DR	MONTEREY PARK CA	91754
5237 019 010	1970 ABAJO DR	1970 ABAJO DR	MONTEREY PARK CA	91754
5237 019 011	1980 ABAJO DR	1980 ABAJO DR	MONTEREY PARK CA	91754
5237 019 012	1990 ABAJO DR	548 S BERKELEY AVE	SAN MARINO CA	91108
5237 019 013	2000 ABAJO DR	2000 ABAJO DR	MONTEREY PARK CA	91754
5237 019 014	2010 ABAJO DR	2010 ABAJO DR	MONTEREY PARK CA	91754
5237 019 015	2020 ABAJO DR	2020 ABAJO DR	MONTEREY PARK CA	91754
5237 019 016	2030 ABAJO DR	2030 ABAJO DR	MONTEREY PARK CA	91754
5237 019 017	2040 ABAJO DR	2040 ABAJO DR	MONTEREY PARK CA	91754
5237 019 018	2050 ABAJO DR	3005 SHERWOOD AVE UNIT B	ALHAMBRA CA	91801
5237 019 019	2060 ABAJO DR	2060 ABAJO DR	MONTEREY PARK CA	91754
5237 019 020	2070 ABAJO DR	2070 ABAJO DR	MONTEREY PARK CA	91754
5237 019 021	2080 ABAJO DR	2080 ABAJO DR	MONTEREY PARK CA	91754
5237 019 022	777 MONTEREY PASS RD	10005 MISSION MILL RD	WHITTIER CA	90601
5237 019 023	829 MONTEREY PASS RD	415 S ATLANTIC BLVD	MONTEREY PARK CA	91754
5237 019 024	855 MONTEREY PASS RD	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 019 025	877 MONTEREY PASS RD	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 019 026	901 MONTEREY PASS RD, MONTEREY PARK CA 91754	14328 LOMITAS AVE	CITY OF INDUSTRY CA	91746
5237 020 001	955 MONTEREY PASS RD	PO BOX 777	MONTEREY PARK CA	91754
5237 020 004	2100 ABAJO DR	2100 ABAJO DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 020 005	2110 ABAJO DR	2110 ABAJO DR	MONTEREY PARK CA	91754
5237 020 006	2120 ABAJO DR	2120 ABAJO DR	MONTEREY PARK CA	91754
5237 020 007	2130 ABAJO DR	2130 ABAJO DR	MONTEREY PARK CA	91754
5237 020 008	2140 ABAJO DR	1920 GRAHAM AVE	REDONDO BEACH CA	90278
5237 020 009	2150 ABAJO DR	2150 ABAJO DR	MONTEREY PARK CA	91754
5237 020 010	816 GRANADA DR	816 GRANADA DR	MONTEREY PARK CA	91754
5237 020 011	828 GRANADA DR	828 GRANADA DR	MONTEREY PARK CA	91754
5237 020 019	999 MONTEREY PASS RD	728 W SANTA ANITA ST	SAN GABRIEL CA	91776
5237 020 020	1001 MONTEREY PASS RD	1001 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 021 001	1231 MONTEREY PASS RD	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
5237 021 002	1051 MONTEREY PASS RD	8451 LEROY ST	SAN GABRIEL CA	91775
5237 021 003	1101 MONTEREY PASS RD	104 N UNION AVE	LOS ANGELES CA	90026
5237 021 004	1131 MONTEREY PASS RD	1511 S SHALE HOLLOW LN	DIAMOND BAR CA	91765
5237 021 005	1161 MONTEREY PASS RD	1161 MONTEREY PASS RD	MONTEREY PARK CA	91754
5237 021 006	1191 MONTEREY PASS RD	3338 E CALIFORNIA BLVD	PASADENA CA	91107
5237 021 007	1201 MONTEREY PASS RD	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
5237 022 009	1100 CORPORATE CENTER DR	1100 CORPORATE CENTER DR UNIT 201	MONTEREY PARK CA	91754
5237 022 014	701 CORPORATE CENTER DR	300 S PARK AVE STE 810	POMONA CA	91766
5237 022 017	900 CORPORATE CENTER DR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 022 018	1000 CORPORATE CENTER DR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 022 021		9034 W SUNSET BLVD	WEST HOLLYWOOD CA	90069
5237 022 026	1155 CORPORATE CENTER DR	2333 LAKE AVE UNIT H	ALTADENA CA	91001
5237 022 028	1111 CORPORATE CENTER DR	PO BOX 766	LA VERNE CA	91750
5237 022 046		300 S PARK AVE STE 810	POMONA CA	91766
5237 022 047	901 CORPORATE CENTER DR	PO BOX 847	CARLSBAD CA	92018

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5237 022 048		13517 PENN ST	WHITTIER CA	90602
5237 022 903	1055 CORPORATE CENTER DR	770 WILSHIRE BLVD	LOS ANGELES CA	90017
5237 023 907		900 S FREMONT AVE	ALHAMBRA CA	91803
5237 023 908		900 S FREMONT AVE	ALHAMBRA CA	91803
5237 024 017	1255 CORPORATE CENTER DR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 025	2625 CORPORATE PL	PO BOX 30831	LOS ANGELES CA	90030
5237 024 026	2525 CORPORATE PL, MONTEREY PARK CA 91754	2530 CORPORATE PL STE A210	MONTEREY PARK CA	91754
5237 024 029	2630 CORPORATE PL, MONTEREY PARK CA 91754	300 W VALLEY BLVD PMB 1617	ALHAMBRA CA	91803
5237 024 055	1588 CORPORATE CENTER DR	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
5237 024 056	2530 CORPORATE PL	PO BOX A3879	CHICAGO IL	60690
5237 024 059		9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 061		4607 MISSION GORGE PL	SAN DIEGO CA	92120
5237 024 065		9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 066		9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 067	1200 CORPORATE CENTER DR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 068	1200 CORPORATE CENTER DR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 071	1600 CORPORATE CENTER DR	3579 E FOOTHILL BLVD PMB 546	PASADENA CA	91107
5237 024 072		3579 E FOOTHILL BLVD PMB 546	PASADENA CA	91107
5237 024 800		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5252 001 023	793 BARNUM WAY	793 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 024	789 BARNUM WAY	789 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 025	785 BARNUM WAY	785 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 026	781 BARNUM WAY	781 BARNUM WAY	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 001 027	777 BARNUM WAY	777 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 028	773 BARNUM WAY	773 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 029	769 BARNUM WAY	769 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 030	765 BARNUM WAY	765 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 031	761 BARNUM WAY	761 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 032	757 BARNUM WAY	757 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 033	753 BARNUM WAY	753 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 034	749 BARNUM WAY	749 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 035	745 BARNUM WAY	745 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 036	741 BARNUM WAY	741 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 037	737 BARNUM WAY	737 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 038	733 BARNUM WAY	733 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 039	729 BARNUM WAY	729 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 040	725 BARNUM WAY	725 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 041	721 BARNUM WAY	721 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 042	717 BARNUM WAY	717 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 043	713 BARNUM WAY	713 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 044	709 BARNUM WAY	709 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 045	705 BARNUM WAY	705 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 046	701 BARNUM WAY	701 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 047	697 BARNUM WAY	697 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 048	693 BARNUM WAY	693 BARNUM WAY	MONTEREY PARK CA	91754
5252 001 049	689 BARNUM WAY	689 BARNUM WAY	MONTEREY PARK CA	91754
5252 002 002	608 MONTEREY PASS RD	608 MONTEREY PASS RD	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 002 008	656 MONTEREY PASS RD, MONTEREY PARK CA 91754	6609 PEACH AVE	VAN NUYS CA	91406
5252 002 010	670 MONTEREY PASS RD	PO BOX 180520	LOS ANGELES CA	90018
5252 002 011	616 MONTEREY PASS RD	PO BOX 155	MONTEREY PARK CA	91754
5252 002 016		644 MONTEREY PASS RD	MONTEREY PARK CA	91764
5252 002 017	632 MONTEREY PASS RD	632 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 009	1200 MONTEREY PASS RD	219 14TH ST	SANTA MONICA CA	90402
5252 003 010	1190 MONTEREY PASS RD	1190 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 011	1160 MONTEREY PASS RD	1130 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 012	1130 MONTEREY PASS RD	1130 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 013	1110 MONTEREY PASS RD	1435 SOMBRERO DR	MONTEREY PARK CA	91754
5252 003 020	900 MONTEREY PASS RD	PO BOX 277	MONTEREY PARK CA	91754
5252 003 021	890 MONTEREY PASS RD	166 W NAOMI AVE	ARCADIA CA	91007
5252 003 022	870 MONTEREY PASS RD	870 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 027	800 MONTEREY PASS RD	1000 E GARVEY AVE	MONTEREY PARK CA	91755
5252 003 028	798 MONTEREY PASS RD, MONTEREY PARK CA 91754	1705 S CAMPUS AVE	ONTARIO CA	91761
5252 003 029	786 MONTEREY PASS RD	1647 GLORIETTA AVE	GLENDALE CA	91208
5252 003 030	774 MONTEREY PASS RD, MONTEREY PARK CA 91754	14108 DONALDALE ST	LA PUENTE CA	91746
5252 003 033	748 MONTEREY PASS RD	748 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 042	1100 MONTEREY PASS RD	1314 ASHLAND AVE	SANTA MONICA CA	90405
5252 003 043	810 MONTEREY PASS RD	1000 E GARVEY AVE	MONTEREY PARK CA	91755
5252 003 046	750 MONTEREY PASS RD	PO BOX 63309	LOS ANGELES CA	90063
5252 003 049	960 MONTEREY PASS RD	1880 CENTURY PARK E STE 607	LOS ANGELES CA	90067
5252 003 050	930 MONTEREY PASS RD	1880 CENTURY PARK E #607	LOS ANGELES CA	90067

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 003 052	724 MONTEREY PASS RD, MONTEREY PARK CA 91754	724 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 053	850 MONTEREY PASS RD	850 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 055	1090 MONTEREY PASS RD	122 S EL MOLINO ST	ALHAMBRA CA	91801
5252 003 057	990 MONTEREY PASS RD	1201 S OLIVE ST	LOS ANGELES CA	90015
5252 003 058	708 MONTEREY PASS RD	18924 CARMEL CREST DR	TARZANA CA	91356
5252 003 065	716 MONTEREY PASS RD	718 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 066	1000 MONTEREY PASS RD	PO BOX 5007	SAN GABRIEL CA	91778
5252 003 067	1290 MONTEREY PASS RD	1290 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 069	736 MONTEREY PASS RD, MONTEREY PARK CA 91754	724 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 003 070	1260 MONTEREY PASS RD	915 TOWNE AVE	LOS ANGELES CA	90021
5252 003 071	1230 MONTEREY PASS RD	1230 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 004 074	1390 MONTEREY PASS RD	2764 N GREEN VALLEY PKWY PMB 254	HENDERSON NV	89014
5252 004 075	1350 MONTEREY PASS RD	1350 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 004 078	1300 MONTEREY PASS RD	1300 MONTEREY PASS RD	MONTEREY PARK CA	91754
5252 004 086	1430 MONTEREY PASS RD NO A	2950 LORAIN RD	SAN MARINO CA	91108
5252 004 800		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5252 004 801		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5252 005 071	1810 COLLEGE VIEW DR	1810 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 072	1820 COLLEGE VIEW DR	1820 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 074	1860 COLLEGE VIEW DR	1860 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 075	1880 COLLEGE VIEW DR	1880 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 076	1890 COLLEGE VIEW DR	8524 LARKDALE RD	SAN GABRIEL CA	91775
5252 005 077	1900 COLLEGE VIEW DR	1900 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 078	1910 COLLEGE VIEW DR	1258 SADDLEHORN WAY	WALNUT CA	91789

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 005 079	1920 COLLEGE VIEW DR, MONTEREY PARK CA 91754	1920 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 080	1940 COLLEGE VIEW DR	1940 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 081	1960 COLLEGE VIEW DR	329 W ANDRIX ST	MONTEREY PARK CA	91754
5252 005 082	1980 COLLEGE VIEW DR	1980 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 083	1990 COLLEGE VIEW DR	1990 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 084	2000 COLLEGE VIEW DR	2000 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 085	2020 COLLEGE VIEW DR	2020 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 086	2040 COLLEGE VIEW DR	2040 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 087	2060 COLLEGE VIEW DR	2060 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 088	2080 COLLEGE VIEW DR	2080 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 089	2090 COLLEGE VIEW DR	2090 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 090	2100 COLLEGE VIEW DR	2100 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 091	2120 COLLEGE VIEW DR	641 BARNUM WAY	MONTEREY PARK CA	91754
5252 005 092	2140 COLLEGE VIEW DR	2140 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 093	2180 COLLEGE VIEW DR	2180 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 094	2190 COLLEGE VIEW DR	2190 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 095	2200 COLLEGE VIEW DR	2200 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 096	2220 COLLEGE VIEW DR	2220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 097	2238 COLLEGE VIEW DR	2238 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 098	2260 COLLEGE VIEW DR	2260 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 099	2280 COLLEGE VIEW DR	2280 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 100	2290 COLLEGE VIEW DR	2290 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 101	2300 COLLEGE VIEW DR	2300 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 103	2160 COLLEGE VIEW DR	2160 COLLEGE VIEW DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 005 104	1800 COLLEGE VIEW DR	1800 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 005 105	2320 COLLEGE VIEW DR	2320 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 006 009	1901 COLLEGE VIEW DR	1901 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 006 010	1895 COLLEGE VIEW DR	1260 MILL LN	SAN MARINO CA	91108
5252 013 026	1301 LIGHTVIEW ST	1301 LIGHTVIEW ST	MONTEREY PARK CA	91754
5252 013 031	1800 BLUFFHILL DR	1800 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 014 011	1367 HILLSIDE ST	1367 HILLSIDE ST	MONTEREY PARK CA	91754
5252 014 023	1295 HILLSIDE ST	26441 BELSHIRE WAY	LAKE FOREST CA	92630
5252 015 001	1184 S LONGHILL WAY	1184 S LONGHILL WAY	MONTEREY PARK CA	91754
5252 015 014	1795 BLUFFHILL DR	1795 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 015 015	1801 BLUFFHILL DR	1801 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 015 017	1855 BLUFFHILL DR	1164 HIGHLAND DR	MONTEREY PARK CA	91754
5252 015 018	1877 BLUFFHILL DR	1877 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 015 019	1895 BLUFFHILL DR, MONTEREY PARK CA 91754	912 SUMMIT PL	MONTEREY PARK CA	91754
5252 015 020	1901 BLUFFHILL DR	1271 LAKEVIEW AVE	LA HABRA CA	90631
5252 015 021	1915 BLUFFHILL DR, MONTEREY PARK CA 91754	1915 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 015 022	1833 BLUFFHILL DR	1833 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 016 003	2068 W LONGHILL DR	2068 W LONGHILL DR	MONTEREY PARK CA	91754
5252 016 004	1187 S LONGHILL WAY	1311 BELHAM RIDGE CT	SPRING TX	77379
5252 016 005	1190 S LONGHILL WAY	1600 W LONGHILL DR	MONTEREY PARK CA	91754
5252 016 006	1933 BLUFFHILL DR	1933 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 016 007	1947 BLUFFHILL DR	1947 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 016 008	1963 BLUFFHILL DR	1963 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 016 009	1985 BLUFFHILL DR	1985 BLUFFHILL DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 018 004	1255 RIDGECREST ST	1255 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 005	1241 RIDGECREST ST	470 LADERA ST	MONTEREY PARK CA	91754
5252 018 006	1225 RIDGECREST ST	3655 YORKSHIRE RD	PASADENA CA	91107
5252 018 007	1201 RIDGECREST ST	1201 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 008	1187 RIDGECREST ST	1187 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 011	1149 RIDGECREST ST	2167 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 018 013	1125 RIDGECREST ST	1125 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 014	1113 RIDGECREST ST	1113 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 016	1091 RIDGECREST ST	1091 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 017	1087 RIDGECREST ST	1087 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 018	1083 RIDGECREST ST	1083 RIDGECREST ST	MONTEREY PARK CA	91754
5252 018 019	1079 RIDGECREST ST	1079 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 001	1071 RIDGECREST ST	930 S CHARLOTTE AVE	SAN GABRIEL CA	91776
5252 019 002	1069 RIDGECREST ST	PO BOX 3762	ALHAMBRA CA	91803
5252 019 003	1065 RIDGECREST ST	1065 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 004	1061 RIDGECREST ST	1068 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 005	1057 RIDGECREST ST	1057 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 006	1053 RIDGECREST ST	1053 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 007	1049 RIDGECREST ST	1049 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 008	1045 RIDGECREST ST	1045 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 009	1041 RIDGECREST ST	1041 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 010	1037 RIDGECREST ST	1037 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 011	1033 RIDGECREST ST	1033 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 012	1029 RIDGECREST ST	1029 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 014	1021 RIDGECREST ST	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 019 015	1017 RIDGECREST ST	1017 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 016	1013 RIDGECREST ST	1013 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 017	1009 RIDGECREST ST	1009 RIDGECREST ST	MONTEREY PARK CA	91754
5252 019 018	1005 RIDGECREST ST	6B VILLAGE GARDENS, 67 FA PO ST	KOWLOON TONG HONG KONG	
5252 019 019	1001 RIDGECREST ST	1001 RIDGECREST ST	MONTEREY PARK CA	91754
5252 020 017	1052 RIDGECREST ST	1052 RIDGECREST ST	MONTEREY PARK CA	91754
5252 021 009	1623 BLUFFHILL DR	1623 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 022 020	1611 BLUFFHILL DR	1611 BLUFFHILL DR	MONTEREY PARK CA	91754
5252 029 035	1740 COLLEGE VIEW DR	770 RIDGECREST ST	MONTEREY PARK CA	91754
5252 029 036	1720 COLLEGE VIEW DR	1408 VIA ROMA	MONTEBELLO CA	90640
5252 029 037	1700 COLLEGE VIEW DR, MONTEREY PARK CA 91754	2332 31ST AVE	SAN FRANCISCO CA	94116
5252 029 038	1690 COLLEGE VIEW DR	1690 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 029 039	1680 COLLEGE VIEW DR	912 CREST VISTA DR	MONTEREY PARK CA	91754
5252 029 040	1660 COLLEGE VIEW DR	961 THAMES CT	SAN DIMAS CA	91773
5252 029 041	1640 COLLEGE VIEW DR	1642 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5252 029 042	1620 COLLEGE VIEW DR	2090 VANCOUVER AVE	MONTEREY PARK CA	91754
5252 029 043	1600 COLLEGE VIEW DR	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
5252 029 044	1590 COLLEGE VIEW DR	55 W PALM DR	ARCADIA CA	91007
5252 029 045	1580 COLLEGE VIEW DR	6962 FERNCROFT AVE	SAN GABRIEL CA	91775
5252 029 046	1560 COLLEGE VIEW DR	294 SIERRA OAKS DR	ARCADIA CA	91006
5252 029 048	1520 COLLEGE VIEW DR	11015 FREER ST	TEMPLE CITY CA	91780
5252 029 050	1540 COLLEGE VIEW DR, MONTEREY PARK CA 91754	1608 APPIAN WAY	MONTEBELLO CA	90640
5252 029 051	1500 COLLEGE VIEW DR	1500 COLLEGE VIEW DR UNIT F	MONTEREY PARK CA	91754
5252 031 001	991 RIDGECREST ST	1445 FORESTVIEW DR	BREA CA	92821

