

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
OCTOBER 28, 2019**

The City Council of the City of Monterey Park held a Special Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Monday, October 28, 2019 at 6:30 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Liang called the meeting to order at 6:32 p.m.

FLAG SALUTE:

Mayor Liang led the flag salute

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, City Attorney Mark Hensley, Fire Chief Scott Haberle, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Assistant City Engineer Frank Lopez, Senior Planner Samantha Tewasart, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Andre Ransons spoke about issues he has with his water bill and properties he owns in the City.

1. PRESENTATION

None.

2. OLD BUSINESS

None.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

3. CONSENT CALENDAR ITEMS NOS. 3A

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

3A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF OCTOBER AS BREAST CANCER AWARENESS MONTH

Action Taken: The City Council adopted Resolution No. 12115 declaring the month of October as Breast Cancer Awareness Month.

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

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

Resolution No. 12115, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF OCTOBER AS BREAST CANCER AWARENESS MONTH

4. PUBLIC HEARING

4A. A PUBLIC HEARING TO CONSIDER THE DRAFT LAND USE ELEMENT OF THE GENERAL PLAN, FOCUSED ENVIRONMENTAL IMPACT REPORT, AND FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

In 2018, the City Council commenced the process for updating the Monterey Park General Plan. The first element identified by the City Council for consideration was the Land Use Element ("LUE").

On September 24, 2019, the Planning Commission reviewed the proposed draft LUE, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations (the "Project"). After considering the Project, the Commission adopted a resolution recommending that the City Council approve the draft documents. The Planning Commission staff report dated September 24, 2019, and the minutes from the September 24, 2019 Planning Commission meeting are attached to the staff report for reference.

CEQA (California Environmental Quality Act):

The City prepared a draft environmental impact report ("DEIR") pursuant to CEQA Guidelines § 15080. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant. As may be seen, the DEIR identifies several significant and unavoidable impacts.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this Project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these improvements. The benefits of the proposed Project that should be weighed against these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing. Accordingly, the recommendation is that the City Council adopt a Statement of Overriding Considerations in order to adopt the draft Land Use Element ("LUE").

Public Speakers:

- Laura Stetson, City's consultant and representative of MIG, presented a PowerPoint of General Plan Update and was available for questions.
- Roger Dale, City's consultant and representative of Natelson Dale Group, Inc., provided a brief summary of the economics aspects and was available for questions.
- City's consultant and representative of KOA, was present and was available to address transportation questions.

RECESSED AND RECONVENED

The City Council recessed at 8:05 p.m. and reconvened with all council members present at 8:23 p.m.

- Nancy Arcuri said she is a member of the General Plan Advisory Committee (GPAC), she stated that she does not believe the residents would approve a mixed use project with the additional traffic and noise that the updated general plan would allow.

- Annie Park voiced her support for the general plan amendment.
- Peter Nam voiced his support for the general plan amendment and would like Monterey Park to be more flexible for businesses.
- Allen Park stated he would like the City of Monterey Park to be more flexible to the needs of the businesses.
- Allan Shatkin stated his concerns of how this may change housing values and wonders whether the plan would be an improvement or detrimental to the city.
- Byron De Arakal, representative of TRC Retail, owner of Atlantic Square Shopping Center, requested flexibility for zoning and committed to developing Monterey Park.
- John Taikina, representative of Monterey Park Retail Partners, owner and developer of the Market Place, stated the land use policy should provide flexibility for zoning.
- Brian Ulrich, representative of Public Storage, gave his support of the general plan amendment.
- Scott Wong voiced his support for the draft land use element of the general plan.
- Yukio Kawaratani, member of the GPAC, voiced his ideas of what could be improved in the general plan and supported the general plan amendment.
- Catarino Arias, resident, asked the City Council to consider the impact the general plan would have on future Monterey Park residents.
- City Clerk Chang announced receipt of written communications from Monterey Park Retail Partners, LLC (Market Place); Park & Velayos, LLP (Public Storage); and Cox Castle Nicholson (Atlantic Square Shopping Center); and added the representatives were in attendance and presented their testimonies.

Recommendation: (1) Opening the public hearing; (2) Receiving documentary and testimonial evidence; (3) Closing public hearing; (4) Adopting a resolution adopting the Land Use Element (subject to voter approval); and certifying the Final Focused Environmental Impact and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; (5) Directing the City Manager, or designee to prepare appropriate documents to place a proposition on the ballot for the previously called March 3, 2020 election seeking voter ratification of the City Council's actions; and (6) Taking such additional, related, action that may be desirable.

Action Taken: The City Council (1) opened the continued public hearing at 6:43 p.m.; (2) received documentary and testimonial evidence; (3) closed the public hearing at 10:07; (4) directed staff to amend the General Plan and Resolution to include moving the mixed-used designation for South Atlantic, Housing Element Overlay on Corporate Center Drive, and increase height to 80 feet for the Market Place project site; (5) and to present the revised General Plan to the City Council for approval along with ballot materials at the November 20 City Council Meeting.

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

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

5. **NEW BUSINESS**

None.

6. **COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

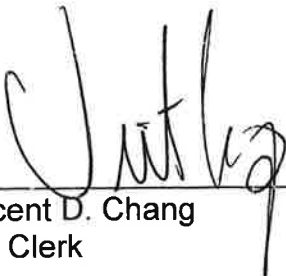
None.

7. **CLOSED SESSION**

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:51 p.m.



Vincent D. Chang
City Clerk

Approved on February 5, 2020 at the Regular City Council Meeting