CITY COUNCIL OF MONTEREY PARK
AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY
OF THE FORMER REDEVELOPMENT AGENCY
AGENDA

REGULAR CITY COUNCIL MEETING

Wednesday
February 17, 2021
6:30 p.m.

EXECUTIVE ORDER NO. N-29-20

These meetings will be conducted pursuant to Section 3 of Executive Order No. N-29-20 issued by Governor Newsom on March 17, 2020.

Accordingly, Councilmembers will be provided with a meeting login number and conference call number; they will not be physically present at Council Chambers.

Pursuant to the Governor's order, the public may provide public comment utilizing the methods set forth below.

Note that City Hall is currently closed to the public. You will not be admitted to City Hall.

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.

GENERAL INFORMATION

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at http://www.montereypark.ca.gov/AgendaCenter/City-Council-17.

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

This Agenda may 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.

PUBLIC PARTICIPATION

In accordance with Executive Order No. N-29-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed in the following ways:

Via Email

Public comment will be accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov and, when feasible, read into the record during public comment. Written communications are limited to not more than 50 words.

Via Telephone

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: 958 2746 0275 then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter "***9**" then the Clerk's office will be notified, and you will be in the rotation to make a public comment. Press "***6**" to unmute yourself when called upon to speak. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Mayor and City Council may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

Important Disclaimer

When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

CALL TO ORDER	**Mayor**
FLAG SALUTE	**Mayor**
ROLL CALL	**Peter Chan, Hans Liang, Henry Lo, Fred Sornoso, Yvonne Yiu**

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS:

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

[1.] PRESENTATION

1-A. LEGISLATIVE UPDATES FROM SENATOR SUSAN RUBIO

[2.] OLD BUSINESS - None

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

3-A. MINUTES

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

(1) Approving the minutes from the regular meeting of January 20, 2021; and

(2) Taking such additional, related, action that may be desirable.

3-B. MONTHLY INVESTMENT REPORT

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-C. FY 2020-2021 MID-YEAR FINANCIAL REPORT

It is recommended that the City Council consider:

(1) Receiving and filing the FY 2020-2021 Mid-Year Financial Report;

(2) Authorizing the increase of Committed Catastrophic-Event by $2 million from $2.34 million to $4.34 million;

(3) Authorizing an additional budget appropriation of $68,500 from Proposition A and Development Impact Fee- Park funds; and

(4) Taking such additional, related, action that may be desirable.

3-D. FIRE DEPARTMENT TURNOUT GEAR PURCHASES – APPROVAL OF AGREEMENT

It is recommended that the City Council consider:

(1) Authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with Municipal Emergency Services, Inc. for an amount not to exceed $79,000.00 per fiscal year, for the purchase of fire department turnout gear; and

(2) Taking such additional, related, action that may be desirable.

3-E. STATE HOMELAND SECURITY PROGRAM SUBRECIPIENT AGREEMENT GRANT YEAR 2019 – AWARD OF AGREEMENT

It is recommended that the City Council consider:

(1) Authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with the County of Los Angeles for an amount not to exceed $56,444.00, for the State Homeland Security Program Grant Year 2019; and

(2) Taking such additional, related, action that may be desirable.

3-F. ANNUAL WEED ABATEMENT DECLARATION LIST

It is recommended that the City Council consider:

(1) Approving the Weed Abatement Declaration List,

Adopting the attached Resolution, and/or

(2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adoption 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.

3-G. WAIVE FURTHER READING AND ADOPT AN ORDINANCE CODIFYING ORDINANCE NO. 2172 INTO A NEW CHAPTER 3.95 OF THE MONTEREY PARK MUNICIPAL CODE AUTHORIZING DIGITAL AND ELECTRONIC SIGNATURES FOR CITY DOCUMENTS.

It is recommended that the City Council consider:

(1) Waiving second reading and adopting an ordinance codifying Ordinance No. 2172 into a new Chapter 3.95 of the Monterey Park Municipal Code authorizing digital and electronic signatures for city documents.; or

(2) Taking such additional, related, action that may be desirable.

3-H. CONSIDERATION OF A RESOLUTION OF THE CITY OF MONTEREY PARK IN SUPPORT OF THE RESTORATION OF CONGRESSIONAL EARMARKS

It is recommended that the City Council consider:

(1) Adopting a Resolution in support of the restoration of Congressional Earmarks; and

(2) Taking such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER DA-20-01 A DEVELOPMENT AGREEMENT THEREBY ENACTING THE BUSINESS RECOVERY DEVELOPMENT ZONE (BRDZ) OVERLAY AND DEVELOPMENT OF A 107,850 SQUARE FOOT SELF-STORAGE FACILITY ON 0.93 ACRES LOCATED AT 2500 DAVIDSON DRIVE IN THE SHOPPING CENTER (S-C) ZONE.

It is recommended that the City Council consider:

(1) Opening the public hearing continued from February 3, 2021;

(2) Receiving documentary and testimonial evidence;

(3) Closing the public hearing;

(4) Introducing and waiving first reading of an ordinance adopting DA-20-01. Second reading and adoption would occur on March 3, 2021. The DA would become effective April 3, 2021; and

(5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a self-storage facility on a vacant 0.93 acre triangular shaped lot

surrounded by existing development. Other than activating the BRDZ via the draft Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

4-B. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN OMNIBUS ORDINANCE AMENDING AND REPEALING VARIOUS SECTIONS OF THE MONTEREY PARK MUNICIPAL CODE AS SPECIFIED, TO CODIFY PORTIONS OF THE MONTEREY PARK BUSINESS RECOVERY PROGRAM AND REPEAL REGULATIONS GOVERNING FORTUNETELLING

It is recommended that the City Council consider:

(1) Opening the public hearing;

(2) Taking documentary and testimonial evidence;

(3) Closing the public hearing;

(4) After considering the evidence from the public hearing, introducing and waiving first reading of the ordinance; and

(5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adopting the Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq*.) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; and minor alterations in land use. The ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; and 15304(e). Further, adopting the ordinance is exempt from review under CEQA pursuant to CEQA Guidelines §15061(b)(3) because the ordinance is for general policies and procedure-making.