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 031 002	985 RIDGECREST ST	985 RIDGECREST ST	MONTEREY PARK CA	91754
5252 031 003	979 RIDGECREST ST	979 RIDGECREST ST	MONTEREY PARK CA	91754
5252 031 006	1526 RIDGECREST WAY	1526 RIDGECREST WAY	MONTEREY PARK CA	91754
5252 031 007	1540 RIDGECREST WAY	1540 RIDGECREST WAY	MONTEREY PARK CA	91754
5252 031 008	1552 RIDGECREST WAY	1552 RIDGECREST WAY	MONTEREY PARK CA	91754
5252 031 009	1566 RIDGECREST WAY	1566 RIDGECREST WAY	MONTEREY PARK CA	91754
5252 031 010	1580 RIDGECREST WAY	1580 RIDGECREST WAY	MONTEREY PARK CA	91754
5252 031 011	1592 RIDGECREST WAY	1592 RIDGECREST WAY	MONTEREY PARK CA	91754
5252 031 020	1501 VAGABOND RD	1501 VAGABOND RD	MONTEREY PARK CA	91754
5252 032 003	929 RIDGECREST ST	929 RIDGECREST ST	MONTEREY PARK CA	91754
5252 032 004	921 RIDGECREST ST	921 RIDGECREST ST	MONTEREY PARK CA	91754
5252 032 005	915 RIDGECREST ST, MONTEREY PARK CA 91754	915 RIDGECREST ST	MONTEREY PARK CA	91754
5252 032 006	901 RIDGECREST ST	901 RIDGECREST ST	MONTEREY PARK CA	91754
5252 032 007	889 RIDGECREST ST	889 RIDGECREST ST	MONTEREY PARK CA	91754
5252 033 004	865 DONNER PL	250 S ATLANTIC BLVD	LOS ANGELES CA	90022
5252 033 005	861 DONNER PL	861 DONNER PL	MONTEREY PARK CA	91754
5252 033 006	857 DONNER PL	857 DONNER PL	MONTEREY PARK CA	91754
5252 033 008	849 RIDGECREST ST	6851 KINGS HARBOR DRIVE	RANCHO PALOS VERDES CA	90275
5252 033 009	843 RIDGECREST ST	843 RIDGECREST ST	MONTEREY PARK CA	91754
5252 033 010	841 RIDGECREST ST	1836 OAKGATE ST	MONTEREY PARK CA	91755
5252 033 011	837 RIDGECREST ST	837 RIDGECREST ST	MONTEREY PARK CA	91754
5252 033 016	827 BARNUM WAY	827 BARNUM WAY	MONTEREY PARK CA	91754
5252 033 017	809 BARNUM WAY	809 BARNUM WAY	MONTEREY PARK CA	91754
5252 033 021		772 BARNUM WAY	MONTEREY PARK CA	91754
5252 033 022	776 BARNUM WAY	772 BARNUM WAY	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 034 001	1199 CREST HAVEN WAY	1199 CREST HAVEN WAY	MONTEREY PARK CA	91754
5252 034 010	880 RIDGECREST ST, MONTEREY PARK CA 91754	696 BARNUM WAY	MONTEREY PARK CA	91754
5252 034 011	888 RIDGECREST ST	888 RIDGECREST ST	MONTEREY PARK CA	91754
5252 034 013	906 SUMMIT PL	906 SUMMIT PL	MONTEREY PARK CA	91754
5252 035 001	1175 CREST HAVEN WAY	1175 CREST HAVEN WAY	MONTEREY PARK CA	91754
5252 036 001	1197 DOVER WAY	2695 LOMBARDY RD	SAN MARINO CA	91108
5252 036 002	1181 DOVER WAY	1181 DOVER WAY	MONTEREY PARK CA	91754
5252 036 003	1165 DOVER WAY	1165 DOVER WAY	MONTEREY PARK CA	91754
5252 036 016	1196 CREST HAVEN WAY	1196 CREST HAVEN WAY	MONTEREY PARK CA	91754
5252 037 001	1211 W CREST WAY	1211 W CREST WAY	MONTEREY PARK CA	91754
5252 037 002	1201 W CREST WAY	1201 W CREST WAY	MONTEREY PARK CA	91754
5252 037 003	1263 W CREST WAY	1263 W CREST WAY	MONTEREY PARK CA	91754
5252 037 004	1251 W CREST WAY	1251 W CREST WAY	MONTEREY PARK CA	91754
5252 037 005	1243 W CREST WAY	1243 W CREST WAY	MONTEREY PARK CA	91754
5252 037 012	1198 DOVER WAY	1198 DOVER WAY	MONTEREY PARK CA	91754
5252 037 013	912 SUMMIT PL	2095 S LEO AVE	COMMERCE CA	90040
5252 038 003		924 SUMMIT PL	MONTEREY PARK CA	91754
5252 038 009	1295 W CREST WAY	1160 BUSCH GARDEN CT	PASADENA CA	91105
5252 040 011	1290 HIGHLAND DR, MONTEREY PARK CA 91754	1613 CHELSEA RD PMB 256	SAN MARINO CA	91108
5252 040 018	1295 WINDOVER WAY	1295 WINDOVER WAY	MONTEREY PARK CA	91754
5252 040 019	1281 WINDOVER WAY	1232 W CREST WAY	MONTEREY PARK CA	91754
5252 040 022	1233 WINDOVER WAY	1233 WINDOVER WAY	MONTEREY PARK CA	91754
5252 041 007	801 RIDGECREST ST	801 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 008	805 RIDGECREST ST	805 RIDGECREST ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 041 009	809 RIDGECREST ST	809 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 010	815 RIDGECREST ST	815 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 011	819 RIDGECREST ST	819 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 012	823 RIDGECREST ST	515 S FIGUEROA ST STE 2060	LOS ANGELES CA	90071
5252 041 013	827 RIDGECREST ST	827 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 014	831 RIDGECREST ST	831 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 015	797 RIDGECREST ST	343 WYNN CT	THOUSAND OAKS CA	91362
5252 041 021	781 RIDGECREST ST	781 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 028	765 RIDGECREST ST	765 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 029	795 RIDGECREST ST	795 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 032	773 RIDGECREST ST	773 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 033	769 RIDGECREST ST	769 RIDGECREST ST	MONTEREY PARK CA	91754
5252 041 034	720 BARNUM WAY	720 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 035	724 BARNUM WAY	724 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 036	728 BARNUM WAY	728 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 037	732 BARNUM WAY	732 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 038	736 BARNUM WAY	736 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 039	740 BARNUM WAY	740 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 040	744 BARNUM WAY	744 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 041	748 BARNUM WAY	748 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 042	752 BARNUM WAY	752 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 043	756 BARNUM WAY	756 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 044	760 BARNUM WAY	628 CREEKMORE CT	WALNUT CREEK CA	94598
5252 041 045	764 BARNUM WAY	764 BARNUM WAY	MONTEREY PARK CA	91754
5252 041 046	768 BARNUM WAY	768 BARNUM WAY	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 042 009	1097 BRIER CLIFF WAY	1097 BRIER CLIFF WAY	MONTEREY PARK CA	91754
5252 042 010	1101 BRIER CLIFF WAY	1101 BRIER CLIFF WAY	MONTEREY PARK CA	91754
5252 042 011	1113 BRIER CLIFF WAY	1113 BRIER CLIFF WAY	MONTEREY PARK CA	91754
5252 042 012	1125 BRIER CLIFF WAY	1177 RIDGESIDE DR	MONTEREY PARK CA	91754
5252 042 013	1149 BRIER CLIFF WAY	1325 BROCKTON AVE UNIT 6	LOS ANGELES CA	90025
5252 043 003	1087 CHALET TER	2234 HIGHLAND VISTA DR	ARCADIA CA	91006
5252 043 004	1090 CHALET TER	1809 CALLE FORTUNA	GLENDALE CA	91208
5252 043 011	1067 ALPINE TER	1067 ALPINE TERRACE	MONTEREY PARK CA	91754
5252 043 012	1089 ALPINE TER	PO BOX 1363	MONTEREY PARK CA	91754
5252 043 014	812 RIDGECREST ST	812 RIDGECREST ST	MONTEREY PARK CA	91754
5252 043 015	806 RIDGECREST ST	806 RIDGECREST ST	MONTEREY PARK CA	91754
5252 043 017	801 CREST VISTA DR	801 CREST VISTA DR	MONTEREY PARK CA	91754
5252 043 018	817 CREST VISTA DR	805 RIDGESIDE DR	MONTEREY PARK CA	91754
5252 043 019	835 CREST VISTA DR	835 CREST VISTA DR	MONTEREY PARK CA	91754
5252 043 020	851 CREST VISTA DR	514 HERMOS ST	SOUTH PASADENA CA	91030
5252 043 021	869 CREST VISTA DR	12251 LAMLIGHTER ST	GARDEN GROVE CA	92845
5252 043 022	885 CREST VISTA DR	885 CREST VISTA DR	MONTEREY PARK CA	91754
5252 043 023	903 CREST VISTA DR	903 CREST VISTA STREET	MONTEREY PARK CA	91754
5252 043 038	790 RIDGECREST ST	790 RIDGECREST ST	MONTEREY PARK CA	91754
5252 043 041	1055 CHALET TER	1055 CHALET TER	MONTEREY PARK CA	91754
5252 043 042	752 RIDGECREST ST	203 N SAN FERNANDO BLVD	BURBANK CA	91502
5252 043 043	758 RIDGECREST ST	758 RIDGECREST ST	MONTEREY PARK CA	91754
5252 043 045	770 RIDGECREST ST	770 RIDGECREST ST	MONTEREY PARK CA	91754
5252 043 047	782 RIDGECREST ST	782 RIDGECREST ST	MONTEREY PARK CA	91754
5252 043 048	794 RIDGECREST ST	794 RIDGECREST ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5252 044 001	761 RIDGECREST ST	761 RIDGECREST ST	MONTEREY PARK CA	91754
5252 044 002	757 RIDGECREST ST	757 RIDGECREST ST	MONTEREY PARK CA	91754
5252 044 003	753 RIDGECREST ST	5 VINCENNES	NEWPORT COAST CA	92657
5252 044 004	749 RIDGECREST ST	749 RIDGECREST ST	MONTEREY PARK CA	91754
5252 044 005	745 RIDGECREST ST	745 RIDGECREST ST	MONTEREY PARK CA	91754
5252 044 006	741 RIDGECREST ST, MONTEREY PARK CA 91754	13300 CROSSROADS PKWY N STE 100	CITY OF INDUSTRY CA	91746
5252 044 007	737 RIDGECREST ST	737 RIDGECREST ST	MONTEREY PARK CA	91754
5252 044 008	733 RIDGECREST ST	733 RIDGECREST ST	MONTEREY PARK CA	91754
5252 044 016	692 BARNUM WAY	2345 SHERWOOD RD	SAN MARINO CA	91108
5252 044 017	696 BARNUM WAY	696 BARNUM WAY	MONTEREY PARK CA	91754
5252 044 018	700 BARNUM WAY	700 BARNUM WAY	MONTEREY PARK CA	91754
5252 044 019	704 BARNUM WAY	704 BARNUM WAY	MONTEREY PARK CA	91754
5252 044 020	708 BARNUM WAY	708 BARNUM WAY	MONTEREY PARK CA	91754
5252 044 021	712 BARNUM WAY	712 BARNUM WAY	MONTEREY PARK CA	91754
5252 044 022	716 BARNUM WAY	716 BARNUM WAY	MONTEREY PARK CA	91754
5253 002 022		2707 E VALLEY BLVD STE 311	WEST COVINA CA	91792
5253 005 003	915 DE LA FUENTE ST	1062 ALPINE TERRACE	MONTEREY PARK CA	91754
5253 006 013	1015 DE LA FUENTE ST	1015 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 006 014	1031 DE LA FUENTE ST	1031 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 006 015	1027 DE LA FUENTE ST	1027 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 006 016	898 VIA VENTI AVE	898 VIA VENTI	MONTEREY PARK CA	91754
5253 006 017	899 KINGSFORD ST	899 KINGSFORD ST	MONTEREY PARK CA	91754
5253 006 018	983 KINGSFORD ST	983 KINGSFORD ST	MONTEREY PARK CA	91754
5253 006 019	989 KINGSFORD ST	989 KINGSFORD ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 006 020	999 SNYDER LN	999 SNYDER LN	MONTEREY PARK CA	91754
5253 006 021	1039 SNYDER LN	1039 SNYDER LN	MONTEREY PARK CA	91754
5253 006 027	887 SCUDDER WAY	PO BOX 1570	LONG BEACH CA	90801
5253 006 028		7318 TERESA AVE	ROSEMEAD CA	91770
5253 006 040	899 HOLLADAY WAY	899 HOLLADAY WAY	MONTEREY PARK CA	91754
5253 006 041	898 HOLLADAY WAY	898 HOLLADAY WAY	MONTEREY PARK CA	91754
5253 006 042	888 HOLLADAY WAY	888 HOLLADAY WAY	MONTEREY PARK CA	91754
5253 006 043		886 HOLLADAY WAY	MONTEREY PARK CA	91754
5253 006 044	882 HOLLADAY WAY	882 HOLLADAY WAY	MONTEREY PARK CA	91754
5253 006 051	1086 SNYDER LN	1086 SNYDER LN	MONTEREY PARK CA	91754
5253 006 052	1082 SNYDER LN	1082 SNYDER LN	MONTEREY PARK CA	91754
5253 006 056	1038 SNYDER LN	882 SCUDDER WAY	MONTEREY PARK CA	91754
5253 006 058	1000 SNYDER LN, MONTEREY PARK CA 91754	1000 SNYDER LN	MONTEREY PARK CA	91754
5253 006 059	988 KINGSFORD ST	988 KINGSFORD ST	MONTEREY PARK CA	91754
5253 006 060	986 KINGSFORD ST	986 KINGSFORD ST	MONTEREY PARK CA	91754
5253 006 061	982 KINGSFORD ST	982 KINGSFORD ST	MONTEREY PARK CA	91754
5253 006 062	928 KINGSFORD ST	928 KINGSFORD ST	MONTEREY PARK CA	91754
5253 006 063	898 KINGSFORD ST	898 KINGSFORD ST	MONTEREY PARK CA	91754
5253 007 005		1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 017	1030 DE LA FUENTE ST	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 024	1078 DE LA FUENTE AVE	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 025	1068 DE LA FUENTE ST	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 027	1088 DE LA FUENTE ST	1088 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 028	1002 DE LA FUENTE ST	711 N BROADWAY # 403	LOS ANGELES CA	90012
5253 008 023		201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 008 024		201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 008 026	828 VIA VENTI AVE	828 VIA VENTI	MONTEREY PARK CA	91754
5253 008 027	832 VIA VENTI AVE	832 VIA VENTI	MONTEREY PARK CA	91754
5253 008 028	838 VIA VENTI AVE	838 VIA VENTI	MONTEREY PARK CA	91754
5253 008 029	866 VIA VENTI	866 VIA VENTI	MONTEREY PARK CA	91754
5253 008 030	868 VIA VENTI	868 VIA VENTI	MONTEREY PARK CA	91754
5253 008 031	880 VIA VENTI	880 VIA VENTI	MONTEREY PARK CA	91754
5253 008 032	882 VIA VENTI	882 VIA VENTI	MONTEREY PARK CA	91754
5253 008 033	886 VIA VENTI	886 VIA VENTI	MONTEREY PARK CA	91754
5253 008 034	888 VIA VENTI	888 VIA VENTI	MONTEREY PARK CA	91754
5253 008 035	892 VIA VENTI	201 E CENTER ST STE 108	ANAHEIM CA	92805
5253 008 036		201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 008 037	809 KINGSFORD ST	809 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 038	829 KINGSFORD ST	829 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 039	839 KINGSFORD ST	839 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 040	863 KINGSFORD ST	863 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 041	869 KINGSFORD ST	869 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 042	883 KINGSFORD ST	883 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 043	889 KINGSFORD ST	777 BARNUM WAY	MONTEREY PARK CA	91754
5253 008 044	893 KINGSFORD ST	893 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 045	896 KINGSFORD ST	896 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 046	888 KINGSFORD ST	888 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 047	886 KINGSFORD ST	886 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 048	882 KINGSFORD ST	4111 THISTLE HILL CT	SUGAR LAND TX	77479
5253 008 049	880 KINGSFORD ST	2301 INVERNESS AVE	LOS ANGELES CA	90027

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 008 050	868 KINGSFORD ST	868 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 052	862 KINGSFORD ST	862 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 054	832 KINGSFORD ST	832 KINGSFORD ST	MONTEREY PARK CA	91754
5253 008 055	828 KINGSFORD ST	129 ALTA AVE UNIT 9	SANTA MONICA CA	90402
5253 008 060	818 VIA VENTI AVE	818 VIA VENTI	MONTEREY PARK CA	91754
5253 008 061		201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 009 019	877 W EL REPETTO DR	21700 OXNARD ST STE 345	WOODLAND HILLS CA	91367
5253 010 031		1720 N 1ST ST	SAN JOSE CA	95112
5253 010 036	1995 S ATLANTIC BLVD	9622 HALEDON AVE	DOWNEY CA	90240
5253 010 037	1969 S ATLANTIC BLVD	9622 HALEDON AVE	DOWNEY CA	90240
5253 010 039	1955 S ATLANTIC BLVD, MONTEREY PARK CA 91754	9622 HALEDON AVE	DOWNEY CA	90240
5253 010 040	1935 S ATLANTIC BLVD	9622 HALEDON AVE	DOWNEY CA	90240
5253 012 019	1000 COLLEGE VIEW DR	1000 COLLEGE VIEW DR # A	MONTEREY PARK CA	91754
5253 012 020	1010 COLLEGE VIEW DR	416 DANIMERE AVE	ARCADIA CA	91006
5253 012 021	1020 COLLEGE VIEW DR	2312 WHITNEY DR	ALHAMBRA CA	91803
5253 012 022	1030 COLLEGE VIEW DR	8317 VILLAVERDE DR	WHITTIER CA	90605
5253 012 023	1050 COLLEGE VIEW DR	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5253 012 024	1060 COLLEGE VIEW DR	2168 S ATLANTIC BLVD STE 222	MONTEREY PARK CA	91754
5253 012 025	1070 COLLEGE VIEW DR, MONTEREY PARK CA 91754	4893 S JORDAN AVE	ONTARIO CA	91762
5253 013 021	1080 COLLEGE VIEW DR	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
5253 013 022	1100 COLLEGE VIEW DR	18605 E GALE AVE UNIT 205	CITY OF INDUSTRY CA	91748
5253 013 023	1110 COLLEGE VIEW DR	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5253 013 024	1120 COLLEGE VIEW DR	1500 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5253 013 025	1130 COLLEGE VIEW DR	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 013 026	1140 COLLEGE VIEW DR	2312 WHITNEY DR	ALHAMBRA CA	91803
5253 013 027	1150 COLLEGE VIEW DR	635 CREST VISTA DR	MONTEREY PARK CA	91754
5253 013 028	1160 COLLEGE VIEW DR	1160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
5253 013 029	1170 COLLEGE VIEW DR	1170 COLLEGE VIEW DR NO 4	MONTEREY PARK CA	91754
5253 013 031	1180 COLLEGE VIEW DR, MONTEREY PARK CA 91754	19114 PILARIO ST	ROWLAND HEIGHTS CA	91748
5253 014 018	1109 COLLEGE VIEW DR	724 W HELLMAN AVE	MONTEREY PARK CA	91754
5253 024 003	961 WANDERING DR	5737 KANAN RD #696	AGOURA HILLS CA	91301
5253 024 004	931 WANDERING DR	241 W FOOTHILL BLVD	ARCADIA CA	91006
5253 024 005	901 WANDERING DR, MONTEREY PARK CA 91754	1055 WILSHIRE BLVD STE 1710	LOS ANGELES CA	90017
5253 024 006	1204 DELL DR	1204 DELL DR	MONTEREY PARK CA	91754
5253 024 008	1264 DELL DR	1264 DELL DR	MONTEREY PARK CA	91754
5253 024 010	921 W EL REPETTO DR	921 W EL REPETTO DR	MONTEREY PARK CA	91754
5253 024 012	1086 W EAST CREST WAY	1086 W EAST CREST WAY	MONTEREY PARK CA	91754
5253 024 013	1060 W EAST CREST WY	1060 W EAST CREST WAY	MONTEREY PARK CA	91754
5253 024 014	1028 W EAST CREST WAY	1028 W EAST CREST WAY	MONTEREY PARK CA	91754
5253 028 007	1360 CREST VISTA DR	1360 CREST VISTA DR	MONTEREY PARK CA	91754
5253 029 004	1240 CREST VISTA DR	1240 CREST VISTA DR	MONTEREY PARK CA	91754
5253 029 005	1220 CREST VISTA DR	1220 CREST VISTA DR	MONTEREY PARK CA	91754
5253 029 006	1200 CREST VISTA DR	1200 CREST VISTA DR	MONTEREY PARK CA	91754
5253 029 007	1231 RIDGESIDE DR	1231 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 030 013	1360 HIGHLAND DR	1618 GOODMAN AVE	REDONDO BEACH CA	90278
5253 030 014	1310 W GRAND VISTA WAY	1310 W GRAND VISTA WAY	MONTEREY PARK CA	91754
5253 034 046	1470 COLLEGE VIEW DR	445 S JADE TREE DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 034 047	1450 COLLEGE VIEW DR	445 S JADE TREE DR	MONTEREY PARK CA	91754
5253 034 048	1430 COLLEGE VIEW DR	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
5253 034 049	1801 CREST VISTA DR	518 W WOODRUFF AVE	ARCADIA CA	91007
5253 034 050	1260 COLLEGE VIEW DR	816 BARTOLO AVE	MONTEBELLO CA	90640
5253 034 051	1280 COLLEGE VIEW DR	1031 W EAST CREST WAY	MONTEREY PARK CA	91754
5253 034 052	1300 COLLEGE VIEW DR	PO BOX 6425	ALHAMBRA CA	91801
5253 034 053	1310 COLLEGE VIEW DR	961 THAMES CT	SAN DIMAS CA	91773
5253 034 054	1340 COLLEGE VIEW DR	770 RIDGECREST ST	MONTEREY PARK CA	91754
5253 034 055	1370 COLLEGE VIEW DR	770 RIDGECREST ST	MONTEREY PARK CA	91754
5253 034 056	1390 COLLEGE VIEW DR	770 RIDGECREST ST	MONTEREY PARK CA	91754
5253 034 057	1400 COLLEGE VIEW DR	1616 ABAJO DR	MONTEREY PARK CA	91754
5253 034 058	1490 COLLEGE VIEW DR	2935 LOMBARDY RD	PASADENA CA	91107
5253 035 006	1169 RIDGESIDE DR	1169 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 035 008	1185 RIDGESIDE DR	1185 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 035 009	1191 RIDGESIDE DR	43 ROYAL DR	WEST WARWICK RI	02893
5253 035 010	1197 RIDGESIDE DR	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 035 015	1108 CREST VISTA DR	1108 CREST VISTA DR	MONTEREY PARK CA	91754
5253 035 016	1140 CREST VISTA DR	1140 CREST VISTA DR	MONTEREY PARK CA	91754
5253 035 017	1148 CREST VISTA DR	1148 CREST VISTA DR	MONTEREY PARK CA	91754
5253 035 018	1156 CREST VISTA DR	1156 CREST VISTA DR	MONTEREY PARK CA	91754
5253 035 019	1164 CREST VISTA DR	1164 CREST VISTA DR	MONTEREY PARK CA	91754
5253 035 020	1182 CREST VISTA DR	1182 CREST VISTA DR	MONTEREY PARK CA	91754
5253 035 021	1190 CREST VISTA DR	1190 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 002	1101 RIDGESIDE DR	1101 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 036 003	1107 RIDGESIDE DR	1107 RIDGESIDE DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 036 004	1115 RIDGESIDE DR	1115 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 036 005	1123 RIDGESIDE DR	1123 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 036 009	1072 CREST VISTA DR	1072 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 010	1060 CREST VISTA DR	1060 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 011	1048 CREST VISTA DR	1048 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 012	1036 CREST VISTA DR, MONTEREY PARK CA 91754	1036 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 013	1024 CREST VISTA DR	1024 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 014	1012 CREST VISTA DR	1012 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 029	1095 RIDGESIDE DR	1095 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 036 030	1000 CREST VISTA DR	2317 W 184TH ST	TORRANCE CA	90504
5253 036 031	990 CREST VISTA DR	990 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 032	980 CREST VISTA DR	980 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 033	964 CREST VISTA DR	964 CREST VISTA DR	MONTEREY PARK CA	91754
5253 036 034	1075 RIDGESIDE DR	1075 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 036 035	1057 RIDGESIDE DR	1057 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 036 036	1041 RIDGESIDE DR	6508 CERTA DR	RANCHO PALOS VERDES CA	90275
5253 036 038	1009 RIDGESIDE DR	1009 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 037 001	1000 W EAST CREST WAY	1000 W EAST CREST WAY	MONTEREY PARK CA	91754
5253 037 002	1015 W EAST CREST WAY	1015 W EAST CREST WAY	MONTEREY PARK CA	91754
5253 037 003	1031 W EAST CREST WAY	1031 E CREST WAY	MONTEREY PARK CA	91754
5253 037 004	1045 W EAST CREST WAY	1045 W EAST CREST WAY	MONTEREY PARK CA	91754
5253 037 013	1130 RIDGESIDE DR	1130 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 037 014	1124 RIDGESIDE DR	1124 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 037 025	1112 RIDGESIDE DR	1112 RIDGESIDE DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 038 001	946 CREST VISTA DR	946 CREST VISTA DR	MONTEREY PARK CA	91754
5253 038 002	930 CREST VISTA DR, MONTEREY PARK CA 91754	1138 W BLOOMWOOD RD	RANCHO PALOS VERDES CA	90275
5253 038 003	912 CREST VISTA DR	912 CREST VISTA DR	MONTEREY PARK CA	91754
5253 038 004	894 CREST VISTA DR	894 CREST VISTA DR	MONTEREY PARK CA	91754
5253 038 005	878 CREST VISTA DR	878 CREST VISTA DR	MONTEREY PARK CA	91754
5253 038 006	860 CREST VISTA DR	860 CREST VISTA DR	MONTEREY PARK CA	91754
5253 038 015	917 RIDGESIDE DR, MONTEREY PARK CA 91754	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754
5253 038 016	929 RIDGESIDE DR	929 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 038 017	941 RIDGESIDE DR	941 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 038 018	955 RIDGESIDE DR	955 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 038 019	973 RIDGESIDE DR	1580 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5253 039 001	978 RIDGESIDE DR	978 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 003	1006 RIDGESIDE DR	1006 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 004	1018 RIDGESIDE DR	1018 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 005	1022 RIDGESIDE DR	1022 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 008	1066 RIDGESIDE DR	1066 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 009	1086 RIDGESIDE DR	1086 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 010	968 RIDGESIDE DR	968 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 013	924 RIDGESIDE DR	924 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 039 015	900 RIDGESIDE DR	900 RIDGESIDE DR	MONTEREY PARK CA	91754
5253 040 028	720 RODMAN CIR	PO BOX 1624	ROSEMEAD CA	91770
5253 040 030	712 RODMAN CIR	712 RODMAN CIR	MONTEREY PARK CA	91754
5253 040 031		1005 E LAS TUNAS DR PMB 33	SAN GABRIEL CA	91776
5253 040 037	622 CREST VISTA DR	622 CREST VISTA DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5253 040 038	616 CREST VISTA DR	616 CREST VISTA DR	MONTEREY PARK CA	91754
5253 040 039	610 CREST VISTA DR	610 CREST VISTA DR	MONTEREY PARK CA	91754
5253 040 040	606 CREST VISTA DR	606 CREST VISTA DR	MONTEREY PARK CA	91754
5254 002 012	1367 SOMBRERO DR	1367 SOMBRERO DR	MONTEREY PARK CA	91754
5254 002 013	1355 SOMBRERO DR	1355 SOMBRERO DR	MONTEREY PARK CA	91754
5254 002 014	1345 SOMBRERO DR	1345 SOMBRERO DR	MONTEREY PARK CA	91754
5254 002 016	1321 SOMBRERO DR	1321 SOMBRERO DR	MONTEREY PARK CA	91754
5254 002 017	1311 SOMBRERO DR	1311 SOMBRERO DR	MONTEREY PARK CA	91754
5254 002 018	1301 SOMBRERO DR	1304 OLD MILL ROAD	SAN MARINO CA	91108
5254 002 019	1300 SOMBRERO DR	1300 SOMBRERO DR	MONTEREY PARK CA	91754
5254 002 027	403 MONTEREY PASS RD	3348 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
5254 002 029		960 E LAS TUNAS DR UNIT A	SAN GABRIEL CA	91776
5254 002 902	1000 ABAJO DR	1000 ABAJO DR	MONTEREY PARK CA	91754
5254 003 005	1457 SOMBRERO DR	1457 SOMBRERO DR	MONTEREY PARK CA	91754
5254 003 007	1421 SOMBRERO DR	1421 SOMBRERO DR	MONTEREY PARK CA	91754
5254 003 013		4183 TEMPLE CITY BLVD UNIT A	EL MONTE CA	91731
5254 003 014	1585 SOMBRERO DR	108 CAMPANITA CT	MONTEREY PARK CA	91754
5254 003 018		9141 DE ADALENA ST	ROSEMEAD CA	91770
5254 003 019		239 W MARKLAND DR	MONTEREY PARK CA	91754
5254 003 126	125 CAMPANITA CT	125 CAMPANITA CT	MONTEREY PARK CA	91754
5254 003 127	108 CAMPANITA CT	108 CAMPANITA CT	MONTEREY PARK CA	91754
5254 004 009	1597 VERDE VISTA DR	1597 VERDE VISTA DR	MONTEREY PARK CA	91754
5254 004 010	1591 VERDE VISTA DR	1591 VERDE VISTA DR	MONTEREY PARK CA	91754
5254 004 027	1485 ARRIBA DR	1485 ARRIBA DR	MONTEREY PARK CA	91754
5254 004 030	1459 BONITA TER	1459 BONITA TERRACE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5254 004 038	1458 SOMBRERO DR	1458 SOMBRERO DR	MONTEREY PARK CA	91754
5254 004 039	1478 SOMBRERO DR	1478 SOMBRERO DR	MONTEREY PARK CA	91754
5254 004 040	1500 SOMBRERO DR	1500 SOMBRERO DR	MONTEREY PARK CA	91754
5254 004 041	1518 SOMBRERO DR	1518 SOMBRERO DR	MONTEREY PARK CA	91754
5254 004 044	1588 SOMBRERO DR	1588 SOMBRERO DR	MONTEREY PARK CA	91754
5254 004 045	1495 ARRIBA DR	1495 ARRIBA DR	MONTEREY PARK CA	91754
5254 004 046	1503 ARRIBA DR	1503 ARRIBA DR	MONTEREY PARK CA	91754
5254 004 052	1581 VERDE VISTA DR	1581 VERDE VISTA DR	MONTEREY PARK CA	91754
5254 004 053	1587 VERDE VISTA DR	1587 VERDE VISTA DR	MONTEREY PARK CA	91754
5254 005 034	2080 DURANGO DR, MONTEREY PARK CA 91754	2080 DURANGO DR	MONTEREY PARK CA	91754
5254 005 044	2063 CERCO ALTA DR	64290 PYRENEES AVENUE	DESERT HOT SPRINGS CA	92240
5254 005 045	2095 CERCO ALTA DR	2095 CERCO ALTA DR	MONTEREY PARK CA	91754
5254 005 046	2096 CERCO ALTA DR	2096 CERCO ALTA DR	MONTEREY PARK CA	91754
5254 006 020	1825 VERDE VISTA DR	1825 VERDE VISTA DR	MONTEREY PARK CA	91754
5254 006 021	1813 VERDE VISTA DR	1813 VERDE VISTA DR	MONTEREY PARK CA	91754
5254 007 006	1912 CERCO ALTA DR	1912 CERCO ALTA DR	MONTEREY PARK CA	91754
5254 007 007	1918 CERCO ALTA DR	1918 CERCO ALTA DR	MONTEREY PARK CA	91754
5254 007 008	1924 CERCO ALTA DR	1924 CERCO ALTA DR	MONTEREY PARK CA	91754
5254 007 010	1936 CERCO ALTA DR	1936 CERCO ALTA DR	MONTEREY PARK CA	91754
5254 008 001	288 BARRANCA DR	288 BARRANCA DR	MONTEREY PARK CA	91754
5254 008 028	282 BARRANCA DR	282 BARRANCA DR	MONTEREY PARK CA	91754
5254 009 020	178 LADERA ST	178 LADERA ST	MONTEREY PARK CA	91754
5254 009 021	168 LADERA ST	168 LADERA ST	MONTEREY PARK CA	91754
5254 009 023	154 LADERA ST	154 LADERA ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5254 009 026	134 LADERA ST	207 S OAKLAND AVE # E	PASADENA CA	91101
5254 009 040	2096 DURANGO DR	2096 DURANGO DR	MONTEREY PARK CA	91754
5254 010 001	265 BARRANCA DR	265 BARRANCA DR	MONTEREY PARK CA	91754
5254 010 002	261 BARRANCA DR	261 BARRANCA DR	MONTEREY PARK CA	91754
5254 010 003	253 BARRANCA DR	253 BARRANCA DR	MONTEREY PARK CA	91754
5254 010 027	141 LADERA ST	141 LADERA ST	MONTEREY PARK CA	91754
5254 010 028	149 LADERA ST	1857 HANSCOM DR	SOUTH PASADENA CA	91030
5254 010 029	153 LADERA ST	153 LADERA ST	MONTEREY PARK CA	91754
5254 012 042	157 LADERA ST	105 E HAVEN AVE	ARCADIA CA	91006
5254 012 043	161 LADERA ST	161 LADERA ST	MONTEREY PARK CA	91754
5254 012 044	167 LADERA ST	167 LADERA ST	MONTEREY PARK CA	91754
5254 012 045	173 LADERA ST	PO BOX 1508	MONTEREY PARK CA	91754
5254 012 046	177 LADERA ST	PO BOX 1508	MONTEREY PARK CA	91754
5254 012 047	183 LADERA ST	183 LADERA ST	MONTEREY PARK CA	91754
5254 012 048	187 LADERA ST	187 LADERA ST	MONTEREY PARK CA	91754
5254 012 049	193 LADERA ST	193 LADERA ST	MONTEREY PARK CA	91754
5254 012 050	201 LADERA ST	1451 PIEDRA WAY	MONTEREY PARK CA	91754
5254 012 051	215 LADERA ST	215 LADERA ST	MONTEREY PARK CA	91754
5254 015 043	200 LADERA ST	200 LADERA ST	MONTEREY PARK CA	91754
5254 015 045	188 LADERA ST	188 LADERA ST	MONTEREY PARK CA	91754
5254 015 046	182 LADERA ST	182 LADERA ST	MONTEREY PARK CA	91754
5254 016 017	1574 FELIZ ST	1574 FELIZ ST	MONTEREY PARK CA	91754
5254 016 018	1560 FELIZ ST	1560 FELIZ ST	MONTEREY PARK CA	91754
5254 016 019	1544 FELIZ ST	1544 FELIZ ST	MONTEREY PARK CA	91754
5254 016 020	1530 FELIZ ST	1530 FELIZ ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5254 016 021	1516 FELIZ ST	1245 W HUNTINGTON DR UNIT 106	ARCADIA CA	91007
5254 016 022	1500 FELIZ ST	1500 FELIZ ST	MONTEREY PARK CA	91754
5254 017 026	480 CAMPO ST	480 CAMPO ST	MONTEREY PARK CA	91754
5254 017 029	1446 AVION DR	1446 AVION DR	MONTEREY PARK CA	91754
5254 017 033	355 ALISO ST, MONTEREY PARK CA 91754	PO BOX 461	ALHAMBRA CA	91802
5254 017 034	385 ALISO ST	385 ALISO ST	MONTEREY PARK CA	91754
5254 017 037	1479 ABAJO DR	1479 ABAJO DR	MONTEREY PARK CA	91754
5254 017 038	1469 ABAJO DR, MONTEREY PARK CA 91754	1469 ABAJO DR	MONTEREY PARK CA	91754
5254 017 039	1459 ABAJO DR	1459 ABAJO DR	MONTEREY PARK CA	91754
5254 017 040		PO BOX 666	DOWNEY CA	90241
5254 018 014	1510 ABAJO DR	1510 ABAJO DR	MONTEREY PARK CA	91754
5254 018 015	1500 ABAJO DR	1500 ABAJO DR	MONTEREY PARK CA	91754
5254 018 016	1480 ABAJO DR	1480 ABAJO DR	MONTEREY PARK CA	91754
5254 018 017	1470 ABAJO DR	1470 ABAJO DR	MONTEREY PARK CA	91754
5254 018 018	1460 ABAJO DR	1460 ABAJO DR	MONTEREY PARK CA	91754
5254 018 019	1450 ABAJO DR	1450 ABAJO DR	MONTEREY PARK CA	91754
5254 018 020	1440 ABAJO DR	1440 ABAJO DR	MONTEREY PARK CA	91754
5254 018 021	1430 ABAJO DR	1888 MAPLEGATE ST	MONTEREY PARK CA	91755
5254 018 022	1420 ABAJO DR	2748 ELLISON DR	BEVERLY HILLS CA	90210
5254 018 023	1410 ABAJO DR	1410 ABAJO DR	MONTEREY PARK CA	91754
5254 018 024	1400 ABAJO DR, MONTEREY PARK CA 91754	1619 S GARFIELD AVE	ALHAMBRA CA	91801
5254 018 025	1390 ABAJO DR	1390 ABAJO DR	MONTEREY PARK CA	91754
5254 018 026	1380 ABAJO DR	1380 ABAJO DR	MONTEREY PARK CA	91754
5254 018 027	1370 ABAJO DR	1370 ABAJO DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5254 018 028	1360 ABAJO DR	1360 ABAJO DR	MONTEREY PARK CA	91754
5254 018 029	1350 ABAJO DR	1350 ABAJO DR	MONTEREY PARK CA	91754
5254 018 034	525 MONTEREY PASS RD	219 14TH ST	SANTA MONICA CA	90402
5254 018 035	505 MONTEREY PASS RD	6805 MORRISON BLVD STE 250	CHARLOTTE NC	28211
5254 018 037	543 MONTEREY PASS RD	543 MONTEREY PASS RD	MONTEREY PARK CA	91754
5254 018 038	573 MONTEREY PASS RD	573 MONTEREY PASS RD	MONTEREY PARK CA	91754
5254 018 039	583 MONTEREY PASS RD	43750 VISTA DEL MAR	FREMONT CA	94539
5254 018 040	1340 ABAJO DR	469 LAS TUNAS DR	ARCADIA CA	91007
5254 018 041	1330 ABAJO DR	1330 ABAJO DR	MONTEREY PARK CA	91754
5254 019 085	1690 ABAJO DR	1690 ABAJO DR	MONTEREY PARK CA	91754
5254 019 086	1680 ABAJO DR	1680 ABAJO DR	MONTEREY PARK CA	91754
5254 019 087	1670 ABAJO DR	1670 ABAJO DR	MONTEREY PARK CA	91754
5254 019 088	1660 ABAJO DR	1660 ABAJO DR	MONTEREY PARK CA	91754
5254 019 089	1650 ABAJO DR	1650 ABAJO DR	MONTEREY PARK CA	91754
5254 019 090	1640 ABAJO DR	1640 ABAJO DR	MONTEREY PARK CA	91754
5254 019 091	1632 ABAJO DR	1632 ABAJO DR	MONTEREY PARK CA	91754
5254 019 092	1624 ABAJO DR	1624 ABAJO DR	MONTEREY PARK CA	91754
5254 019 093	1616 ABAJO DR, MONTEREY PARK CA 91754	8350 JOSARD RD	SAN GABRIEL CA	91775
5254 019 094	1608 ABAJO DR	5117 CROWN AVE	LA CANADA FLINTRIDGE CA	91011
5254 019 095	1600 ABAJO DR	1600 ABAJO DR	MONTEREY PARK CA	91754
5254 019 096	1590 ABAJO DR	1590 ABAJO DR	MONTEREY PARK CA	91754
5254 019 097	1580 ABAJO DR	1580 ABAJO DR	MONTEREY PARK CA	91754
5254 019 098	1570 ABAJO DR	1570 ABAJO DR	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5254 019 099	1560 ABAJO DR	1560 ABAJO DR	MONTEREY PARK CA	91754
5254 019 100	1550 ABAJO DR	1550 ABAJO DR	MONTEREY PARK CA	91754
5254 019 101	1540 ABAJO DR	1540 ABAJO DR	MONTEREY PARK CA	91754
5254 019 102	1530 ABAJO DR	1530 ABAJO DR	MONTEREY PARK CA	91754
5254 019 103	1520 ABAJO DR	1520 ABAJO DR	MONTEREY PARK CA	91754
5254 019 104	673 MONTEREY PASS RD	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 105		9054 BENDEL AVE	ROSEMEAD CA	91770
5254 019 106	665 MONTEREY PASS RD	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 107	657 MONTEREY PASS RD	657 MONTEREY PASS RD	MONTEREY PARK CA	91754
5254 019 108	649 MONTEREY PASS RD	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
5254 019 109	641 MONTEREY PASS RD	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
5254 019 110	633 MONTEREY PASS RD	2942 COLUMBIA ST	TORRANCE CA	90503
5254 019 111	625 MONTEREY PASS RD	338 PARSONS LANDING	LONG BEACH CA	90803
5254 019 112	617 MONTEREY PASS RD	1068 RIDGECREST ST	MONTEREY PARK CA	91754
5254 019 113	609 MONTEREY PASS RD	609 MONTEREY PASS RD	MONTEREY PARK CA	91754
5254 019 114	601 MONTEREY PASS RD	601 MONTEREY PASS RD	MONTEREY PARK CA	91754
5254 019 115	597 MONTEREY PASS RD, MONTEREY PARK CA 91754	5120 W GOLDFEAF CIR	LOS ANGELES CA	90056
5254 019 117	595 MONTEREY PASS RD	150 SAN MIGUEL RD	PASADENA CA	91105
5255 016 021		421 N PINE ST	SAN GABRIEL CA	91775
5255 016 022		421 N PINE ST	SAN GABRIEL CA	91775
5256 003 034	795 W GARVEY AVE	PO BOX 861056	LOS ANGELES CA	90086
5256 003 049	220 N ATLANTIC BLVD	2225 S 6TH AVE	ARCADIA CA	91006

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5257 001 085	780 W GARVEY AVE	2 N LAKE AVE	PASADENA CA	91101
5257 004 019	130 S CHANDLER AVE	71 HACIENDA DR	ARCADIA CA	91006
5257 004 020	202 S CHANDLER AVE	71 HACIENDA DR	ARCADIA CA	91006
5257 015 001	114 E GARVEY AVE	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 002	100 S GARFIELD AVE	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 004	150 S GARFIELD AVE	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 005	200 S GARFIELD AVE	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 017 005	510 S GARFIELD AVE	1403 ESSEX LN	GLENDALE CA	91207
5258 007 096	129 N NEW AVE	129 N NEW AVE	MONTEREY PARK CA	91755
5258 013 030	1024 E HELLMAN AVE	PO BOX 4067	ALHAMBRA CA	91803
5259 007 064	338 SEFTON AVE	PO BOX 661203	ARCADIA CA	91066
5259 007 065	346 SEFTON AVE	PO BOX 661203	ARCADIA CA	91066
5260 006 901		PO BOX 54153	LOS ANGELES CA	90054
5260 006 902		PO BOX 54153	LOS ANGELES CA	90054
5260 006 903		PO BOX 54153	LOS ANGELES CA	90054
5260 007 041		655 S LINCOLN AVE	MONTEREY PARK CA	91755
5260 009 009	1012 MOONEY DR	718 MOONEY DR	MONTEREY PARK CA	91755
5260 011 016	811 METRO DR	811 METRO DR	MONTEREY PARK CA	91755
5260 011 017	833 METRO DR	833 METRO DR	MONTEREY PARK CA	91755
5260 011 018	865 METRO DR	865 METRO DR	MONTEREY PARK CA	91755
5260 011 023	945 METRO DR	945 METRO DR	MONTEREY PARK CA	91755
5260 011 032	922 VILLAGE DR	922 VILLAGE DR	MONTEREY PARK CA	91755
5260 011 033	900 VILLAGE DR	900 VILLAGE DR	MONTEREY PARK CA	91755
5260 011 034	890 VILLAGE DR	890 VILLAGE DR	MONTEREY PARK CA	91755
5260 011 035	860 VILLAGE DR	860 VILLAGE DR	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5260 011 036	735 PLATEAU AVE	735 PLATEAU AVE	MONTEREY PARK CA	91755
5260 011 037	801 METRO DR	801 METRO DR	MONTEREY PARK CA	91755
5260 013 905		PO BOX 54153	LOS ANGELES CA	90054
5260 013 907		PO BOX 54153	LOS ANGELES CA	90054
5260 013 909		320 W NEWMARK AVE	MONTEREY PARK CA	91754
5260 014 015	1106 KEMPTON AVE	1106 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 016	1114 KEMPTON AVE	1114 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 017	1198 KEMPTON AVE	1198 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 018	1234 KEMPTON AVE	1371 VANDYKE RD	SAN MARINO CA	91108
5260 014 019	1266 KEMPTON AVE	1266 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 020	1292 KEMPTON AVE	115 SPINKS CANYON RD	BRADBURY CA	91008
5260 014 021	1300 KEMPTON AVE	16080 LA MONDE ST	HACIENDA HEIGHTS CA	91745
5260 014 022	1332 KEMPTON AVE	621 BALTIMORE AVE	MONTEREY PARK CA	91754
5260 014 023	1366 KEMPTON AVE	1366 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 024	1394 KEMPTON AVE	1394 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 025	1400 KEMPTON AVE	1398 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 026	1422 KEMPTON AVE	1422 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 027	1444 KEMPTON AVE	1444 KEMPTON AVE	MONTEREY PARK CA	91755
5260 014 028	1466 KEMPTON AVE, MONTEREY PARK CA 91755	515 S ORANGE AVE	MONTEREY PARK CA	91755
5260 014 034	1570 FULTON AVE	1570 FULTON AVE	MONTEREY PARK CA	91755
5260 014 035	1590 FULTON AVE	1590 FULTON AVE	MONTEREY PARK CA	91755
5260 014 036	1600 FULTON AVE	1350 HIGHLAND DR	MONTEREY PARK CA	91754
5260 014 037	1620 FULTON AVE	1620 FULTON AVE	MONTEREY PARK CA	91755
5260 015 005	417 VAN BUREN DR	42 SAIL VIEW AVE	RANCHO PALOS VERDES CA	90275

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5260 015 006	1701 GRANT ST	1701 GRANT ST	MONTEREY PARK CA	91755
5260 015 010	1630 FULTON AVE	1630 FULTON AVE	MONTEREY PARK CA	91755
5260 015 011	1640 FULTON AVE	1640 FULTON AVE	MONTEREY PARK CA	91755
5260 015 012	1660 FULTON AVE	1660 FULTON AVE	MONTEREY PARK CA	91755
5260 015 013	1670 FULTON AVE	1670 FULTON AVE	MONTEREY PARK CA	91755
5260 015 014	1690 FULTON AVE	1690 FULTON AVE	MONTEREY PARK CA	91755
5260 015 015	1700 FULTON AVE	1700 FULTON AVE	MONTEREY PARK CA	91755
5260 015 025	1780 FULTON AVE	2531 DUNSWELL AVE	HACIENDA HEIGHTS CA	91745
5260 015 028	1708 FULTON AVE	1708 FULTON AVE	MONTEREY PARK CA	91755
5260 015 029	1720 FULTON AVE	17665 DEER VALLEY CT	RIVERSIDE CA	92504
5260 016 016	1874 BUCHANAN PL	1874 BUCHANAN PL	MONTEREY PARK CA	91755
5260 016 018	467 ACKLEY ST	467 ACKLEY ST	MONTEREY PARK CA	91755
5260 017 022	1895 LUY ST	1895 LUY ST	MONTEREY PARK CA	91755
5260 019 030	1716 FILLMORE DR	1716 FILLMORE DR	MONTEREY PARK CA	91755
5260 019 031	1724 FILLMORE DR	1724 FILLMORE DR	MONTEREY PARK CA	91755
5260 020 001	1732 FILLMORE DR	1732 FILLMORE DR	MONTEREY PARK CA	91755
5260 020 002	1740 FILLMORE DR	521 EVERETT AVE UNIT A	MONTEREY PARK CA	91755
5260 023 001	837 BROWNING PL	837 BROWNING PL	MONTEREY PARK CA	91755
5260 023 002	833 BROWNING PL	1059 HOLIDAY DR	WEST COVINA CA	91791
5260 023 003	829 BROWNING PL	2215 LENTA LN	ARCADIA CA	91006
5260 023 004	825 BROWNING PL	825 BROWNING PL	MONTEREY PARK CA	91755
5260 023 005	821 BROWNING PL	821 BROWNING PL	MONTEREY PARK CA	91755
5260 023 006	817 BROWNING PL	817 BROWNING PL	MONTEREY PARK CA	91755
5260 023 007	813 BROWNING PL	5235 TEMPLE CITY BLVD	TEMPLE CITY CA	91780
5260 023 008	809 BROWNING PL	809 BROWNING PL	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5260 023 009	805 BROWNING PL	805 BROWNING PL	MONTEREY PARK CA	91755
5260 023 010	801 BROWNING PL	801 BROWNING PL	MONTEREY PARK CA	91755
5260 024 024		2825 W GRAND AVE	ALHAMBRA CA	91801
5260 024 031	858 BROWNING PL	858 BROWNING PL	MONTEREY PARK CA	91755
5260 024 032	848 BROWNING PL	848 BROWNING PL	MONTEREY PARK CA	91755
5260 024 033	838 BROWNING PL	838 BROWNING PL	MONTEREY PARK CA	91755
5260 025 035	926 BERKEBILE CT	926 BERKEBILE CT	MONTEREY PARK CA	91755
5260 025 059	945 ABE WAY	945 ABE WAY	MONTEREY PARK CA	91755
5260 025 062	942 ABE WAY	942 ABE WAY	MONTEREY PARK CA	91755
5260 025 063		519 W EMERSON AVE	MONTEREY PARK CA	91754
5260 025 064		519 W EMERSON AVE	MONTEREY PARK CA	91754
5260 026 011	687 AZTEC WAY	687 AZTEC WAY	MONTEREY PARK CA	91755
5260 026 016	667 AZTEC WAY	667 AZTEC WAY	MONTEREY PARK CA	91755
5260 026 017	663 AZTEC WAY	663 AZTEC WAY	MONTEREY PARK CA	91755
5260 027 004	820 COUNTRY RD, MONTEREY PARK CA 91755	820 COUNTRY RD	MONTEREY PARK CA	91755
5260 027 005	804 COUNTRY RD	804 COUNTRY RD	MONTEREY PARK CA	91755
5260 027 006	788 COUNTRY RD	788 COUNTRY RD	MONTEREY PARK CA	91755
5260 027 024	671 BATAAN PL	671 BATAAN PL	MONTEREY PARK CA	91755
5260 027 025	667 BATAAN PL	667 BATAAN PL	MONTEREY PARK CA	91755
5260 027 026	674 BATAAN PL	674 BATAAN PL	MONTEREY PARK CA	91755
5260 027 032	698 BATAAN PL	698 BATAAN PL	MONTEREY PARK CA	91755
5260 027 033	702 BATAAN PL	702 BATAAN PL	MONTEREY PARK CA	91755
5260 027 034	706 BATAAN PL	706 BATAAN PL	MONTEREY PARK CA	91755
5261 001 040	500 MONTEREY PASS RD	28032 PASEO RINCON	MISSION VIEJO CA	92692

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5261 001 043	508 MONTEREY PASS RD	508 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 046	524 MONTEREY PASS RD	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 047	532 MONTEREY PASS RD	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 048	540 MONTEREY PASS RD	660 BARNUM WAY	MONTEREY PARK CA	91754
5261 001 049	548 MONTEREY PASS RD	548 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 050	556 MONTEREY PASS RD	1937 PONTIUS AVE	LOS ANGELES CA	90025
5261 001 051	566 MONTEREY PASS RD	576 JADE TREE DR	MONTEREY PARK CA	91754
5261 001 052	580 MONTEREY PASS RD	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 053	582 MONTEREY PASS RD	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 054	588 MONTEREY PASS RD	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 055	590 MONTEREY PASS RD	1233 WINDOVER WAY	MONTEREY PARK CA	91754
5261 001 056	598 MONTEREY PASS RD	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 001 059	602 MONTEREY PASS RD	1145 WABASH ST	PASADENA CA	91103
5261 001 060	606 MONTEREY PASS RD	606 MONTEREY PASS RD 2ND FL	MONTEREY PARK CA	91754
5261 001 061	516 MONTEREY PASS RD	516 MONTEREY PASS RD	MONTEREY PARK CA	91754
5261 009 024	591 WHITNEY PL	591 WHITNEY PL	MONTEREY PARK CA	91754
5261 009 025	571 WHITNEY PL	571 WHITNEY PL	MONTEREY PARK CA	91754
5261 009 026	551 WHITNEY PL	551 WHITNEY PL	MONTEREY PARK CA	91754
5261 009 029	1180 WILLIAMS ST	1180 WILLIAMS ST	MONTEREY PARK CA	91754
5261 009 032	550 TEDFORD WAY	550 TEDFORD WAY	MONTEREY PARK CA	91754
5261 009 033	570 TEDFORD WAY	570 TEDFORD WAY	MONTEREY PARK CA	91754
5261 009 034	576 TEDFORD WAY	576 TEDFORD WAY	MONTEREY PARK CA	91754
5261 009 035	591 TEDFORD WAY	591 TEDFORD WAY	MONTEREY PARK CA	91754
5261 009 036	571 TEDFORD WAY	1265 S EUCLID AVE	PASADENA CA	91106
5261 009 037	551 TEDFORD WAY	551 TEDFORD WAY	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5261 009 039	1220 WILLIAMS ST	1220 WILLIAMS ST	MONTEREY PARK CA	91754
5261 009 040	1240 WILLIAMS ST	1240 WILLIAMS ST	MONTEREY PARK CA	91754
5261 009 041	1260 WILLIAMS ST	1260 WILLIAMS ST	MONTEREY PARK CA	91754
5261 009 042	1280 WILLIAMS ST	1280 WILLIAMS ST	MONTEREY PARK CA	91754
5261 009 048	701 NACHI WAY	701 NACHI WAY	MONTEREY PARK CA	91754
5261 009 049	703 NACHI WAY	703 NACHI WAY	MONTEREY PARK CA	91754
5261 009 050	705 NACHI WAY	705 NACHI WAY	MONTEREY PARK CA	91754
5261 009 052	709 NACHI WAY	709 NACHI WAY	MONTEREY PARK CA	91754
5261 010 025	317 MONTECHICO DR	317 MONTECHICO DR	MONTEREY PARK CA	91754
5261 010 040	1000 W NEWMARK AVE	1000 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 053	339 MONTECHICO DR	2056 MEADOW VALLEY TER	LOS ANGELES CA	90039
5261 010 054	956 W NEWMARK AVE	956 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 055		PO BOX 931839	LOS ANGELES CA	90093
5261 010 068	351 MONTECHICO DR	351 MONTECHICO DR	MONTEREY PARK CA	91754
5261 010 071	1010 W NEWMARK AVE	1010 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 075		351 MONTECHICO DR	MONTEREY PARK CA	91754
5261 011 016	398 MONTECHICO DR, MONTEREY PARK CA 91754	398 MONTECHICO DR	MONTEREY PARK CA	91754
5261 011 017	352 MONTECHICO DR	352 MONTECHICO DR	MONTEREY PARK CA	91754
5261 011 018	346 MONTECHICO DR	346 MONTECHICO DR	MONTEREY PARK CA	91754
5261 011 020	334 MONTECHICO DR	334 MONTECHICO DR	MONTEREY PARK CA	91754
5261 011 031	325 KINGSFORD ST	325 KINGSFORD ST	MONTEREY PARK CA	91754
5261 011 032	329 KINGSFORD ST	329 KINGSFORD ST	MONTEREY PARK CA	91754
5261 011 033	333 KINGSFORD ST	333 KINGSFORD ST	MONTEREY PARK CA	91754
5261 011 034	339 KINGSFORD ST	339 KINGSFORD ST	MONTEREY PARK CA	91754
5261 011 035	401 HERMOSA VISTA ST	401 HERMOSA VISTA ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5261 011 036	411 HERMOSA VISTA ST	411 HERMOSA VISTA ST	MONTEREY PARK CA	91754
5261 011 037	417 HERMOSA VISTA ST	417 HERMOSA VISTA ST	MONTEREY PARK CA	91754
5261 011 038	425 HERMOSA VISTA ST	425 HERMOSA VISTA ST	MONTEREY PARK CA	91754
5261 011 045	468 JADE TREE DR	468 JADE TREE DR	MONTEREY PARK CA	91754
5261 011 046	456 JADE TREE DR	456 JADE TREE DR	MONTEREY PARK CA	91754
5261 011 048	432 JADE TREE DR	432 JADE TREE DR	MONTEREY PARK CA	91754
5261 011 049	420 JADE TREE DR	12337 HERITAGE SPRINGS DR	SANTA FE SPRINGS CA	90670
5261 012 019	656 BARNUM WAY	656 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 020	660 BARNUM WAY	660 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 021	662 BARNUM WAY	662 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 022	668 BARNUM WAY	668 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 023	672 BARNUM WAY	672 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 024	676 BARNUM WAY	676 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 026	685 BARNUM WAY	685 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 027	688 BARNUM WAY	688 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 028	684 BARNUM WAY	684 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 031	649 BARNUM WAY	649 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 033	680 BARNUM WAY	680 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 035		1290 WILLIAMS ST	MONTEREY PARK CA	91754
5261 012 036	681 BARNUM WAY	681 BARNUM WAY	MONTEREY PARK CA	91754
5261 013 015	737 KINGSFORD ST	737 KINGSFORD ST	MONTEREY PARK CA	91754
5261 013 016	724 CADIZ ST	724 S CADIZ ST	MONTEREY PARK CA	91754
5261 013 017	720 CADIZ ST, MONTEREY PARK CA 91754	4185 COLFAX AVE UNIT B	STUDIO CITY CA	91604
5261 013 018	714 CADIZ ST	714 CADIZ ST	MONTEREY PARK CA	91754
5261 013 030	641 KINGSFORD ST	641 KINGSFORD ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5261 013 049	701 KINGSFORD ST	701 KINGSFORD ST	MONTEREY PARK CA	91754
5261 013 050	709 KINGSFORD ST	2624 MILL LN	FULLERTON CA	92831
5261 014 021	817 W MABEL AVE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 022	813 W MABEL AVE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 023	809 W MABEL AVE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 025		PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 026	808 W GARVEY AVE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 027	864 E GARVEY AVE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 028	910 W GARVEY AVE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 015 015	915 W NEWMARK AVE	915 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 015 016	911 W NEWMARK AVE	911 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 015 017	901 W NEWMARK AVE	901 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 015 022	943 W NEWMARK AVE	943 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 015 023	939 W NEWMARK AVE	939 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 015 024	935 W NEWMARK AVE	935 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 015 025	931 W NEWMARK AVE	3138 E HILLSIDE DR	WEST COVINA CA	91791
5261 015 042	810 W MABEL AVE, MONTEREY PARK CA 91754	1255 SHENANDOAH RD	SAN MARINO CA	91108
5261 015 045	883 W NEWMARK AVE	PO BOX 846	ALHAMBRA CA	91802
5261 015 046	879 W NEWMARK AVE	PO BOX 846	ALHAMBRA CA	91802
5261 015 047	875 W NEWMARK AVE	PO BOX 846	ALHAMBRA CA	91802
5261 015 053	308 DE LA FUENTE ST	308 DE LA FUENTE ST	MONTEREY PARK CA	91754
5261 015 054	302 DE LA FUENTE ST	302 DE LA FUENTE ST	MONTEREY PARK CA	91755
5261 015 087	151 S ATLANTIC BLVD	3115 LASHBROOK AVE	EL MONTE CA	91733
5261 015 088		1125 S GRANADA AVE	ALHAMBRA CA	91801

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5261 018 009	408 DE LA FUENTE ST	408 DE LA FUENTE ST	MONTEREY PARK CA	91754
5261 019 043	435 HERMOSA VISTA ST	435 HERMOSA VISTA ST	MONTEREY PARK CA	91754
5261 019 046	511 HERMOSA VISTA ST, MONTEREY PARK CA 91754	511 HERMOSA VISTA ST	MONTEREY PARK CA	91754
5261 019 048	660 CADIZ ST	660 CADIZ ST	MONTEREY PARK CA	91754
5261 019 049	638 CADIZ ST	638 CADIZ ST	MONTEREY PARK CA	91754
5261 019 052	588 JADE TREE DR	588 JADE TREE DR	MONTEREY PARK CA	91754
5261 019 053	576 JADE TREE DR	576 JADE TREE DR	MONTEREY PARK CA	91754
5261 019 054	564 JADE TREE DR	564 JADE TREE DR	MONTEREY PARK CA	91754
5261 019 055	552 JADE TREE DR	552 JADE TREE DR	MONTEREY PARK CA	91754
5261 019 056	540 JADE TREE DR	540 JADE TREE DR	MONTEREY PARK CA	91754
5261 019 057	528 JADE TREE DR	2088 S ATLANTIC BLVD APT 111	MONTEREY PARK CA	91754
5261 019 059	508 JADE TREE DR	508 JADE TREE DR	MONTEREY PARK CA	91754
5261 019 061	480 JADE TREE DR	480 JADE TREE DR	MONTEREY PARK CA	91754
5261 019 062		PO BOX 1598	STUDIO CITY CA	91614
5261 019 063		PO BOX 1598	STUDIO CITY CA	91614
5261 020 041	350 ELECTRIC AVE	350 ELECTRIC AVE	MONTEREY PARK CA	91754
5261 020 043	370 ELECTRIC AVE	1016 SPRUCE LN	PASADENA CA	91103
5261 020 044	1100 WILLIAMS ST	1100 WILLIAMS ST	MONTEREY PARK CA	91754
5261 020 045	1110 WILLIAMS ST	636 PINRAIL LN	FOSTER CITY CA	94404
5261 020 046	1120 WILLIAMS ST	1120 WILLIAMS ST	MONTEREY PARK CA	91754
5261 020 047	1130 WILLIAMS ST	1130 WILLIAMS ST	MONTEREY PARK CA	91754
5261 020 048	1140 WILLIAMS ST	2956 W SHORB ST	ALHAMBRA CA	91803
5261 020 050	550 WHITNEY PL	550 WHITNEY PL	MONTEREY PARK CA	91754
5261 020 051	570 WHITNEY PL	570 WHITNEY PL	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5261 020 052	590 WHITNEY PL	590 WHITNEY PL	MONTEREY PARK CA	91754
5261 020 054	433 JADE TREE DR	433 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 057	469 JADE TREE DR	469 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 058	481 JADE TREE DR	481 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 059	493 JADE TREE DR	493 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 060	505 JADE TREE DR	505 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 062	529 JADE TREE DR	PO BOX 520	ALHAMBRA CA	91802
5261 020 064	555 JADE TREE DR	555 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 065	565 JADE TREE DR	565 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 066	577 JADE TREE DR	577 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 067	589 JADE TREE DR	589 JADE TREE DR	MONTEREY PARK CA	91754
5261 020 069	605 CREST VISTA DR, MONTEREY PARK CA 91754	136 1/2 S GLENDORA AVE STE 1	WEST COVINA CA	91790
5262 020 028	843 LOMA VERDE ST	1843 TWIN PALMS DR	SAN MARINO CA	91108
5262 021 012	724 S YNEZ AVE	724 S YNEZ AVE	MONTEREY PARK CA	91754
5262 021 013	720 S YNEZ AVE	1755 MANCHA WAY	MONTEREY PARK CA	91755
5262 021 018	731 DIVINA VISTA ST	2132 S WESTBORO AVE	ALHAMBRA CA	91803
5262 021 024	755 DIVINA VISTA ST	755 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 022 008	822 LOMA VERDE ST	822 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 022 009	818 LOMA VERDE ST	818 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 022 010	814 LOMA VERDE ST	814 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 022 011	810 LOMA VERDE ST	810 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 022 012	806 LOMA VERDE ST	806 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 022 013	802 LOMA VERDE ST	1380 LIGHTVIEW ST	MONTEREY PARK CA	91754
5262 022 014	776 S YNEZ AVE	1155 ALICE DR	SANTA CLARA CA	95050
5262 022 015	772 S YNEZ AVE	772 S YNEZ AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5262 022 016	771 DIVINA VISTA ST	771 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 022 017	777 DIVINA VISTA ST	777 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 022 019	805 DIVINA VISTA ST	805 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 022 020	809 DIVINA VISTA ST	809 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 022 021	813 DIVINA VISTA ST	813 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 022 022	817 DIVINA VISTA ST	817 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 022 023	821 MIRA VALLE ST	821 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 023 001	1034 LOMA VERDE ST, MONTEREY PARK CA 91754	1034 HANSCOM DR	SOUTH PASADENA CA	91030
5262 023 002	1030 LOMA VERDE ST	15892 REDLANDS ST	WESTMINSTER CA	92683
5262 023 008	1006 LOMA VERDE ST	5248 MOUNT ROYAL DR	LOS ANGELES CA	90041
5262 023 018	909 MIRA VALLE ST	909 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 023 019	913 MIRA VALLE ST	913 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 023 020	917 MIRA VALLE ST	917 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 023 021	921 MIRA VALLE ST	921 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 023 027	945 MIRA VALLE ST	945 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 024 001	1200 LOMA VERDE ST	1200 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 024 003	1240 LOMA VERDE ST	1240 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 024 004	1260 LOMA VERDE ST	1260 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 024 005	1280 LOMA VERDE ST	1280 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 024 014	1220 LOMA VERDE ST	1220 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 028 800		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5262 032 003	1300 MIRA VALLE ST	1300 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 032 004	1350 MIRA VALLE ST	6201 NORBROOK DR	HUNTINGTON BEACH CA	92648
5262 032 005	1380 MIRA VALLE ST	1380 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 032 006	1400 MIRA VALLE ST	1400 MIRA VALLE ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5262 032 007	1450 MIRA VALLE ST	1450 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 032 008	1480 MIRA VALLE ST	28159 SAMANTHA CT	SANTA CLARITA CA	91350
5262 032 012	1551 BRADSHAWE AVE	1085 PELON WAY	MONTEREY PARK CA	91754
5262 032 013	1501 BRADSHAWE AVE	1501 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 032 014	1471 BRADSHAWE AVE	1471 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 032 015	1451 BRADSHAWE AVE	12496 FARMBOROUGH CT	MIRA LOMA CA	91752
5262 032 016	1401 BRADSHAWE AVE	1401 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 032 017	1371 BRADSHAWE AVE	1371 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 032 018	1351 BRADSHAWE AVE	1351 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 032 019	1301 BRADSHAWE AVE	1301 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 033 001	1000 MIRA VALLE ST	1000 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 033 002	1080 MIRA VALLE ST	1080 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 033 003	1100 MIRA VALLE ST	1100 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 033 004	1150 MIRA VALLE ST	1150 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 033 005	1170 MIRA VALLE ST	1170 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 033 007	1181 BRADSHAWE AVE	1181 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 033 008	1101 BRADSHAWE AVE	1101 BRADSHAWE AVE	MONTEREY PARK CA	91754
5262 033 009	1081 DIVINA VISTA ST	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 033 010	1061 DIVINA VISTA ST	1061 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 033 011	1051 DIVINA VISTA ST	927 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 033 012	1001 DIVINA VISTA ST	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 033 017	1180 MIRA VALLE ST	1180 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 002	938 MIRA VALLE ST	938 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 003	930 MIRA VALLE ST	930 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 004	926 MIRA VALLE ST	926 MIRA VALLE ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5262 034 006	914 MIRA VALLE ST	914 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 007	908 MIRA VALLE ST	908 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 022	961 DIVINA VISTA ST	961 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 034 027	933 DIVINA VISTA ST	933 DIVINA VISTA ST	MONTEREY PARK CA	91754
5262 034 028	942 MIRA VALLE ST	942 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 029		PO BOX 1639	BEVERLY HILLS CA	90213
5263 003 021	422 W GRAVES AVE	3536 LOCKSLEY DR	PASADENA CA	91107
5263 003 022	420 W GRAVES AVE	420 W GRAVES AVE	MONTEREY PARK CA	91754
5263 003 023	418 W GRAVES AVE	507 W WISTARIA AVE	ARCADIA CA	91007
5263 003 024	412 W GRAVES AVE	412 W GRAVES AVE	MONTEREY PARK CA	91754
5263 003 029	310 W GRAVES AVE	310 W GRAVES AVE	MONTEREY PARK CA	91754
5263 004 001	740 DIVINA VISTA ST	11206 SUE AVE	LYNWOOD CA	90262
5263 004 002	736 DIVINA VISTA ST	736 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 004 003	730 DIVINA VISTA ST	730 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 004 004	728 DIVINA VISTA ST	728 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 004 005	722 DIVINA VISTA ST	722 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 004 006	716 DIVINA VISTA ST	716 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 004 007	704 DIVINA VISTA ST	704 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 003		814 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 004	814 DIVINA VISTA ST	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 005	810 DIVINA VISTA ST	810 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 006	804 DIVINA VISTA ST	804 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 007	776 DIVINA VISTA ST	776 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 008	768 DIVINA VISTA ST	768 DIVINA VISTA ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 005 009	762 DIVINA VISTA ST, MONTEREY PARK CA 91754	511 N SIERRA VISTA ST UNIT A	MONTEREY PARK CA	91755
5263 005 010	756 DIVINA VISTA ST	756 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 011	750 DIVINA VISTA ST	750 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 012	744 DIVINA VISTA ST	744 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 013		1151 PULORA CT	SUNNYVALE CA	94087
5263 006 002	1031 BRADSHAW AVE	1031 S BRADSHAW AVE	MONTEREY PARK CA	91754
5263 006 003	1033 BRADSHAW AVE	1033 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 006 005	1037 BRADSHAW AVE	321 S BEVERLY DR STE A	BEVERLY HILLS CA	90212
5263 006 006	1039 BRADSHAW AVE	1039 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 006 007	1041 BRADSHAW AVE	1041 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 006 008	1043 BRADSHAW AVE	1043 S BRADSHAW AVE	MONTEREY PARK CA	91754
5263 006 009	1045 BRADSHAW AVE	1045 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 006 010	1047 BRADSHAW AVE	1047 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 006 011	1049 BRADSHAW AVE	1049 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 007 001	801 BRADSHAW AVE, MONTEREY PARK CA 91754	6090 ORANGEGATE DR	YORBA LINDA CA	92886
5263 007 002	825 BRADSHAW AVE	825 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 007 003	851 BRADSHAW AVE	314 ARBOLADA DR	ARCADIA CA	91006
5263 007 004	891 BRADSHAW AVE	891 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 007 005	901 BRADSHAW AVE	901 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 007 006	951 BRADSHAW AVE	951 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 007 008	993 BRADSHAW PL	993 BRADSHAW PL	MONTEREY PARK CA	91754
5263 007 009	999 BRADSHAW PL	999 BRADSHAW PL	MONTEREY PARK CA	91754
5263 007 010	1001 BRADSHAW AVE	1001 BRADSHAW AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 010 008	835 S GRANDRIDGE AVE	547 WORKMAN AVE	ARCADIA CA	91007
5263 010 009	801 S GRANDRIDGE AVE	801 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 013 011	1001 S GARFIELD AVE	1001 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 013 012	1025 S GARFIELD AVE	1025 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 013 013	1059 S GARFIELD AVE	316 W ARLIGHT ST	MONTEREY PARK CA	91754
5263 013 017	151 ROCA WAY	151 ROCA WAY	MONTEREY PARK CA	91754
5263 014 007	150 ROCA WAY	150 ROCA WAY	MONTEREY PARK CA	91754
5263 014 008	130 ROCA WAY	130 ROCA WAY	MONTEREY PARK CA	91754
5263 014 010	1115 S GARFIELD AVE	30 BERMUDA CT	MANHATTAN BEACH CA	90266
5263 014 011	1133 S GARFIELD AVE	220 S ELECTRIC AVE	ALHAMBRA CA	91801
5263 014 012	1147 S GARFIELD AVE	1147 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 014 013	1167 S GARFIELD AVE	1167 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 014 014	1171 S GARFIELD AVE	3518 SW 58TH DR	PORTLAND OR	97221
5263 014 015	1177 S GARFIELD AVE	350 TOYON RD	SIERRA MADRE CA	91024
5263 014 026	1181 S GARFIELD AVE	1181 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 016 002	1255 S GARFIELD AVE	1255 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 016 004	111 W EL REPETTO DR	111 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 016 006	135 W EL REPETTO DR	135 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 016 019	1182 S ISABELLA AVE	1182 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 017 005	1033 S ISABELLA AVE	1033 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 017 006	1043 S ISABELLA AVE	515 S ALMANSOR ST APT 86	ALHAMBRA CA	91801
5263 017 007	1057 S ISABELLA AVE	1057 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 017 008	1065 S ISABELLA AVE	1065 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 017 009	1073 S ISABELLA AVE	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 017 015	1048 S GRANDRIDGE AVE	1048 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 017 018	1032 S GRANDRIDGE AVE	1032 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 017 019	1022 S GRANDRIDGE AVE	1022 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 001	1133 S ISABELLA AVE	1133 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 003	1096 S GRANDRIDGE AVE	1096 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 004	1078 S GRANDRIDGE AVE	11927 SIERRA SKY DR	WHITTIER CA	90601
5263 018 005	1066 S GRANDRIDGE AVE	1066 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 006	1151 S ISABELLA AVE	PO BOX 1754	MONTEREY PARK CA	91754
5263 018 007	1193 S ISABELLA AVE	1193 ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 008	1201 S ISABELLA AVE	1201 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 009	1255 S ISABELLA AVE	1255 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 010	1293 S ISABELLA AVE	1293 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 011	1301 S ISABELLA AVE	1301 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 012	1333 S ISABELLA AVE	1333 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 013	1375 S ISABELLA AVE	1375 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 014	1397 S ISABELLA AVE	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 022	1332 S GRANDRIDGE AVE	1332 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 023	1300 S GRANDRIDGE AVE	1300 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 024	1290 S GRANDRIDGE AVE	1290 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 025	1250 S GRANDRIDGE AVE	1250 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 026	1200 S GRANDRIDGE AVE	3129 DURAND DR	LOS ANGELES CA	90068
5263 018 027	1188 S GRANDRIDGE AVE	1188 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 028	1152 S GRANDRIDGE AVE	1152 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 029	1100 S GRANDRIDGE AVE	1100 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 033		1397 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 034		1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 018 035	1374 S GRANDRIDGE AVE	1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 019 001	1014 BRADSHAWE AVE	1014 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 019 002	1010 BRADSHAWE AVE	14110 GABRIELLE CT	LAKE OSWEGO OR	97035
5263 019 003	1006 BRADSHAWE AVE	1006 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 019 004	1002 BRADSHAWE AVE	1002 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 019 006	950 BRADSHAWE AVE	1654 S EL MOLINO AVE	SAN MARINO CA	91108
5263 019 012	338 ROCA WAY	338 ROCA WAY	MONTEREY PARK CA	91754
5263 019 014	1005 S GRANDRIDGE AVE	1005 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 019 015	1009 S GRANDRIDGE AVE	1009 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 019 016	1015 S GRANDRIDGE AVE	55 LAE ST	PAIA HI	96779
5263 019 017	1021 S GRANDRIDGE AVE	1021 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 019 018	1029 S GRANDRIDGE AVE	1029 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 019 019	1031 S GRANDRIDGE AVE	1031 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 019 020	1035 S GRANDRIDGE AVE	1035 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 019 021	1039 S GRANDRIDGE AVE	1039 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 020 002	1040 BRADSHAWE AVE	1040 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 020 003	1038 BRADSHAWE AVE	1038 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 020 004	1036 BRADSHAWE AVE	1036 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 020 005	1034 BRADSHAWE AVE	1034 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 020 006	1030 BRADSHAWE AVE	1030 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 020 007	1026 BRADSHAWE AVE	1026 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 020 008	1022 BRADSHAWE AVE, MONTEREY PARK CA 91754	1018 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 020 010	1045 S GRANDRIDGE AVE	1045 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 020 011	1059 S GRANDRIDGE AVE	1059 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 020 012	1071 S GRANDRIDGE AVE	1071 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 020 013	1095 S GRANDRIDGE AVE	1095 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 021 003	1060 BRADSHAWE AVE	1060 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 021 004	1070 BRADSHAWE AVE	1550 HASTINGS WAY	PLACENTIA CA	92870
5263 021 005	1080 BRADSHAWE AVE	1080 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 021 006	1100 BRADSHAWE AVE	1100 S BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 021 007	1150 BRADSHAWE AVE	1150 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 021 019	1155 PUNTA WAY	8604 W BOULEVARD DR	ALEXANDRIA VA	22308
5263 021 023	1257 PUNTA WAY	1257 PUNTA WAY	MONTEREY PARK CA	91754
5263 021 044	1373 S GRANDRIDGE AVE	1373 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 021 045	1201 PUNTA WAY	896 KINGSFORD ST	MONTEREY PARK CA	91754
5263 021 900		320 W NEWMARK AVE	MONTEREY PARK CA	91754
5263 022 004	345 W EL REPETTO DR	345 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 022 005	363 W EL REPETTO DR	2095 S LEO AVE	COMMERCE CA	90040
5263 022 007	373 POCO WAY	373 POCO WAY	MONTEREY PARK CA	91754
5263 022 008	375 POCO WAY	375 POCO WAY	MONTEREY PARK CA	91754
5263 022 021	1350 BRADSHAWE AVE	1350 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 022 022	1370 BRADSHAWE AVE	1370 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 022 023	1400 BRADSHAWE AVE	1400 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 022 033	1401 PIEDRA WAY	920 WYNNEWOOD DR	DIAMOND BAR CA	91765
5263 022 034	1400 PIEDRA WAY	1400 PIEDRA WAY	MONTEREY PARK CA	91754
5263 022 040	317 W EL REPETTO DR	317 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 022 041	1300 BRADSHAWE AVE	1300 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 027 002	1592 S GRANDRIDGE AVE	1592 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 027 007	1528 S GRANDRIDGE AVE	1528 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 027 017	1601 S MCPHERRIN AVE	1601 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 027 019	1701 S MCPHERRIN AVE	1701 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 027 022	1653 S MCPHERRIN AVE	1653 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 028 002	1700 S MCPHERRIN AVE	1700 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 028 004	1654 S MCPHERRIN AVE	1654 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 028 005	1600 S MCPHERRIN AVE	1600 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 028 024	1690 S MCPHERRIN AVE	1690 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 028 800		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 029 800		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 035 001	1809 GARFIELD PL	150 W WISTARIA AVE	ARCADIA CA	91007
5263 037 007	162 W EL REPETTO DR	162 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 010		1610 E EL CORRO	FORT MOHAVE AZ	86426
5263 037 011	100 W EL REPETTO DR	100 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 012	1343 S GARFIELD AVE	1343 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 037 013	1379 S GARFIELD AVE	1379 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 037 014	1397 S GARFIELD AVE	1397 S. GARFIELD AVE	MONTEREY PARK CA	91754
5263 037 800		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 801	1690 ISABELLA AVE	2 INNOVATION WAY 2ND FL	POMONA CA	91760
5263 037 804		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 038 017	607 BRADSHAW AVE	607 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 038 018	609 BRADSHAW AVE	609 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 038 020	623 BRADSHAW AVE	623 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 038 021	627 BRADSHAW AVE	5512 FRANCES AVE NE	TACOMA WA	98422
5263 038 022	637 BRADSHAW AVE	637 BRADSHAW AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 039 001	665 VILLA MONTE AVE	665 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 039 002	657 VILLA MONTE AVE	5200 LOUISE AVE	ENCINO CA	91316
5263 039 003	651 VILLA MONTE AVE	909 BRIGHTON WAY	MONTEBELLO CA	90640
5263 039 004	643 VILLA MONTE AVE	643 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 039 005	637 VILLA MONTE AVE	1020 RUBERTA AVE UNIT 1	GLENDALE CA	91201
5263 040 001	639 BRADSHAW AVE	639 BRADSHAW AVE	MONTEREY PARK CA	91754
			MONTEREY PARK CA	91754
5263 040 003	647 BRADSHAW AVE	647 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 040 004	653 BRADSHAW AVE	653 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 040 005	657 BRADSHAW AVE	657 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 040 008	687 BRADSHAW AVE	687 S BRADSHAW AVE	MONTEREY PARK CA	91754
5263 040 009	695 BRADSHAW AVE	695 BRADSHAW AVE	MONTEREY PARK CA	91754
5263 040 011	608 VILLA MONTE AVE	608 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 040 012	614 VILLA MONTE AVE	614 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 040 013	622 VILLA MONTE AVE	622 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 040 015	636 VILLA MONTE AVE	636 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 040 016	642 VILLA MONTE AVE	642 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 040 017	650 VILLA MONTE AVE	1102 CADIZ ST	MONTEREY PARK CA	91754
5263 040 018	656 VILLA MONTE AVE	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 040 019	664 VILLA MONTE AVE	664 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 041 005	685 S GRANDRIDGE AVE	685 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 041 006	689 S GRANDRIDGE AVE	1601 S GRANADA AVE	ALHAMBRA CA	91801
5263 041 007	695 S GRANDRIDGE AVE	695 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 041 009	696 BRADSHAW AVE	1549 KEMPTON AVE	MONTEREY PARK CA	91755
5263 041 010	688 BRADSHAW AVE	688 S BRADSHAW AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5263 041 011	678 BRADSHAWE AVE	678 S BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 041 012	672 BRADSHAWE AVE	2300 LORAIN RD	SAN MARINO CA	91108
5263 041 013	660 BRADSHAWE AVE	660 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 041 014	658 BRADSHAWE AVE	658 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 041 015	652 BRADSHAWE AVE	652 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 042 005	735 BRADSHAWE AVE	735 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 042 006	743 BRADSHAWE AVE	743 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 042 008	763 BRADSHAWE AVE	763 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 042 009	777 BRADSHAWE AVE	777 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 042 010	795 BRADSHAWE AVE	626 ALTA VISTA CIR	SOUTH PASADENA CA	91030
5263 042 011	670 VILLA MONTE AVE	670 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 042 013	690 VILLA MONTE AVE	690 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 042 014	689 VILLA MONTE AVE	689 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 042 015	679 VILLA MONTE AVE	679 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 042 016	671 VILLA MONTE AVE	671 VILLA MONTE AVE	MONTEREY PARK CA	91754
5263 043 010	724 OJAI CIR	724 OJAI CIR	MONTEREY PARK CA	91754
5263 043 013	700 BRADSHAWE AVE	700 BRADSHAWE AVE	MONTEREY PARK CA	91754
5263 043 016	758 ALTA MESA PL	30 CHOATE	IRVINE CA	92620
5263 043 017		951 GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 043 018		351 ROCA WAY	MONTEREY PARK CA	91754
5264 002 001	149 DIANE WAY	149 DIANE WAY	MONTEREY PARK CA	91755
5264 002 002	145 DIANE WAY	145 DIANE WAY	MONTEREY PARK CA	91755
5264 002 006	650 CECIL ST, MONTEREY PARK CA 91755	650 CECIL ST	MONTEREY PARK CA	91755
5264 002 007	648 CECIL ST	10536 OLIVE ST	TEMPLE CITY CA	91780
5264 002 008	642 CECIL ST	642 CECIL ST	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5264 002 009	634 CECIL ST	634 CECIL ST	MONTEREY PARK CA	91755
5264 002 010	628 CECIL ST	1510 S BALDWIN AVE UNIT A	ARCADIA CA	91007
5264 002 011	618 CECIL ST	618 CECIL ST	MONTEREY PARK CA	91755
5264 002 022	643 S LINCOLN AVE	643 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 002 023	649 S LINCOLN AVE	649 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 002 024	655 S LINCOLN AVE	655 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 002 025	661 S LINCOLN AVE	225 S RUSSELL AVE	MONTEREY PARK CA	91755
5264 002 026	667 S LINCOLN AVE	667 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 002 027	675 S LINCOLN AVE	PO BOX 512037	LOS ANGELES CA	90051
5264 002 028	683 S LINCOLN AVE	PO BOX 7583	ALHAMBRA CA	91802
5264 002 029	689 S LINCOLN AVE	689 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 002 030	691 S LINCOLN AVE	691 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 002 031	695 S LINCOLN AVE	695 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 002	692 CECIL ST	692 CECIL ST	MONTEREY PARK CA	91755
5264 003 003	688 CECIL ST	8839 N CEDAR AVE UNIT 70	FRESNO CA	93720
5264 003 004	684 CECIL ST	684 CECIL ST	MONTEREY PARK CA	91755
5264 003 005	680 CECIL ST	680 CECIL ST	MONTEREY PARK CA	91755
5264 003 010	144 DIANE WAY	144 DIANE WAY	MONTEREY PARK CA	91755
5264 003 011	150 DIANE WAY	150 DIANE WAY	MONTEREY PARK CA	91755
5264 003 012	699 S LINCOLN AVE	699 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 013	701 S LINCOLN AVE	701 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 014	707 S LINCOLN AVE	9542 E NAOMI AVE	ARCADIA CA	91007
5264 003 015	715 S LINCOLN AVE	715 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 016	721 S LINCOLN AVE	721 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 017	741 S LINCOLN AVE	741 S LINCOLN AVE	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5264 003 018	755 S LINCOLN AVE	755 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 019	771 S LINCOLN AVE	771 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 020	787 S LINCOLN AVE	787 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 021	803 S LINCOLN AVE	803 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 022	819 S LINCOLN AVE	819 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 023	833 S LINCOLN AVE	833 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 024	849 S LINCOLN AVE	849 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 025	863 S LINCOLN AVE	863 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 026	879 S LINCOLN AVE	8528 LORAIN RD	SAN GABRIEL CA	91775
5264 003 027	901 S LINCOLN AVE	901 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 028	921 S LINCOLN AVE	921 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 029	941 S LINCOLN AVE	941 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 030	961 S LINCOLN AVE	961 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 031	981 S LINCOLN AVE	981 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 032	1001 S LINCOLN AVE	1001 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 003 035	676 CECIL ST	912 TEGNER DR	MONTEREY PARK CA	91755
5264 004 007	1061 S LINCOLN AVE	1061 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 004 008	1081 S LINCOLN AVE	1081 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 004 009	1101 S LINCOLN AVE	1101 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 004 010	1121 S LINCOLN AVE	1121 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 004 028	1021 S LINCOLN AVE	463 W CAMINO REAL AVE	ARCADIA CA	91007
5264 005 017	1060 S LINCOLN AVE	1060 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 005 026	1201 WILCOX AVE	1201 WILCOX AVENUE	MONTEREY PARK CA	91755
5264 007 026	281 STARBIRD DR	281 STARBIRD DR	MONTEREY PARK CA	91755
5264 007 027	277 STARBIRD DR	277 STARBIRD DR	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5264 007 028	273 STARBIRD DR	273 STARBIRD DR	MONTEREY PARK CA	91755
5264 007 030	265 STARBIRD DR	1612 VIA NAPOLI	MONTEBELLO CA	90640
5264 007 035	247 STARBIRD DR	247 STARBIRD DR	MONTEREY PARK CA	91755
5264 007 040	269 STARBIRD DR	269 STARBIRD DR	MONTEREY PARK CA	91755
5264 008 007	285 STARBIRD DR	285 STARBIRD DR	MONTEREY PARK CA	91755
5264 008 016	1341 FULTON AVE	1341 FULTON AVE	MONTEREY PARK CA	91755
5264 008 024	293 STARBIRD DR	293 STARBIRD DR	MONTEREY PARK CA	91755
5264 011 001	1791 FULTON AVE	1791 FULTON AVE	MONTEREY PARK CA	91755
5264 011 002	1781 FULTON AVE	1781 FULTON AVE	MONTEREY PARK CA	91755
5264 011 003	1775 FULTON AVE	4415 PACIFIC COAST HWY # F111	TORRANCE CA	90505
5264 011 004	1769 FULTON AVE	130 PRINCESS PINE	IRVINE CA	92618
5264 011 005	1763 FULTON AVE	1763 FULTON AVE	MONTEREY PARK CA	91755
5264 011 006	1755 FULTON AVE	1755 FULTON AVE	MONTEREY PARK CA	91755
5264 011 007	1749 FULTON AVE	1749 FULTON AVE	MONTEREY PARK CA	91755
5264 011 008	1733 FULTON AVE	1733 FULTON AVE	MONTEREY PARK CA	91755
5264 011 009	1725 FULTON AVE	1725 FULTON AVE	MONTEREY PARK CA	91755
5264 011 010	1721 FULTON AVE	1721 FULTON AVE	MONTEREY PARK CA	91755
5264 011 013	1868 WHITEHURST DR	1868 WHITEHURST DR	MONTEREY PARK CA	91755
5264 011 014	1854 WHITEHURST DR	419 ELMGATE ST	MONTEREY PARK CA	91754
5264 011 015	1838 WHITEHURST DR	1838 WHITEHURST DR	MONTEREY PARK CA	91755
5264 011 019	1770 MANCHA WAY	1770 MANCHA WAY	MONTEREY PARK CA	91755
5264 011 020	1768 MANCHA WAY	1768 MANCHA WAY	MONTEREY PARK CA	91755
5264 011 021	1756 MANCHA WAY	5632 CAMBURY AVE	TEMPLE CITY CA	91780
5264 011 032	1875 WHITEHURST DR	1875 WHITEHURST DR	MONTEREY PARK CA	91755
5264 011 033	1876 WHITEHURST DR	1876 WHITEHURST DR	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5264 011 034	1895 FULTON AVE	1895 FULTON AVE	MONTEREY PARK CA	91755
5264 011 035	1885 FULTON AVE	1885 FULTON AVE	MONTEREY PARK CA	91755
5264 011 036	1865 FULTON AVE	1865 FULTON AVE	MONTEREY PARK CA	91755
5264 011 037	1851 FULTON AVE, MONTEREY PARK CA 91755	319 S ORANGE AVE UNIT A	MONTEREY PARK CA	91755
5264 011 038	1843 FULTON AVE	1843 FULTON AVE	MONTEREY PARK CA	91755
5264 011 039	1835 FULTON AVE	1835 FULTON AVE	MONTEREY PARK CA	91755
5264 011 040	1821 FULTON AVE	1821 FULTON AVE	MONTEREY PARK CA	91755
5264 011 041	1801 FULTON AVE	1801 FULTON AVE	MONTEREY PARK CA	91755
5264 018 001	1057 FULTON AVE, MONTEREY PARK CA 91755	70 CONGRESS PL	IRVINE CA	92602
5264 018 002	1065 FULTON AVE	1065 FULTON AVE	MONTEREY PARK CA	91755
5264 018 005	1097 FULTON AVE	1097 FULTON AVE	MONTEREY PARK CA	91755
5264 018 006	1101 FULTON AVE	1101 FULTON AVE	MONTEREY PARK CA	91755
5264 018 007	1143 FULTON AVE	1143 FULTON AVE	MONTEREY PARK CA	91755
5264 018 009	1195 FULTON AVE	1195 FULTON AVE	MONTEREY PARK CA	91755
5264 018 010	1201 FULTON AVE	1201 FULTON AVE	MONTEREY PARK CA	91755
5264 018 011	1253 FULTON AVE	1253 FULTON AVE	MONTEREY PARK CA	91755
5264 018 012	1183 WILCOX AVE	1183 WILCOX AVE	MONTEREY PARK CA	91755
5264 018 016	1100 LANGLEY WAY	1100 LANGLEY WAY	MONTEREY PARK CA	91755
5264 018 017	1090 LANGLEY WAY	1090 LANGLEY WAY	MONTEREY PARK CA	91755
5264 018 018	1070 LANGLEY WAY	1070 LANGLEY WAY	MONTEREY PARK CA	91755
5264 018 019	1038 LANGLEY WAY	1038 LANGLEY WAY	MONTEREY PARK CA	91755
5264 018 020	1000 LANGLEY WAY	1000 LANGLEY WAY	MONTEREY PARK CA	91755
5264 018 022	960 S LINCOLN AVE	960 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 018 024	920 S LINCOLN AVE	920 S LINCOLN AVE	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5264 018 025	900 S LINCOLN AVE	900 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 018 026	880 S LINCOLN AVE	880 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 018 027	860 S LINCOLN AVE	860 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 018 028	840 S LINCOLN AVE	840 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 018 029	826 S LINCOLN AVE	2032 S 4TH ST	ALHAMBRA CA	91803
5264 018 030	810 S LINCOLN AVE	810 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 018 031	786 S LINCOLN AVE	786 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 018 033	740 S LINCOLN AVE	740 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 001	730 S LINCOLN AVE	8926 BEATRICE PL	ROSEMEAD CA	91770
5264 019 002	728 S LINCOLN AVE	728 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 003	722 S LINCOLN AVE	722 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 004	716 S LINCOLN AVE	716 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 005	708 S LINCOLN AVE	708 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 006	700 S LINCOLN AVE	700 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 007	698 S LINCOLN AVE	698 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 008	694 S LINCOLN AVE	694 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 009	692 S LINCOLN AVE	202 E GRAVES AVE	MONTEREY PARK CA	91755
5264 019 011	686 S LINCOLN AVE	686 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 012	680 S LINCOLN AVE	680 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 019 013	674 S LINCOLN AVE, MONTEREY PARK CA 91755	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
5264 019 014	662 S LINCOLN AVE	662 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 021 031	194 KELLER ST	194 KELLER ST	MONTEREY PARK CA	91755
5264 023 146	700 S GARFIELD AVE	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5264 023 147		1030 DE LA FUENTE ST	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5264 023 148		1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5264 024 063		1111 CORPORATE CENTER DR #102	MONTEREY PARK CA	91754
5265 001 803		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 809		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 810		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 812		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 813		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 004 047	2080 CLOVER DR	2080 CLOVER DR	MONTEREY PARK CA	91755
5265 004 048	2113 HEATHER DR	2113 HEATHER DR	MONTEREY PARK CA	91755
5265 004 052		1401 MERIDIAN AVE	SOUTH PASADENA CA	91030
5265 004 053	2150 FULTON AVE	2150 FULTON AVE	MONTEREY PARK CA	91755
5265 008 016	201 E GLEASON ST	201 E GLEASON ST	MONTEREY PARK CA	91755
5265 008 019	200 E MARKLAND DR	200 E MARKLAND DR	MONTEREY PARK CA	91755
5265 010 001	268 E GLEASON ST	PO BOX 91	MONROVIA CA	91017
5265 010 002	264 E GLEASON ST	264 E GLEASON ST	MONTEREY PARK CA	91755
5265 010 003	260 E GLEASON ST	260 E GLEASON ST	MONTEREY PARK CA	91755
5265 010 004	256 E GLEASON ST	256 E GLEASON ST	MONTEREY PARK CA	91755
5265 010 008	245 E FERNFIELD DR	245 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 010 009	249 E FERNFIELD DR	249 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 010 010	253 E FERNFIELD DR	453 E MARKLAND DR	MONTEREY PARK CA	91755
5265 010 011	257 E FERNFIELD DR	3300 FLORECITA DR	ALTADENA CA	91001
5265 010 012	261 E FERNFIELD DR	261 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 010 014	269 E FERNFIELD DR	269 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 010 015	273 E FERNFIELD DR	273 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 012 010	204 E FERNFIELD DR	204 E FERNFIELD DR	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5265 012 011	200 E FERNFIELD DR	200 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 012 012	201 E FERNFIELD DR	201 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 012 014	204 E GLEASON ST	428 E OAKMONT DR	MONTEBELLO CA	90640
5265 013 010	236 E FERNFIELD DR	236 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 013 011	232 E FERNFIELD DR	15434 CONDESA DR	WHITTIER CA	90603
5265 013 012	228 E FERNFIELD DR	228 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 013 013	224 E FERNFIELD DR	224 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 013 014	216 E FERNFIELD DR, MONTEREY PARK CA 91755	216 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 013 015	212 E FERNFIELD DR	212 E FERNFIELD DR	MONTEREY PARK CA	91754
5265 013 016	208 E FERNFIELD DR	208 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 018 004	500 WOODLAND WAY	15810 MOLLY AVE	CHINO CA	91708
5265 018 009	441 E MARKLAND DR	441 E MARKLAND DR	MONTEREY PARK CA	91755
5265 018 012	596 E FERNFIELD DR	596 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 018 013	588 E FERNFIELD DR	588 E FERNFIELD DR	MONTEREY PARK CA	91755
5265 018 021	519 POTRERO GRANDE DR	519 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 025	527 POTRERO GRANDE DR	527 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 027		98 SAN JACINTO BLVD STE 160	AUSTIN TX	78701
5265 019 003	561 E FERNFIELD DR	561 E FERNFIELD DR	MONTEREY PARK CA	91754
5265 025 044	2054 SATURN ST	2566 OVERLAND AVE NO 700	LOS ANGELES CA	90064
5265 025 046	2 RED PLUM CIR	2 RED PLUM CIR	MONTEREY PARK CA	91755
5265 025 047	2019 SATURN ST	5233 E BEVERLY BLVD	LOS ANGELES CA	90022
5265 025 048	2001 SATURN ST	2001 SATURN ST	MONTEREY PARK CA	91755
5266 002 001	1939 BRADSHAW AVE	PO BOX 532070	SAN DIEGO CA	92153
5266 002 002	1937 BRADSHAW AVE	1937 BRADSHAW AVE	MONTEREY PARK CA	91754

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5266 002 003	1935 BRADSHAWE AVE	1935 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 004	1933 BRADSHAWE AVE	1933 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 005	1931 BRADSHAWE AVE	1931 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 006	1929 BRADSHAWE AVE	833 W SUFFOLK AVE	MONTEBELLO CA	90640
5266 002 007	1927 BRADSHAWE AVE	833 W SUFFOLK AVE	MONTEBELLO CA	90640
5266 002 008	1925 BRADSHAWE AVE	1925 S BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 009	1923 BRADSHAWE AVE	1923 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 011	1919 BRADSHAWE AVE	1919 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 012	1917 BRADSHAWE AVE	1917 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 013	1915 BRADSHAWE AVE	1915 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 014	1913 BRADSHAWE AVE	1913 BRADSHAWE AVE	MONTEREY PARK CA	91754
5266 002 021	510 BRIGHTWOOD ST	510 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5266 002 024	516 BRIGHTWOOD ST	220 W PALM DR	ARCADIA CA	91007
5266 002 025	518 BRIGHTWOOD ST	518 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5266 002 027	602 BRIGHTWOOD ST	602 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5266 002 028	604 BRIGHTWOOD ST	604 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5266 002 029	606 BRIGHTWOOD ST	606 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5266 002 030	608 BRIGHTWOOD ST	608 BRIGHTWOOD ST	MONTEREY PARK CA	91754
5266 002 031	610 BRIGHTWOOD ST	20400 SW BRAMBLEWOOD LN	SHERWOOD OR	97140
5266 003 032	2000 S ATLANTIC BLVD	PO BOX 847	CARLSBAD CA	92018
5266 017 800		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 017 802		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 018 801		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 020 802		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5274 003 013	1801 LUPINE AVE	1801 LUPINE AVE	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5274 003 014	1823 LUPINE AVE	1823 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 015	1845 LUPINE AVE	1845 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 016	1859 LUPINE AVE	1859 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 017	1871 LUPINE AVE	1871 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 018	1889 LUPINE AVE	1889 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 019	1901 LUPINE AVE	1901 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 020	1921 LUPINE AVE	1921 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 021	1935 LUPINE AVE	1935 LUPINE AVE	MONTEREY PARK CA	91755
5274 003 022	1949 LUPINE AVE	804 RIDGESIDE DR	MONTEREY PARK CA	91754
5274 003 023	1963 LUPINE AVE	1963 LUPINE AVE	MONTEREY PARK CA	91755
5274 004 012	1974 HEATHER DR	1974 HEATHER DR	MONTEREY PARK CA	91755
5274 004 013	1962 LUPINE AVE	1962 LUPINE AVE	MONTEREY PARK CA	91755
5274 004 014	1948 LUPINE AVE	1948 LUPINE AVE	MONTEREY PARK CA	91755
5274 004 015	1934 LUPINE AVE	1934 LUPINE AVE	MONTEREY PARK CA	91755
5274 004 016	1920 LUPINE AVE	1920 LUPINE AVE	MONTEREY PARK CA	91755
5274 004 017	1898 LUPINE AVE	1898 LUPINE AVE	MONTEREY PARK CA	91755
5274 004 018	1890 LUPINE AVE	1890 LUPINE AVE	MONTEREY PARK CA	91755
5274 006 022	345 CORAL VIEW ST	345 CORAL VIEW ST	MONTEREY PARK CA	91755
5274 008 001	2000 HEATHER DR	2000 HEATHER DR	MONTEREY PARK CA	91755
5274 008 002	2004 HEATHER DR	7737 HIGHCLIFF ST	ROSEMEAD CA	91770
5274 008 003	2008 HEATHER DR	2008 HEATHER DR	MONTEREY PARK CA	91755
5274 008 004	2012 HEATHER DR	2012 HEATHER DR	MONTEREY PARK CA	91755
5274 008 005	2016 HEATHER DR	2016 HEATHER DR	MONTEREY PARK CA	91755
5274 008 007	2024 HEATHER DR	2024 HEATHER DR	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5274 008 008	2028 HEATHER DR	2028 HEATHER DR	MONTEREY PARK CA	91755
5274 008 013	2044 WHEELER DR	2044 WHEELER DR	MONTEREY PARK CA	91755
5274 008 014	2046 WHEELER DR	2046 WHEELER DR	MONTEREY PARK CA	91755
5274 008 015	2048 WHEELER DR	2048 WHEELER DR	MONTEREY PARK CA	91755
5274 008 016	2050 WHEELER DR	2050 WHEELER DR	MONTEREY PARK CA	91755
5274 008 017	2052 WHEELER DR	2052 WHEELER DR	MONTEREY PARK CA	91755
5274 008 018	2056 WHEELER DR	2056 WHEELER DR	MONTEREY PARK CA	91755
5274 008 019	2058 WHEELER DR	3027 BAGLEY AVE	LOS ANGELES CA	90034
5274 008 020	2060 WHEELER DR	2060 WHEELER DR	MONTEREY PARK CA	91755
5274 008 022	2043 EMERALD WAY	2043 EMERALD WAY	MONTEREY PARK CA	91755
5274 008 025	284 BLOOM DR	284 BLOOM DR	MONTEREY PARK CA	91755
5274 008 026	290 BLOOM DR	290 BLOOM DR	MONTEREY PARK CA	91755
5274 008 027	294 BLOOM DR	294 BLOOM DR	MONTEREY PARK CA	91755
5274 008 028	300 BLOOM DR	300 BLOOM DR	MONTEREY PARK CA	91755
5274 008 029	310 BLOOM DR	310 BLOOM DR	MONTEREY PARK CA	91755
5274 008 030	318 BLOOM DR	1047 MCCOMB WAY	MONTEREY PARK CA	91755
5274 008 031	326 BLOOM DR	645 FOXHAVEN PL	DIAMOND BAR CA	91765
5274 008 032	334 BLOOM DR	334 BLOOM DR	MONTEREY PARK CA	91755
5275 001 022	430 POTRERO GRANDE DRIVE	110 VIA BELLAS ARTES	SAN CLEMENTE CA	92672
5275 001 800	501 W MARKLAND DR	2131 WALNUT GROVE AVE 2ND FL	ROSEMEAD CA	91770
5276 004 004	764 TAYLOR DR	764 TAYLOR DR	MONTEREY PARK CA	91755
5276 004 005	775 TAYLOR DR	775 TAYLOR DR	MONTEREY PARK CA	91755
5276 004 015	733 OLIVE PL	733 OLIVE PL	MONTEREY PARK CA	91755
5276 004 018	706 ACKLEY ST	949 SOL VISTA WAY	WALNUT CA	91789
5276 004 031	1976 HOLLY OAK DR	1976 HOLLY OAK DR	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5276 004 032	1970 HOLLY OAK DR	1970 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 008 044		1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 046		1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 047		1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 048		1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 049		1025 WESTMONT DR	ALHAMBRA CA	91803
5276 013 001	1900 ALISAR AVE	1900 ALISAR AVE	MONTEREY PARK CA	91755
5276 013 003	1920 ALISAR AVE	1920 ALISAR AVE	MONTEREY PARK CA	91755
5276 013 004	1915 ALISAR AVE	1915 ALISAR AVE	MONTEREY PARK CA	91755
5276 013 005	1966 HOLLY OAK DR	1966 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 013 006	1960 HOLLY OAK DR	1960 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 013 007	1956 HOLLY OAK DR	1956 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 013 008	1950 HOLLY OAK DR	1950 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 013 009	1946 HOLLY OAK DR	1946 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 013 011	1936 HOLLY OAK DR	1936 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 013 012	1930 HOLLY OAK DR	1930 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 013 013	1926 HOLLY OAK DR	1920 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 014 013	946 CORIOLANUS DR	946 CORIOLANUS DR	MONTEREY PARK CA	91755
5276 014 020	1880 ALISAR AVE	1880 ALISAR AVE	MONTEREY PARK CA	91755
5276 014 042	1890 ALISAR AVE	1890 ALISAR AVE	MONTEREY PARK CA	91755
5276 018 804		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 805		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 806		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 807		2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 020 018		1142 KENTON DR	MONTEREY PARK CA	91755

2025
LOS ANGELES COUNTY
DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (UNIMPROVED)

01/02/2025

PARCEL	LOCATION	MAILING ADDRESS	CITY/STATE	ZIP
5276 020 023	1133 KENTON DR	1142 KENTON DR	MONTEREY PARK CA	91755
5286 010 018	1110 E HELLMAN AVE	3838 N CHARLOTTE AVE	SAN GABRIEL CA	91776
5286 019 013	126 N NEW AVE	312 WHISPERING PINES DR	ARCADIA CA	91006
TOTAL VACANT/IMPROVED RECORDS				1493
TOTAL UNIMPROVED RECORDS				121
TOTAL RECORDS				1614

ATTACHMENT 2

Draft Resolution

RESOLUTION NO.

A RESOLUTION ADOPTED PURSUANT TO GOVERNMENT CODE § 39561 DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR ABATEMENT

The City Council does resolve as follows:

SECTION 1: Pursuant to Government Code §§ 39500 to 39588, and evidence received by it, the City Council finds and declares that:

- A. The weeds or brush growing or existing upon the streets and sidewalks in front of those properties identified in attached Exhibit “A” have attained such large growth as to become, when dry, a fire menace to adjacent improved property, or which are otherwise noxious, dangerous, or a public nuisance;
- B. The presence of dry grass, stubble, refuse, or other flammable materials are conditions which endanger the public safety by creating a fire hazard; and
- C. By reason of the foregoing fact, the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material growing or existing upon the private property identified in Exhibit “A”, or upon the streets and sidewalks in front of said property constitute a seasonal and recurrent public nuisance (as defined by applicable law including, without limitation Monterey Park Municipal Code §§ 4.30.040 and 4.30.050(j)) and should be abated before the coming fire season.

SECTION 2: The City Manager, or designee (currently the Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles) is authorized to give notice to abate the nuisances upon the Properties and must cause notices to be given to each property owner in substantially the following form:

“NOTICE TO DESTROY WEEDS,
REMOVE BRUSH, RUBBISH AND REFUSE

TAKE NOTICE that on February 5, 2025, the City Council of the City of Monterey Park adopted a Resolution declaring your property to be a public nuisance because the presence of weeds, rubbish, refuse and dirt on the property is injurious to public health, safety and property. If not voluntarily abated, the public nuisance on your property may be abated by authorities

from the County of Los Angeles, at the direction of the City of Monterey Park. Should that occur, the cost of removal will be assessed upon your property. Such cost will constitute a special assessment against such lots or lands. All other costs associated with such abatement including, without limitation, initial inspection costs, may also be recovered in the same manner. All property owners objecting to the proposed removal of a public nuisance and the recovery of all costs, may attend a City Council hearing. The City Council meeting will be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on March 19, 2025, at 6:30 p.m. The meeting information can be obtained on the City's website www.montereypark.ca.gov/agendacenter or by contacting the City Clerk's office at MPCLerk@montereypark.ca.gov. At that time, they may express their objections to the City Council.

Maychelle Yee, City Clerk, City of Monterey Park"

SECTION 3: The City Manager, or designee (including, without limitation, the Fire Chief) is authorized to remove any properties from Exhibit A that are determined to not be noxious, dangerous or a public nuisance, or otherwise endanger the public safety by creating a fire hazard.

SECTION 4: *Costs.* All costs associated with implementing this Resolution including, without limitation, costs incurred by the Agricultural Commissioner for inspecting the Properties, may be recovered in accordance with City or County resolutions. Recovering these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety. The Agricultural Commissioner or authorities from the County of Los Angeles must keep an itemized written account of the cost of abatement. A copy of these accounts must be posted on or near City Council Chambers for at least three days prior to March 19, 2025. A copy of these accounts will be available for public inspection at the City Clerk's Office located at 320 W. Newmark Avenue, Monterey Park, CA 91754.

SECTION 5: *Public Hearings.* A public hearing will be held on March 19, 2025 at 6:30 p.m. to consider any objections to this Resolution submitted by owners of the Properties or the general public. The public hearing meeting will be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers. To obtain information on the public hearing meeting, the public may visit the city's website at www.montereypark.ca.gov/agendacenter or by contacting the City Clerk's office at MPCLerk@montereypark.ca.gov.

SECTION 6: *Notices.* The City Manager, or designee (currently the Los Angeles County Agricultural Commissioner/Director of Weights and Measures) must provide notice of the Public Hearing by First Class U.S. Mail, postage prepaid, at least 10 days before March 19, 2025.

SECTION 7: *Reliance on Record.* Every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in this 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 the fact.

SECTION 10: *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 provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 11: *Electronic Signatures.* This Resolution may be executed with electronic signature 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 12: *Execution.* 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 his duly appointed deputy, may attest thereto.

SECTION 13: *Effectiveness.* This Resolution will become effective immediately upon adoption.

SECTION 14: The City Clerk of the City of Monterey Park is directed to certify a copy of this resolution and cause such certified copy thereof to be filed with the Los Angeles County Agricultural Commissioner together with a certified copy of said report, attached hereto.

SECTION 15: The City Clerk is directed to certify to the adoption of this Resolution and enter into the book of original Resolutions.

PASSED AND ADOPTED this 19th day of March, 2025.

Vinh T. Ngo, Mayor, City of Monterey Park

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, City Attorney



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Public Hearing - 4B

TO: The Honorable Mayor and City Council

FROM: Christine Tomikawa, Director of Human Resources and Risk Management

SUBJECT: Public Hearing Pursuant to Government Code Section 3502.3 Concerning Vacancies and Recruitment and Retention Efforts

RECOMMENDATION:

It is recommended that the City Council consider:

1. Conducting a public hearing to present the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Effective January 1, 2025, Government Code Section 3502.3 requires public agencies to hold at least one public hearing per fiscal year to discuss the City's workforce vacancies and recruitment and retention efforts. The City's recognized employee associations were provided timely advance notice of the public hearing.

BACKGROUND:

Government Code section 3502.3 requires the City to present the status of vacancies and recruitment and retention efforts during a public hearing before the City's governing body at least once per fiscal year. This presentation must be made prior to the adoption of a final budget if the governing body will be adopting an annual or multiyear budget during the fiscal year in which the public hearing is held. The City's recognized employee associations may make a presentation during the public hearing concerning vacancies and recruitment and retention efforts. The City has eight bargaining units. Additional reporting obligations exist if vacancies within a single bargaining unit meet or exceed 20 percent of the total number of authorized positions, at the affected bargaining unit's request. The vacancy reports for each association are attached.

➤ Recruitment and Retention Efforts

The City has taken steps to address recruitment efforts in the recent years. In June 2022, the City Council declared an employment emergency to address vacancies. Coming out of the COVID-19 pandemic, there was a limited pool of qualified candidates and growing vacant positions. After the expiration of the employment emergency, the City revised the recruitment process by amending the City's Personnel Rules and Regulations. The revised recruitment process provides flexible options to fill civil service positions. These

efforts assisted in reducing the approximately 70 vacant positions in June 2022 to approximately 30 vacancies currently.

Human Resources/Risk Management staff continue to work with each department/division to discuss different ways to advertise and attract candidates for vacant positions/recruitments. Civil service recruitments typically consist of multiple steps which are used to help narrow down the pool of applicants in a fair and impartial process based on minimum qualifications to perform the essential duties of the position (i.e. written exam, performance testing, and/or oral interview).

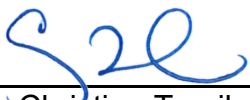
Hiring departments are aware of retention efforts for current employees, and often provide promotional recruitments rather than open recruitments, such as providing additional time for staff to be trained and have an opportunity to participate. For example, the Fire Department provided opportunities for current Firefighters to attend paramedic school to be qualified to fill the vacant Firefighter/Paramedic positions.

Moving forward, staff will be tracking and capturing additional recruitment details and data related to the regulations of the new Government Code.

FISCAL IMPACT:

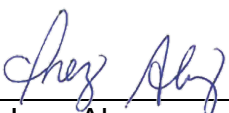
There are no identifiable fiscal impacts associated with conducting the public hearing required under Government Code section 3205.3. There are potential fiscal impacts to address recruitment and retention issues for future budget and bargaining considerations which will be presented to the City Council as needed.

Respectfully submitted by:



Christine Tomikawa
Director of Human Resources
and Risk Management

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Zachery A. Lopes
Deputy City Attorney

ATTACHMENTS:

1. Vacancy Reports

ATTACHMENT 1

Vacancy Reports

Confidential Employees Association

Data as of 2/11/2025

VACANCY INFORMATION

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Administrative Aide	Confidential	1	1	0
Administrative Secretary	Confidential	3	3	0
Human Resources Analyst	Confidential	1	1	0
Human Resources Specialist	Confidential	1	0	1
Human Resources Technician	Confidential	2	2	0
Information Systems Specialist	Confidential	2	1	1
Payroll Technician	Confidential	0	0	
Police Administrative Assistant	Confidential	1	1	0
Police Chief's Secretary	Confidential	1	1	0
Secretary to City Manager	Confidential	1	1	0
Senior Management Analyst	Confidential	0	0	
		13		2

VACANCY PERCENTAGE

15%

Firefighters' Association

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Fire Captain	Firefighters	12	12	0
Fire Engineer	Firefighters	12	12	0
Firefighter	Firefighters	9	10	0
Firefighter Paramedic	Firefighters	15	12	3
		48		3

VACANCY PERCENTAGE 6%

VACANCY PERCENTAGE FOLLOWING COMPLETION OF BACKGROUND 2%

Mid-Management Association

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Adult Literacy Coordinator	Mid-Management	1	1	0
Assistant City Engineer	Mid-Management	1	0	1
Assistant to City Manager	Mid-Management	0	0	
Civil Engineering Associate	Mid-Management	2	2	0
Communications Supervisor	Mid-Management	1	1	0
Consumer Services Supervisor	Mid-Management	0	0	
Deputy City Clerk	Mid-Management	1	1	0
Deputy Fire Marshal	Mid-Management	0	0	
Economic Development Manager	Mid-Management	1	1	0
Facilities Maintenance Supervisor	Mid-Management	1	1	0
Financial Analyst	Mid-Management	2	2	0
Fire Marshall	Mid-Management	1	1	0
Fleet Maintenance Supervisor	Mid-Management	0	0	
Jail Supervisor	Mid-Management	1	1	0
Media Supervisor	Mid-Management	1	1	0
Park Supervisor	Mid-Management	1	1	0
Principal Financial Analyst	Mid-Management	0	0	
Principal Management Analyst	Mid-Management	3	3	0
Public Works Maint. Manager	Mid-Management	1	1	0
Public Works Manager	Mid-Management	1	0	1
Public Works Maint. Supv.	Mid-Management	1	1	0
Records Supervisor	Mid-Management	1	1	0
Recreation Supervisor	Mid-Management	2	2	0
Senior Accountant	Mid-Management	1	1	0
Senior Civil Engineer	Mid-Management	1	0	1
Senior Librarian	Mid-Management	3	2	1
Senior Planner	Mid-Management	1	1	0
Water Distribution Supervisor	Mid-Management	0	0	
Water Operations Supervisor	Mid-Management	2	2	0
Water Production Supervisor	Mid-Management	1	1	0
		32		4

VACANCY PERCENTAGE

13%

Professional Chief Officers' Association

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Battalion Chief	Fire Management	4	4	0
		4		0
			VACANCY PERCENTAGE	0%

Police Captains' Association

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Police Captain	Police Captains	2	2	0
		2		0
			VACANCY PERCENTAGE	0%

Police Officers' Association

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Police Corporal	POA	14	14	0
Police Officer	POA	45	41	4
		59		4

VACANCY PERCENTAGE 7%

VACANCY PERCENTAGE FOLLOWING COMPLETION OF BACKGROUND 0%

Police Officers' Mid-Management Association

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Police Lieutenant	Police Mid-Management	7	7	0
Police Sergeant	Police Mid-Management	9	9	0
		16		0
VACANCY PERCENTAGE				0%

Service Employees' International Union, Local 721

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Account Clerk	SEIU	1	1	0
Accountant	SEIU	2	2	0
Administrative Aide	SEIU	0	1	0
Animal Services Officer	SEIU	2	2	0
Animal Services Supervisor	SEIU	0	0	
Assistant Deputy City Clerk	SEIU	1	1	0
Assistant Planner	SEIU	1	1	0
Associate Planner	SEIU	0	0	
Auto Shop Technician	SEIU	1	1	0
Building Inspector	SEIU	2	0	2
Building Trades Technician	SEIU	2	2	0
Child Care Assistant	SEIU	0	0	
Child Care Coordinator	SEIU	1	1	0
Civil Engineering Assistant	SEIU	1	0	1
Civil Engineering Technician	SEIU	1	1	0
Code Enforcement Officer	SEIU	3	2	1
Communication Dispatcher	SEIU	9	7	0
Communications Dispatcher Trainee	SEIU		2	0
Community Service Officer	SEIU	3	3	0
Consumer Service Representative	SEIU	2	2	0
Crew Leader	SEIU	3	2	1
Cross Connection Control Inspector	SEIU	2	1	1
Dial-A-Ride Dispatcher	SEIU	1	1	0
Dial-A-Ride Driver	SEIU	3	1	2
Economic Development Specialist	SEIU	1	1	0
Electrician	SEIU	1	1	0
Equipment Mechanic	SEIU	2	2	0
Equipment Service Specialist	SEIU	0	0	
Evidence Officer	SEIU	2	2	0
Fire Prevention Permit Technician	SEIU	1	1	0
Fire Safety Specialist	SEIU	2	1	1
GIS Analyst	SEIU	1	0	1
Information Technology Technician I	SEIU	1	0	1

Service Employees' International Union, Local 721

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Information Technology Technician II	SEIU			0
Irrigation Specialist	SEIU	0	0	
Jailer	SEIU	4	4	0
Janitor	SEIU	0	0	0
Lead Equipment Mechanic	SEIU	1	1	0
Librarian	SEIU	4	4	0
Library Assistant	SEIU	5	5	0
Library Circulation Service Supervisor	SEIU	0	0	
Library Technician	SEIU	2	2	0
Maintenance Worker	SEIU	11	5	6
Management Aide	SEIU	0	0	
Management Analyst	SEIU	1	1	0
Media Specialist I	SEIU	1	1	0
Media Specialist II	SEIU			0
Office Assistant II (Non-Confidential)	SEIU	2	2	0
Outreach and Housing Navigation Coord.	SEIU	1	1	0
Park Maintenance Crew Leader	SEIU	2	2	0
Park Maintenance Lead Worker	SEIU	0	0	
Park Maintenance Worker	SEIU	3	3	0
Permit Technician I	SEIU	1	1	0
Permit Technician II	SEIU	1	1	0
Plan Checker	SEIU	1	0	1
Planning Technician	SEIU	1	1	0
Police Clerk	SEIU	10	10	0
Police Officer Recruit	SEIU		7	
Police Records Management Technician	SEIU	1	0	1
Pool Maintenance Worker	SEIU	1	1	0
Program Coordinator	SEIU	2	2	
Public Works Inspector	SEIU	1	0	1
Public Works Technician	SEIU	0	0	
Recreation Specialist	SEIU	1	1	0
Secretary (non-conf)	SEIU	0	0	
Senior Account Clerk (Non-Confidential)	SEIU	7	7	0

Service Employees' International Union, Local 721

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Senior Code Enforcement Officer	SEIU	1	1	0
Senior Library Assistant	SEIU	0	0	
Senior Maintenance Worker	SEIU	4	1	3
Senior Management Analyst	SEIU	0	0	
Senior Water Production System Operator	SEIU	1	0	1
Support Services Supervisor	SEIU	0	0	
Water Distribution Crew Supervisor	SEIU	0	0	
Water Distribution Lead Worker	SEIU	2	2	0
Water Production System Operator	SEIU	4	4	0
Water Utility Maintenance Worker	SEIU	5	5	0
		133		24

VACANCY PERCENTAGE 18%

VACANCY PERCENTAGE FOLLOWING COMPLETION OF BACKGROUND 17%

Unrepresented Clasifications

Data as of 2/11/2025

CLASSIFICATION	BARGAINING UNIT	NUMBER OF BUDGETED FTE	NUMBER OF POSITIONS FILLED	NUMBER OF VACANCIES
Administrative Manager	Unrepresented/At-Will	1	1	0
Assistant City Manager	Executive Management	1	1	0
Assistant Water Utility Manager	Unrepresented/At-Will	1	1	0
Building Official	Unrepresented/At-Will	1	0	1
City Librarian	Executive Management	1	1	0
Director of Community & Economic Development	Executive Management	1	1	0
Director of Finance	Executive Management	1	1	0
Director of Human Resources & Risk Management	Executive Management	1	1	0
Director of Public Works	Executive Management	1	1	0
Director of Recreation & Community Services	Executive Management	1	1	0
Finance Manager	Unrepresented/At-Will	1	1	0
Fire Chief	Executive Management	1	1	0
Human Resources/Risk Management Manager	Unrepresented/At-Will	1	1	0
Information Technology Services Manager	Unrepresented/At-Will	1	0	1
Planning Manager	Unrepresented/At-Will	1	1	0
Police Chief	Executive Management	1	1	0
Principal Human Resources Analyst	Unrepresented/At-Will	0	0	
Recreation Manager	Unrepresented/At-Will	1	1	0
Water Utility Manager	Unrepresented/At-Will	1	1	0

18

2

VACANCY PERCENTAGE

11%

VACANCY PERCENTAGE FOLLOWING COMPLETION OF BACKGROUND

6%



City Council Staff Report

DATE: March 19, 2025

AGENDA ITEM NO: Public Hearing - 4C

TO: The Honorable Mayor and City Council
FROM: Jessica Serrano, Director of Community Development
SUBJECT: A public hearing to consider introduction and first reading of an Ordinance implementing the Monterey Park General Plan by amending Title 21 of the Monterey Park Municipal Code ("MPMC") governing accessory dwelling units, replacement housing, and administrative use permits (ZCA 25-02), and amending the Zoning Map by establishing the Residential Incentive Zone (ZA-25-01)

RECOMMENDATION:

It is recommended that the City Council consider:

1. Opening a public hearing and taking testimonial and documentary evidence;
2. After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ implementing the Monterey Park General Plan by amending Title 21 of the MPMC (ZCA 25-02), and amending the Zoning Map (ZA-25-01); and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to 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"). Pursuant to CEQA Guidelines §15062, the City Council finds and determines that this Ordinance is not subject to further review under CEQA because the previous CEQA documents adopted by the City Council (see, Resolution Nos. 12124 and 2022-R2) adequately analyze the changes contemplated by this Ordinance.

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

In considering the Zoning Code Amendment and Zone Change, the City Council acts in its discretionary legislative capacity. The City Council must make the following findings pursuant to MPMC § 21.38.050:

- That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed amendment will not adversely affect surrounding properties; and
- That the proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code

These findings are included in the attached Ordinance.

EXECUTIVE SUMMARY:

The City's 6th cycle (2021-2029) Housing Element ("HE") and Revised Monterey Park 2040 Land Use Element ("LUE") establish a vision and long-term goals for development, housing, and redevelopment within the City. The attached Ordinance implements the LUE and HE by: (1) requiring replacement housing for development projects that displace existing units; (2) resolving inconsistencies in the administrative use permit approval requirements for alcohol related uses; (3) aligning the MPMC with volatile State accessory dwelling unit laws; and (4) establishing the residential incentive zone allowing certain housing developments without any discretionary approvals.

BACKGROUND:

On November 3, 2020, City voters approved Measure JJ which adopted the Revised Monterey Park 2040 Land Use Element ("LUE"). Pursuant to Ordinance No. 2198, the City Council is authorized to take all appropriate action to implement the LUE.

In March of 2023, the California State Department of Housing and Community Development (HCD), certified the City's HE. Government Code § 65583(c) requires that cities include programs which set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the HE. Included in the HE were several programs which proposed consistency between the General Plan and MPMC to help encourage the production of a variety of housing types and at various affordability levels. The attached ordinance implements several of these programs (further described below) and continues the City's efforts of harmonizing the LUE, HE, and MPMC.

➤ Accessory Dwelling Units ("ADUs")

HE Program 12 and LUE Implementation Program 2 require MPMC amendments to implement State ADU and junior accessory dwelling unit ("JADU") mandates. Since the City's adoption of the current ADU and JADU provisions in the MPMC in 2018 and 2020, State ADU and JADUs laws have changed each year to further encourage new construction. The attached ordinance will amend the MPMC to implement the State mandate and ensure consistency among all ADU and JADU provisions in the MPMC.

➤ Replacement Housing

HE Program 13 requires that the City amend the MPMC to require the replacement of units affordable to the same or lower income level as a condition of development on a nonvacant site. The attached Ordinance establishes a new section within the MPMC (section 21.02.260) implementing the aforementioned requirement, consistent with the requirements set forth in Density Bonus law.

➤ Residential Incentive Zone (“RIZ”)

California Housing Element law requires cities and counties to identify specific land and properties that are suitable for residential development in order to accommodate the jurisdiction’s Regional Housing Need Allocation (“RHNA”), commonly known as a sites inventory. The sites inventory, contained in the Housing Element must include sufficient sites and demonstrate that these sites can accommodate housing at various income levels. Sites in the City’s inventory includes both vacant and non-vacant properties. Government Code § 65583 and HE Program 10 require the City to approve certain qualifying housing development projects ministerially when the site on which its proposed is a non-vacant site included in one previous housing element inventory or a vacant site included in two previous housing element inventories. The attached ordinance will implement HE Program 10 by establishing the RIZ and changing the zoning designation for those specific properties included in the current sites inventory of the HE that were also listed in prior HE cycles to accommodate housing to RIZ.

Maps of the affected properties including their existing zoning designations are included as part of the Ordinance (Attachment 1). Any existing overlay zones, such as Planned Development Overlays or Senior Citizen Housing Overlays that exist on the affected properties will remain in place.

The RIZ zone is an opportunity to allow developers who propose residential projects under certain conditions to be approved ministerially. However, such developments must:

- Have 20% of residential units that are affordable to low-income households;
- Restrict affordable units for a term of not less than 55 years;
- Replace affordable units lost in the construction of a new project;
- Feature specified amenities; and
- Meet objective design standards.

➤ Alcohol Sales and Use

To address inconsistencies in the MPMC and streamline alcohol sales for businesses, the City Council authorized accessory use of on-site and off-site alcohol sales subject to an Administrative Use Permit (“AUP”) as part of the Business Recovery Program (Ordinance No. 2203). The attached ordinance will amend the MPMC to eliminate conflicting provisions throughout the MPMC.

2024-25 STRATEGIC PLAN GOAL:

The attached ordinance satisfies the 2024-25 Strategic Plan Goal to “Strengthen our local economy and enhance housing opportunities” by achieving the goals and programs set forth in the HE, reducing barriers to encourage housing development, and supporting economic growth in the City.

LEGAL NOTIFICATION:

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center and published in Monterey Park Press on February 27, 2025, with affidavits of posting on file. Additionally, 534 notices were mailed to affected property owners.

FISCAL IMPACT:

There are no identifiable fiscal impacts associated with adopting the Ordinance itself (other than costs associated with codifying the Ordinance).

Respectfully submitted by:



Jessica Serrano
Director of Community
Development

Prepared by:



Eliana Muñoz
Senior Planner

Approved by:



Inez Alvarez
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT(S):

1. Ordinance No. _____ amending the Monterey Park Municipal Code and Zoning Map
2. Notice of Determination

ATTACHMENT 1

Ordinance

ORDINANCE NO.

AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) CONCERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS (ZCA-25-01), AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE (ZA-25-01)

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

SECTION 1: The City Council finds and declares that:

- A. On November 3, 2020, City voters approved Measure JJ which adopted the Revised Monterey Park 2040 Land Use Element (“LUE”). Pursuant to Ordinance No. 2198, the City Council is authorized to take all appropriate action to implement the LUE.
- B. On January 19, 2022, the City Council adopted Resolution No. 2022-R3, approving the City’s 6th cycle (2021-2029) Housing Element (“HE”). Subsequently, on November 16, 2022, the City Council adopted Resolution No. 2022-R90 retroactively amending the HE. The HE was certified by the California Department of Housing and Community Development (“HCD”) on March 30, 2023. The HE requires the City Council to consider various amendments to the Monterey Park Municipal Code (“MPMC”) to implement the HE.
- C. The City initiated the proposed amendments to the MPMC and zone changes pursuant to MPMC § 21.38.020 and § 21.42.020(G) (“ZCA-25-01” and “ZA-25-01,” respectively).
- D. This Ordinance was reviewed by the City Planner for, in part, consistency with the General Plan, and conformity with the MPMC.
- E. Pursuant to MPMC §2.56.020(a) and (c), the City Council acts as the City’s planning agency for all projects requiring a land use consideration, a zone change and zone map amendment.
- F. The City reviewed this Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”); CEQA, CEQA Guidelines and Monterey Park Guidelines collectively referred to as “CEQA Regulations”);
- G. The City Planner completed review and scheduled a public hearing regarding this Ordinance before the City Council for March 19, 2025.

- H. Notice of the Public Hearing before the City Council was duly given and published in the time, form, and manner as required by law.
- I. On March 19, 2025, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed Ordinance including, without limitation, information provided to the City Council by the City Planner and public testimony; and
- J. The findings in this Ordinance are made based on the entire administrative record including testimony and evidence presented the City Council at its March 19, 2025, public hearing including, without limitation, the staff report submitted by the City Planner.

SECTION 2: *Zone Text Amendment and Zone Change Findings.* Pursuant to Government Code § 65860, and MPMC §§ 21.38.050 and 21.42.010, the City Council finds as follows:

- A. The proposed amendments are consistent with the goals, policies, and objectives of the General Plan. The proposed changes were contemplated and approved by the adoption of the LUE and HE, and this Ordinance merely administers the various goals, policies, and implementation measures in the LUE and HE, including, without limitation:
 - 1. LUE Program 1 amending the zoning regulations and zoning map to reflect GPLU policy and design standards including, without limitation, providing flexibility to accommodate emerging uses and business practices, and ensuring compliance with applicable law;
 - 2. LUE Program 2 updating accessory dwelling unit requirements and regulations to comply with applicable law;
 - 3. HE Program 7 requiring the City permit owner-occupied and rental multifamily uses “by-right” for developments in which 20 percent or more of the units are affordable to lower-income households;
 - 4. HE Program 12 requiring the City to annually monitor provisions made to ADU legislation and amend the MPMC as necessary to ensure compliance with California law; and
 - 5. HE Program 13 for the City to have a policy in place requiring the replacement of units affordable to the same or lower income level as a condition of development on a nonvacant site consistent with those requirements set forth in the Density Bonus Law. Additionally, this Ordinance is consistent with Policy 2.1 of the Land Use and Urban Design Element (“LUE”) which aims to provide flexible and clear development standards to allow businesses to expand and thrive economically.

- B. The proposed amendment will not adversely affect surrounding properties. The LUE and HE are the City's governing land use policy documents that guide the future development and reuse of property within the City. The LUE and HE were adopted by the City Council and the City's voters after years of public comments and technical studies evaluating the impacts and long-range goals for the physical development of the community, both, in terms of land use and intensity. The proposed amendments implement the stated objectives and measures of the LUE and HE, which will ensure the cohesive and orderly development of land within the City, consistent with the City's long-term goals. Accordingly, this Ordinance will not adversely affect surrounding properties.
- C. The proposed amendments promote public health, safety, and general welfare and serves the goals and purposes of the MPMC. This Ordinance harmonizes the MPMC with the LUE and HE by, including, without limitation, aligning the MPMC with applicable law and implementing the City's LUE and HE. Among other things, the amendments will reduce barriers to the development of housing to address the statewide housing shortage by providing a residential incentives zone, aligning the City's accessory dwelling unit development standards with dynamic State mandates, and requiring replacement housing when existing units are demolished in conjunction with new development. Additionally, the Ordinance will streamline the application and review process for accessory use of on-site and off-site alcohol sales by requiring an Administrative Use Permit ("AUP") instead of a Conditional Use Permit ("CUP").

SECTION 3: *Environmental Review.* Pursuant to CEQA Guidelines §15062, the City Council finds:

- A. On December 5, 2019, the City Council adopted Resolution No. 12124 certifying the Monterey Park Focused General Plan Update Final Environmental Impact Report (the "FEIR") (State Clearing House (SCH) No. 2001-01-1074) (Exhibit A), which is incorporated by reference and found at:
<https://www.montereypark.ca.gov/DocumentCenter/View/16507/Resolution-12124---attachments-included>.
- B. On January 19, 2022, the City Council adopted Resolution No. 2022-R2 adopting an addendum to the FEIR analyzing the impacts of the City's 2021-2029 Housing Element update ("FEIR Addendum"), which is incorporated by reference and found at:
<https://www.montereypark.ca.gov/DocumentCenter/View/16506/2022-R2--Addendum-to-the-Final-Environmental-Impact-Report>.
- C. The amendments proposed by this Ordinance are an activity

contemplated by the FEIR and FEIR Addendum.

- D. This activity does not contemplate any changes which will require major revisions to FEIR or FEIR Addendum nor are there any substantial changes with respect to the circumstances under which FEIR and FEIR Addendum were undertaken.
- E. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time FEIR and FEIR Addendum were approved.

SECTION 4: *Amendment.* MPMC Table 21.08(B) is amended by removing “Accessory dwelling unit” as an accessory use.

SECTION 5: *Amendment.* MPMC section 21.08.040(A) is deleted in its entirety.

SECTION 6: *Amendment.* MPMC Chapter 21.50 is amended in its entirety as follows:

“Chapter 21.50

ACCESSORY DWELLING UNITS

§21.50.010 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Chapter. Undefined words and phrases have the same meaning as set forth in this Code or in applicable law.

“Primary dwelling” means a residential structure on a single parcel with provisions for living, sleeping, eating, a single kitchen for cooking, and sanitation facilities. Where more than one residential structure exists on a lot, the “primary dwelling” will either be the residential structure that was first issued a valid certificate of occupancy, or, when applicable, the largest residential structure on the lot.

“Tandem parking” means two or more automobiles parked in a line, one behind the other.

§21.50.020 Certificate of Occupancy.

- (A) The Building Official will not issue a final certificate of occupancy for an ADU or JADU before the Building Official issues a final certificate of occupancy is issued for the primary dwelling(s). Before the Building Official issues any final certificate of occupancy for an ADU and/or JADU, the property owner must record with the County Recorder a covenant running with the land stating that the:

(1) ADU may not be used in violation of this code, and any rental of the ADU must be for a term of 30 days or longer; and/or

(2) JADU may not be sold separately; has size and attribute restrictions required by this code; and the property owner must occupy either the single-family residence in which the JADU is permitted, or the newly created JADU, unless the property owner is another government agency, land trust or housing organization. The JADU cannot be rented for any period less than 30 days.

(B) The covenants required by this Section must be approved as to form by the City Attorney.

§21.50.030 Application for Address Number

Any ADU or JADU that includes a separate entrance from the main entrance of the primary dwelling, or will be improved with a new or separate utility connection directly between the unit and the utility, must submit an application for an address number. Address numbers will be issued pursuant to the procedures outlined in this code. Address numbers must be placed over the entrance to the ADU or JADU or on some other place where the number can be visible from the street. When required by the Fire Chief, or designee, address identification must be provided in additional approved locations to facilitate emergency response.

§21.50.040 Fees

(A) Except as provided in California law, all ADUs are subject to development impact fees proportional to the square footage of the primary dwelling unit in accordance with this code.

(B) Except as provided by California law, each ADU must install a separate utility connection directly between the ADU and the utility, which is subject to a connection fee or capacity charge, that is proportionate to the burden of the proposed ADU on the water or sewer system based on its square footage or drainage fixture units. The fee or charge may not exceed the reasonable cost of providing the services.

(C) The City may charge reasonable inspection and construction fees for inspections and for all required permits. The fees will be established by City Council resolution and be assessed on the property owner.

(D) An ADU will not be considered a new residential use for purposes of calculating connection fees or capacity charges for utilities, unless the ADU is constructed simultaneously with a new primary single-family dwelling.”

SECTION 7: *Amendment.* MPMC is amended by adding a new Section titled “21.02.260

Replacement Housing” as follows:

“§ 21.02.260 Replacement Housing

New development proposed on a site that includes a parcel or parcels on which rental dwelling units are located, or were vacated or demolished within the last five years, have been subject to a recorded instrument restricting occupancy to affordable households, or occupied by lower or very low-income households must replace those units consistent with the replacement requirements established by State Density Bonus law.”

SECTION 8: Amendment. MPMC is amended by establishing Chapter 21.17 titled “OVERLAY ZONES – RESIDENTIAL INCENTIVE ZONE (“RIZ”)” as follows:

“Chapter 21.17

OVERLAY ZONES - RESIDENTIAL INCENTIVE ZONE (“RIZ”)

§ 21.17.010 Purpose and Intent

The purpose of this Chapter is to address the City’s unique needs related to the Regional Housing Needs Assessment (“RHNA”) and implement applicable law.

§ 21.17.020 Definitions

Unless the contrary is stated or clearly appears from the context, the words and phrases used in this Chapter have the same meaning as used in Government Code § 65583.2, or as set forth in this Code.

§ 21.17.030 Created—Designated—Procedure

- (A) The Residential Incentive Zone (“RIZ”) can be applied only to real property identified in the City’s site inventory which were identified in more than one planning period as being used to accommodate the City’s RHNA allocation.
- (B) The RIZ can only be approved in the same manner as rezoned property.
- (C) When the RIZ is approved, it will be identified on the City’s zoning map as an overlay zone by adding the parenthetically enclosed letters “RIZ.”

§ 21.17.040 Permitted Uses

In addition to the uses permitted and conditionally permitted in the underlying zone, housing development projects are permitted provided they satisfy the requirements of this code.

§ 21.17.050 Development Standards

Except as provided in this Chapter, housing development projects must satisfy the objective development standards in the underlying zone. Regulations that govern the primary zoning apply to the development. In the event of any conflict with the underlying zone, the regulations in the chapter prevail.

(A) **Affordable Units.** Housing development projects must include not less than 20% of their residential units as affordable to lower-income households.

(1) The developer must execute a covenant, in a form approved by the City Attorney, restricting the use of the affordable units as lower-income for not less than 55 years.

(2) A housing development project proposed on a site that includes a parcel or parcels on which rental dwelling units are located, or were vacated or demolished within the last five years, have been subject to a recorded instrument restricting occupancy to affordable households, or occupied by lower or very low-income households must replace those units consistent with the replacement requirements established under State Density Bonus law.

(B) **Amenities.** Each housing development project must include:

(1) Not less than one on-site community amenity, such as aquatics, gymnasium, pet relief parklet, or community room.

(2) Laundry connections in each unit.

(3) Central heating, ventilation, and cooling in each unit.

(C) **Design standards.**

(1) **Paint.** Each housing development project must include not less than one color for the main wall and another color for architectural trim pieces. The paint treatment must be applied on all wall façades on all elevations. Rust-inhibitive paint must be used for all exterior metal building surfaces.

(2) **Elevation Materials.** A minimum of two different materials must be used on all building elevations.

- (3) **Eaves.** All buildings must provide eaves of not less than 12 inches and not greater than 36 inches and must not encroach into any required setback area.
- (4) **Variation.** Unbroken wall planes greater than 30 feet in length are prohibited. Wall planes may be broken up by windows or recesses. Recesses are to measure a minimum of 12 inches in depth and length.”

SECTION 9: *Amendment.* MPMC Section 21.10.040(B) is amended as follows:

“(B) Alcohol sales, on-site and off-site sale, are permitted as an accessory use to a restaurant and subject to the approval of an administrative use permit and standards set forth in this code.”

SECTION 10: *Amendment.* MPMC Section 21.10.230 is amended in its entirety as set forth:

“Section 21.10.230

ALCOHOL SALES AND USE

§ 21.10.230 Alcohol Sales and Use

The regulations and criteria for the consideration an administrative use permit (“AUP”) for on-sale and off-sale alcoholic beverage use are set out in this section.

(A) In addition to other findings needed to obtain an AUP for alcohol licenses which will function as a notice of public convenience and necessity, the City Planner, or designee, must find as follows:

- (1) The proposed use will not present adverse secondary impacts, including, without limitation, unlawful use of public property, obstruction of pedestrian traffic, vehicular traffic, parking, crime, interference with children on their way to school, interference with shoppers using streets, defacement and damage to structures.
- (2) The proposed use is consistent with any nearby commercially-zoned properties for commercial use.
- (3) The use does not adversely affect the welfare of area residents or result in undue concentration in the neighborhood of establishments dispensing alcoholic beverages including beer and wine. Consideration must be given regarding whether the proposed use will detrimentally affect nearby residentially-zoned communities, considering distances to residential buildings, religious institutions or other places of worship, schools, hospitals, public playgrounds and other establishments dispensing

alcoholic beverages. All distance requirements, as set forth in subsection F of this section, must be adhered to.

- (4) The Applicant bears the burden of proving that the proposed use will not adversely affect the welfare of nearby residents, result in undue concentration of alcoholic beverage outlets, or detrimentally affect nearby residentially zoned communities.

(B) Requirements for On-Sale Uses. All on-sale uses must maintain the following standards:

- (1) A copy of the conditions of approval for the AUP must be kept on the premises of the establishment and presented to any authorized City official upon request.
- (2) Exterior lighting of the parking area must be kept at an intensity of between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.
- (3) Food must be served at all hours that the establishment is open for business.
- (4) Special security measures, such as security guards and burglar alarm systems, may be required as determined by the Chief of Police.
- (5) Hours of operation may be limited by the City Planner.
- (6) Seating capacity may be established separately for eating and drinking areas.
- (7) The quarterly gross sales of alcoholic beverages must not exceed the gross sales of food during the same period.
- (8) There cannot be exterior advertising of any type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.

(C) Requirements for On-Sale Uses—Wine Tasting. Wine tasting is permitted only in conjunction with an approved off-sale license (general or beer and wine license) and subject to the same requirements as an on-sale uses.

(D) Requirements for Off-Sale Uses. In addition to other requirements of this section, off-sale uses must maintain the following standards:

- (1) Signs must be posted inside the establishment stating that drinking on the premises is prohibited. Wine tasting is exempted from this requirement,

subject to approval of an on-sale permit for wine tasting and appropriate license from the Department of Alcoholic Beverage Control.

- (2) Litter and trash receptacles must be located at convenient locations inside and outside of establishments and operators of such establishments must remove trash and debris on a daily basis.
 - (3) Paper or plastic cups cannot be sold in quantities less than their usual customary packaging.
 - (4) Sale of beer may be required to be sold only by the six-pack or larger quantity and the sale of wine coolers by four-pack or larger quantity.
- (E) Requirements for Off-Sale Uses—Service Station. In addition to other requirements of this section, all service stations operating with an off-sale use must maintain the following standards:
- (1) No beer or wine may be displayed within ten feet of the cash register or the front door unless it is in a permanently affixed cooler.
 - (2) No advertisement of alcoholic beverages may be displayed at motor fuel islands, buildings or windows.
 - (3) No sale of alcoholic beverages may be made from a drive-in window.
 - (4) No display or sale of beer or wine may be made from an ice tub.
- (F) Distance Requirements. All on and off-sale uses must maintain the following distance standards:
- (1) No on-sale alcoholic beverage establishment, except for on-sale wine tasting that is not in conjunction with a restaurant use, may be located less than 500 feet from any other such establishment, schools (public and private), religious institutions or other places of worship, hospitals, convalescent homes, public parks, or playground nor may the front entrance of such establishment be within 50 feet of any residential use, as measured from the nearest property line.
 - (2) No off-sale alcoholic beverage establishment may be maintained within 500 feet of any other establishment where alcoholic beverages are sold for either off-site or on-site consumption, schools (public and private), established religious institutions or other places of worship, hospitals, convalescent homes, public parks and playgrounds and/or other similar sensitive uses, nor may the front entrance of such establishment be within 50 feet of any residential use, as measured from the nearest property line.

(G)Existing Establishments. Any legal nonconforming use that was licensed by the State for the retail sale of alcoholic beverages for on-site or off-site consumption must obtain an AUP when:

- (1) The establishment changes its type of liquor license or license classification to a more intensive license or classification; or
- (2) There is a substantial change in the mode or character of operation. For purposes of this section, substantial change of mode or character of operation includes structural changes which include an addition of square footage or cessation of business on the premises for at least 90 days as determined by records from either City business license records or the California Department of Alcoholic Beverage Control.”

SECTION 11: *Renumbering.* All provisions of the MPMC affected by this Ordinance are appropriately renumbered.

SECTION 12: *Electronic Signatures.* This Ordinance 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 13: *Construction.* This Ordinance must be broadly construed 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 14: *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 15: *Reliance On Record.* Each and every one of the findings and determination 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 16: *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 17: *Preservation.* This Resolution does not affect any penalty, forfeiture, or liability incurred before, or prelude prosecution and imposition of penalties for any violation occurring before, this Resolution’s effective date. Any such amended part will

remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 18: 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 19: Recordation. 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, and cause it to be published or posted in accordance with California law.

SECTION 20: Effective Date. This Ordinance will become effective 30 days after second reading and adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

Vinh T. Ngo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

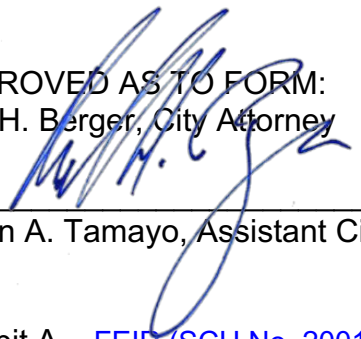
By: 
Justin A. Tamayo, Assistant City Attorney

Exhibit A – [FEIR \(SCH No. 2001-01-1074\)](#)

Exhibit B - Properties rezoned to Residential Incentive Zone ("RIZ") Overlay

Exhibit C – Existing and Proposed Zoning Maps

EXHIBIT A
FEIR (SCH No. 2001-01-1074)

EXHIBIT B
Properties rezoned to Residential
Incentive Zone (“RIZ”) Overlay

EXHIBIT B

PROPERTIES RE-ZONED TO RESIDENTIAL INCENTIVE ZONE (“RIZ”) OVERLAY

	Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation
1	5257-004-019	130 S. Chandler Ave.	High Density Residential	R-3
2	5257-004-020	202 S. Chandler Ave.	High Density Residential	R-3
3	5256-003-027	201 N. Chandler Ave.	Mixed Use	R-S
4	5256-003-025	330 N. Atlantic Blvd	Mixed Use	R-S
5	5256-003-028	129 N. Chandler Ave.	Mixed Use	R-S
6	5256-003-029	125 N. Chandler Ave.	Mixed Use	R-S
7	5256-003-030	725 W. Garvey Ave.	Mixed Use	R-S
8	5256-003-031	701 W. Garvey Ave.	Mixed Use	R-S
9	5256-003-033	715 W. Garvey Ave.	Mixed Use	R-S
10	5256-003-035	771 W. Garvey Ave.	Mixed Use	R-S
11	5256-003-049	220 N. Atlantic Blvd.	Mixed Use	R-S
12	5256-003-043	Atlantic Blvd.	Mixed Use	R-S
13	5256-003-042	300 S. Atlantic Blvd.	Mixed Use	R-S
14	5256-003-041	Atlantic Blvd.	Mixed Use	R-S
15	5257-014-007	168 W. Garvey Ave.	Mixed Use	C-B
16	5257-014-006	160 W. Garvey Ave.	Mixed Use	C-B
17	5257-014-003	116 W. Garvey Ave.	Mixed Use	C-B
18	5257-014-002	100 W. Garvey Ave.	Mixed Use	C-B
19	5257-014-024	125 S. Garfield Ave.	Mixed Use	C-B
20	5257-014-023	127 S. Garfield Ave.	Mixed Use	C-B
21	5257-014-022	115 W. Roselyn Place	Mixed Use	C-B
22	5255-008-006	123 N. Lincoln Ave.	Mixed Use	C-B
23	5255-008-015	120 N. Garfield Ave.	Mixed Use	C-B
24	5255-008-900	Garfield Ave.	Mixed Use	C-B
25	5255-008-902	109 N. Lincoln Ave.	Mixed Use	C-B
26	5255-008-017	101 E. Garvey Ave.	Mixed Use	C-B
27	5255-008-016	127 E. Garvey Ave.	Mixed Use	C-B
28	5255-008-010	145 E. Garvey Ave.	Mixed Use	C-B
29	5255-008-009	153 E. Garvey Ave.	Mixed use	C-B
30	5255-007-004	Garvey Ave.	Mixed Use	C-B
31	5255-007-024	127 N. Garfield Ave.	Mixed Use	C-B
32	5255-007-009	199 W. Garvey Ave.	Mixed Use	C-B
33	5255-007-008	153 W. Garvey Ave.	Mixed Use	C-B
34	5255-007-007	151 W. Garvey Ave.	Mixed Use	C-B
35	5255-007-006	143 W. Garvey Ave.	Mixed Use	C-B
36	5255-007-005	133 W. Garvey Ave.	Mixed Use	C-B
37	5255-007-002	117 W. Garvey Ave.	Mixed Use	C-B
38	5255-007-044	101 W. Garvey Ave.	Mixed Use	C-B
39	5255-007-045	113 N. Garfield Ave.	Mixed Use	C-B
40	5255-018-009	114 N. Nicholson Ave.	Mixed Use	C-B
41	5259-018-028	930 E. Garvey Ave.	Mixed Use	C-S
42	5259-010-023	320 E. Garvey Ave.	Mixed Use	C-B
43	5256-003-034	795 W. Garvey Ave.	Mixed Use	R-S

EXHIBIT C
Existing and Proposed
Zoning Maps

Current Zoning – R-S (P-D)

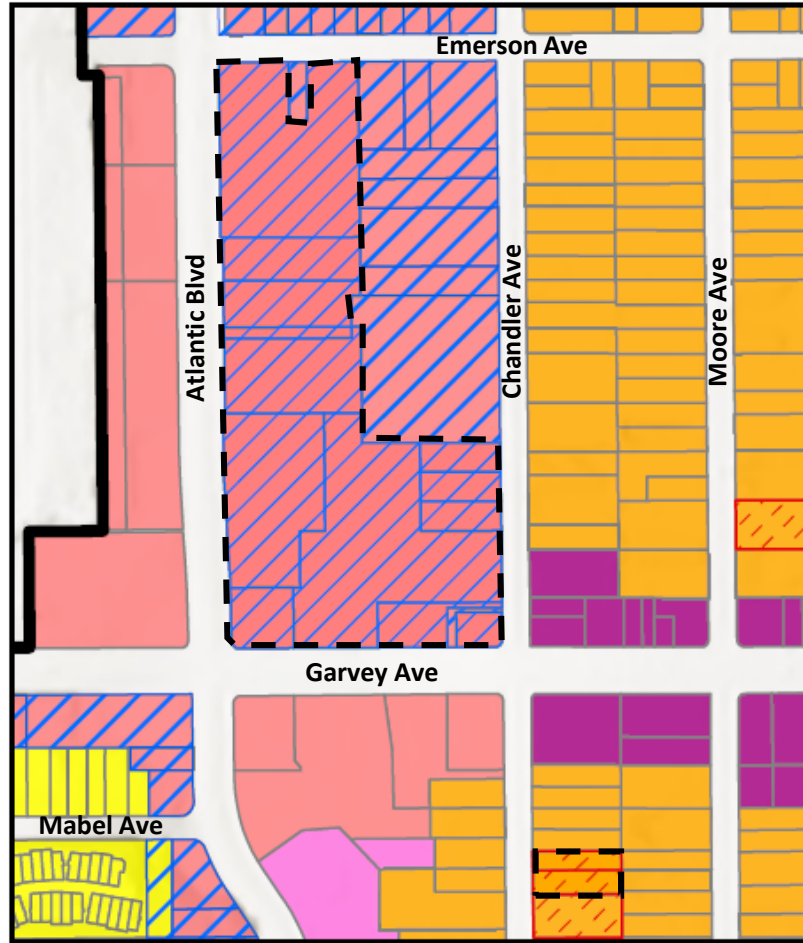
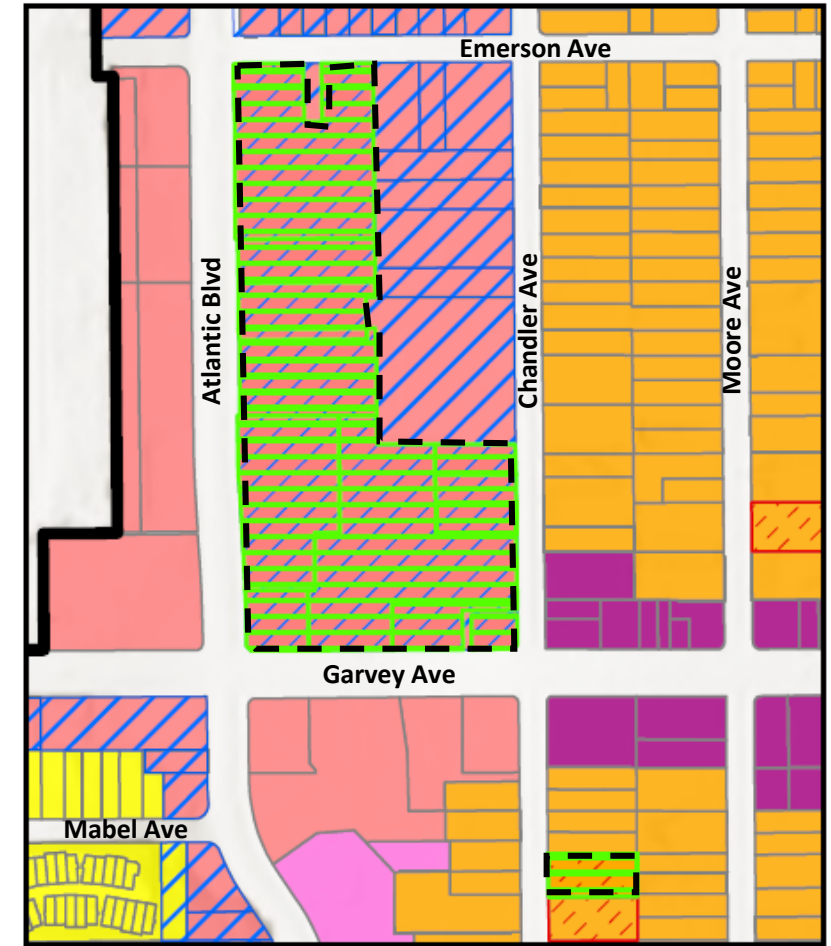


EXHIBIT C Existing and Proposed Zoning Maps

Affected Properties in Project Area 1

Assessor's Parcel Number	Address
5256-003-025	330 Atlantic Blvd.
5256-003-027	201 Chandler Ave.
5256-003-028	129 Chandler Ave.
5256-003-029	125 Chandler Ave.
5256-003-030	725 Garvey Ave.
5256-003-031	701 Garvey Ave.
5256-003-033	715 Garvey Ave.
5256-003-034	795 Garvey Ave.
5256-003-035	771 Garvey Ave.
5256-003-041	Atlantic Blvd.
5256-003-042	300 Atlantic Blvd.
5256-003-043	Atlantic Blvd.
5256-003-049	220 Atlantic Blvd.
5257-004-019	130 Chandler Ave.
5257-004-020	202 Chandler Ave.

Proposed Overlay Zone – Residential Incentive Zone (“RIZ”)



Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)

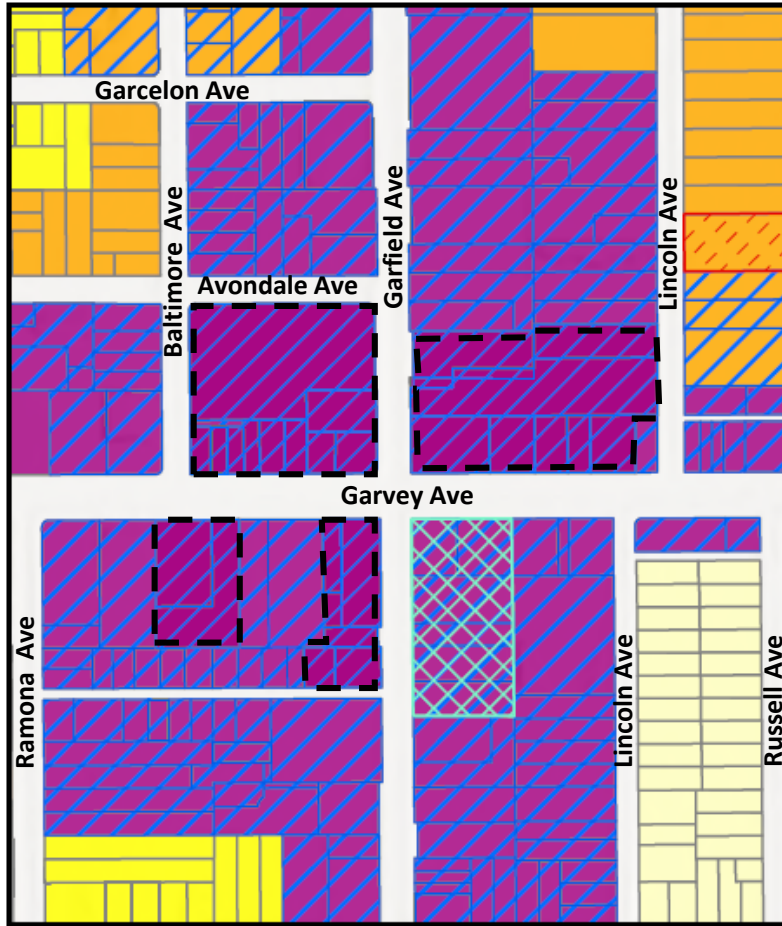
Overlay

- Planned Development (P-D)
- Senior Citizens Housing (S-C-H)
- Business Recovery Development Agreement Zone (BRDZ)

- RIZ Overlay
- City Boundary
- Affected Properties



Current Zoning – C-B (P-D)



Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)

EXHIBIT C Existing and Proposed Zoning Maps

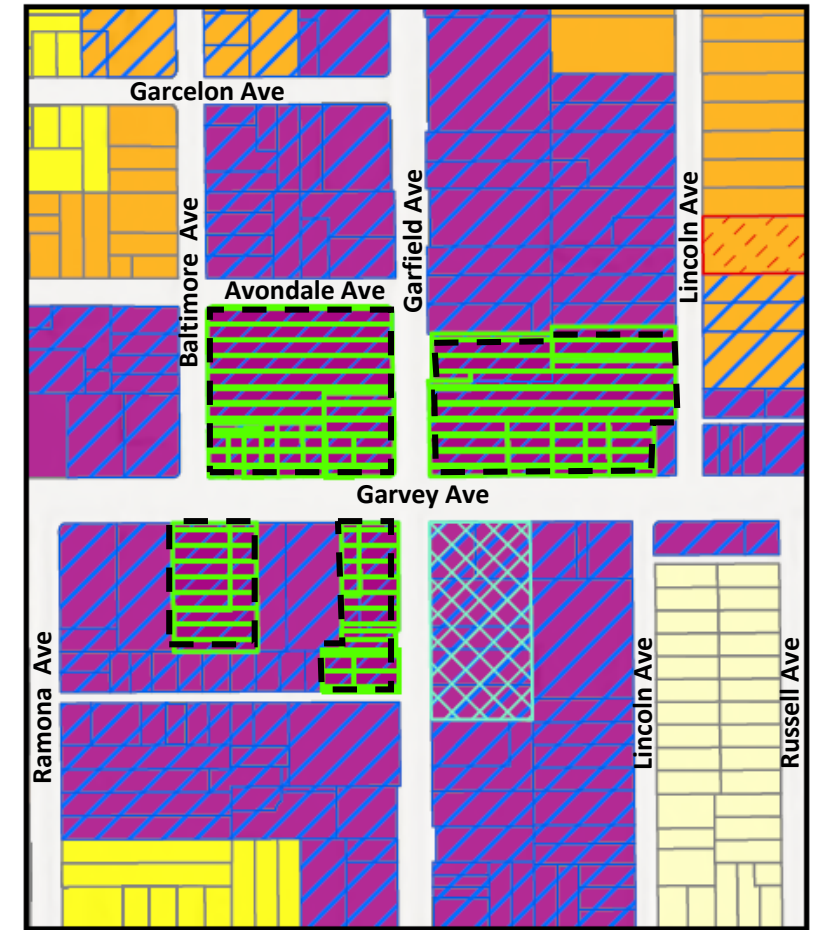
Affected Properties in Project Area 2

Assessor's Parcel Number	Address
5255-007-002	117 Garvey Ave.
5255-007-004	Garvey Ave.
5255-007-005	133 Garvey Ave.
5255-007-006	143 Garvey Ave.
5255-007-007	151 Garvey Ave.
5255-007-008	153 Garvey Ave.
5255-007-009	199 Garvey Ave.
5255-007-024	127 Garvey Ave.
5255-007-044	101 Garvey Ave.
5255-007-045	113 Garfield Ave.
5255-008-006	123 Lincoln Ave.
5255-008-009	153 Garvey Ave.
5255-008-010	145 Garvey Ave.
5255-008-015	120 Garfield Ave.
5255-008-016	127 Garvey Ave.
5255-008-017	101 Garvey Ave.
5255-008-900	Garfield Ave.
5255-008-902	109 Lincoln Ave.
5257-014-002	100 Garvey Ave.
5257-014-003	116 Garvey Ave.
5257-014-006	160 Garvey Ave.
5257-014-007	168 Garvey Ave.
5257-014-022	115 Roselyn Place
5257-014-023	127 Garfield Ave.
5257-014-024	125 Garfield Ave.

Overlay

- Planned Development (P-D)
- Senior Citizens Housing (S-C-H)
- Business Recovery Development Agreement Zone (BRDZ)

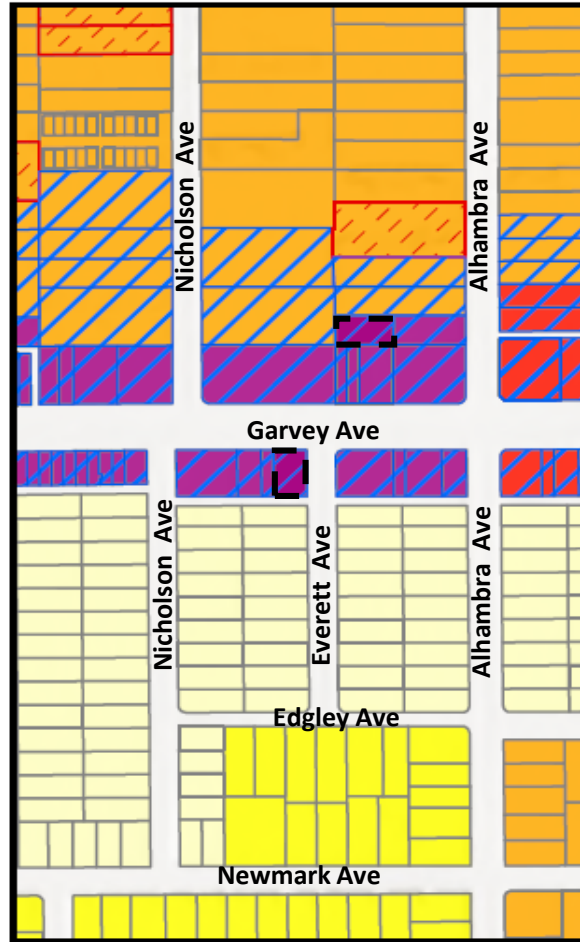
Proposed Overlay Zone – Residential Incentive Zone (“RIZ”)



- RIZ Overlay
- City Boundary
- Affected Properties



Current Zoning – C-B (P-D)



Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)

EXHIBIT C Existing and Proposed Zoning Maps

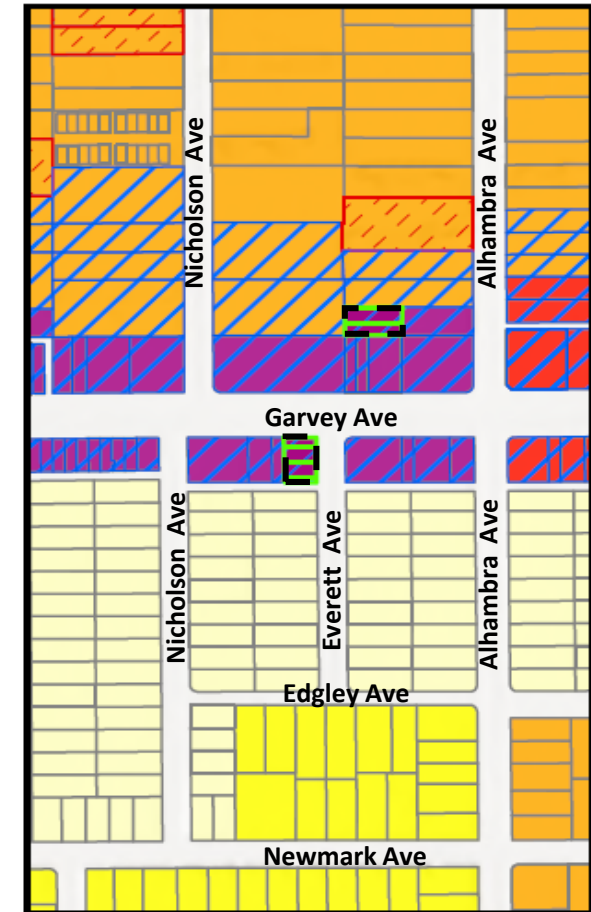
Affected Properties in Project Area 3

Assessor's Parcel Number	Address
5255-018-009	114 Nicholson Ave.
5259-010-023	320 Garvey Ave.

Overlay

- Planned Development (P-D)
- Senior Citizens Housing (S-C-H)
- Business Recovery Development Agreement Zone (BRDZ)

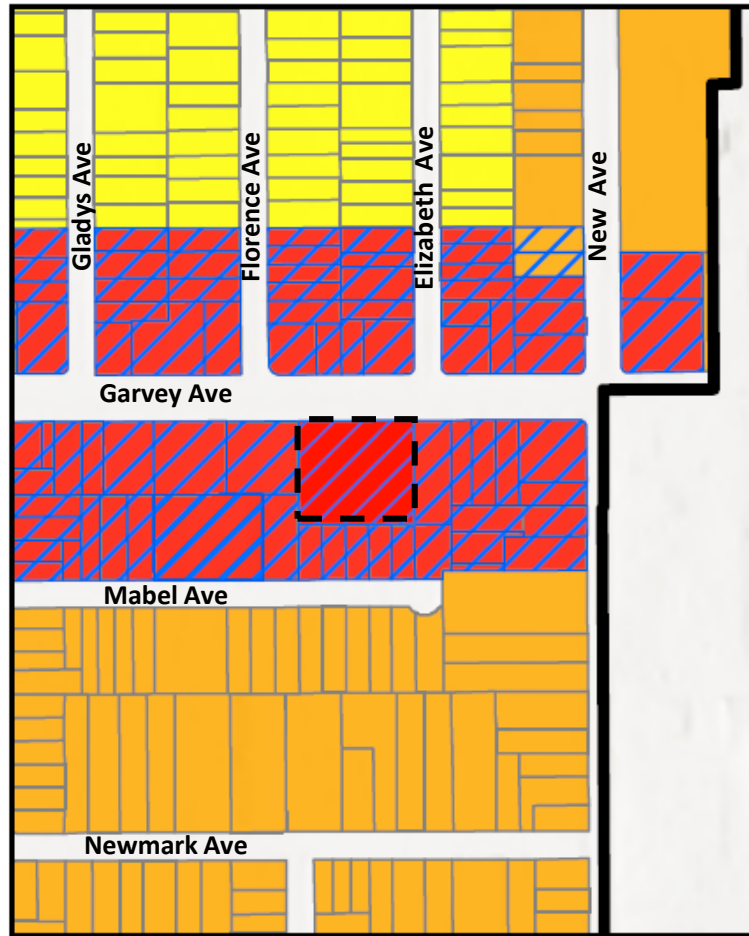
Proposed Overlay Zone – Residential Incentive Zone (“RIZ”)



- RIZ Overlay
- City Boundary
- Affected Properties



Current Zoning – C-S (P-D)



Zoning

- | | |
|-----------------------------------|-----------------------------------|
| Single-Family Residential (R-1) | Shopping Center (S-C) |
| Medium-Multiple Residential (R-2) | Central Business Commercial (C-B) |
| High-Density Residential (R-3) | Regional Specialty Center (R-S) |
| Neighborhood Shopping (N-S) | Commercial Services (C-S) |

EXHIBIT C Existing and Proposed Zoning Maps

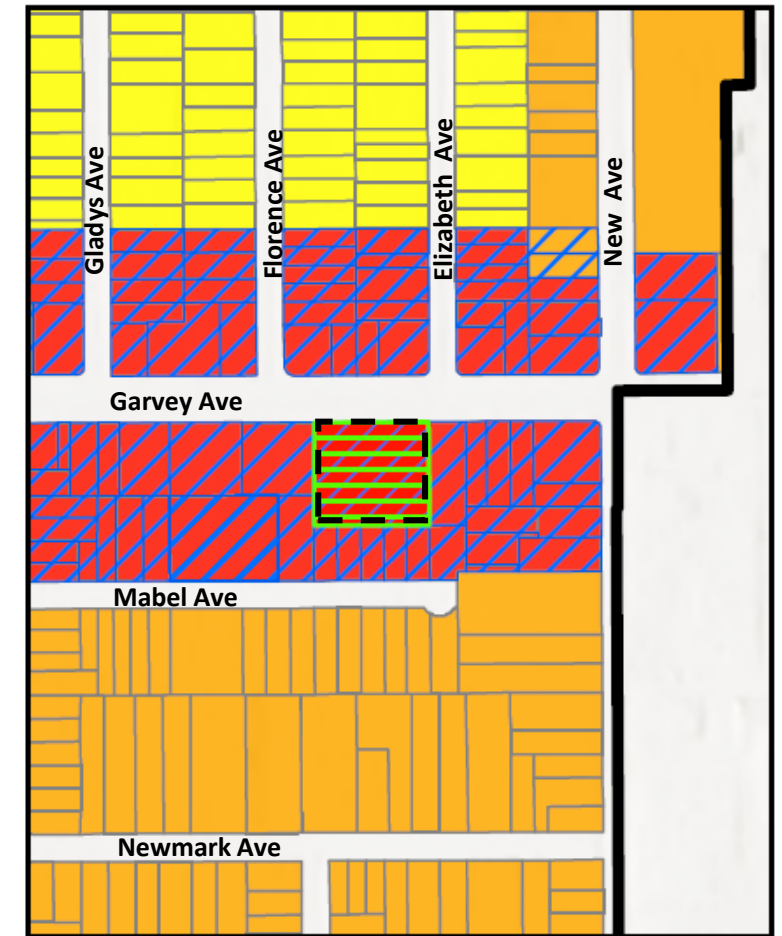
Affected Properties in Project Area 4

Assessor's Parcel Number	Address
5259-018-028	930 Garvey Ave.

Overlay

- | |
|---|
| Planned Development (P-D) |
| Senior Citizens Housing (S-C-H) |
| Business Recovery Development Agreement Zone (BRDZ) |

Proposed Overlay Zone – Residential Incentive Zone (“RIZ”)



- | |
|---------------------|
| RIZ Overlay |
| City Boundary |
| Affected Properties |

ATTACHMENT 2

Notice of Determination

Notice of Determination**Appendix D****To:**

☐ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Los Angeles
 Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Monterey Park
 Address: 320 West Newmark Avenue
Monterey Park, CA 91754

Contact: _____
 Phone: 626-307-1463

Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Zoning Code Amendment No 24-01 (ZCA-24-01)

Project Applicant: City of Monterey Park

Project Location (include county): Monterey Park, Los Angeles County (citywide)

Project Description:

An Ordinance amending the Monterey Park Municipal Code to implement the Housing Element to the General Plan.

This is to advise that the City of Monterey Park has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on _____ and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Monterey Park 320 West Newmark Abenue Monterey Park, CA 91754

Signature (Public Agency): _____ Title: Dir. of Community Development

Date: _____ Date Received for filing at OPR: _____