[5.] NEW BUSINESS

5-A. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE REPEALING CHAPTER 9.53 AND ADDING NEW CHAPTER 4.50 REGULATING NOISE IN THE CITY OF MONTEREY PARK.

It is recommended that the City Council consider:

(1) Introducing and waiving first reading of an ordinance amending the City's noise regulations; and

(2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adopting the Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; and minor alterations in land use. The ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; and 15304(e). Further, adopting the ordinance is exempt from review under CEQA pursuant to CEQA Guidelines §15061(b)(3) because the ordinance is for general policies and procedure-making.

5-B. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE REPEALING MONTEREY PARK MUNICIPAL CODE ("MPMC") CHAPTER 1.16 AND AMENDING CHAPTER 3.12 IN ITS ENTIRETY REGARDING FILING CLAIMS IN COMPLIANCE WITH THE CALIFORNIA GOVERNMENT CLAIMS ACT (GOVERNMENT CODE §§ 810-966.6) AND FILING WRITS PURSUANT TO CODE OF CIVIL PROCEDURE § 1094.6.

It is recommended that the City Council consider:

(1) Introducing and waiving of the first reading of an ordinance repealing Monterey Park Municipal Code Chapter 1.16 and amending Chapter 3.12 in its entirety regarding filing claims in compliance with the California Government Claims Act (Government Code §§ 810-966.6) and filing writs pursuant to Code of Civil Procedure § 1094.6; or

(2) Taking such additional, related, action that may be desirable.

5-C. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION ESTABLISHING RULES FOR CONDUCTING CITY COUNCIL MEETINGS IN ACCORDANCE WITH GOVERNMENT CODE § 36813.

It is recommended that the City Council consider:

(1) Adopting a Resolution amending the City Council's existing policies and procedures to amend the City Council meeting policies and procedures to, among other things, replace "Robert's Rules of Order" with "Rosenberg's Rules of Order" for parliamentary procedure; and

(2) Taking such additional, related, action that may be desirable.

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

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

ADJOURN

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-A

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Minutes

RECOMMENDATION:

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

1. Approving the minutes from the regular meeting of January 20, 2021; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

Vincent D. Chang
City Clerk

Prepared by:

for

Henry Lu
Minutes Clerk

Approved By:

Ron Bow
City Manager

ATTACHMENT(S):

1. Draft Minutes

ATTACHMENT 1
Draft Minutes

MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
JANUARY 20, 2021

The City Council of the City of Monterey Park held a Regular Teleconference Meeting via Zoom on Wednesday, January 20, 2021 at 6:30 p.m. The regular meeting was conducted pursuant to Section 3 of Executive Order No. N-29-20 issued on March 17, 2020. Accordingly, Council Members were provided a meeting login number and conference call number and were not physically present at Council Chambers.

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.

PUBLIC PARTICIPATION

In accordance with Executive Order No. N-29-20 and guidance from the California Department of Public Health on gatherings, remote public participation was allowed in the following ways:

Via Email
Public comment were accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov and, when feasible, read into the record during public comment. Written communications are limited to not more than 50 words.

Via Telephone
Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: **973 3916 6979** then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter "***9**" then the Clerk's office will be notified, and you will be in the rotation to make a public comment. Press "***6**" to unmute yourself when called upon to speak. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Mayor and City Council may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

Important Disclaimer – When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

CALL TO ORDER:
Mayor Yiu called the meeting to order at 6:31 p.m.

FLAG SALUTE:
Mayor Yiu led the Flag Salute.

ROLL CALL:
City Clerk Vincent Chang called the roll:
Council Members Present: Peter Chan, Hans Liang, Henry Lo, Fred Sornoso, Yvonne Yiu
Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, City Attorney Karl Berger, City Treasurer Joseph Leon, Assistant City Manager Inez Alvarez, Fire Chief Matt Hallock, Police Chief Kelly Gordon, Director of Management Services Martha Garcia, City Librarian Diana Garcia, Interim Director of Public Works Frank Lopez, Interim Director of Human Resources and Risk Management Danielle Tellez, Economic Development Manager Joseph Torres, Principal Management Analyst Bonnie Tam, Financial Services Manager Harry Wong, Community Communications Coordinator Randy Ishino, Deputy City Clerk Cindy Trang, Assistant Deputy City Clerk Helena Cho

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

PUBLIC COMMUNICATIONS

Public Speaker Disclaimer: Meetings are held virtually and the information listed for the speakers may or may not reflect the correct spelling of their respective name.

- Jennifer Tang spoke about businesses that are affected by COVID-19 and requested that the City Council provide a progress report of CDBG (Community Development Block Grant) Funds. She urged that the City Council consider an ordinance on setting limitations for 3rd party delivery programs. She requested for an update on the Climate Action Plan and urged the City Council to apply for grants that would fund and update the plan.

- Jeshow Yang urged the City Council to provide an update on the greenhouse gas emissions and apply for grants that would allow updates to the Climate Action Plan.

- Kathy Ko, Environmental Commissioner, spoke about the presidential inauguration. She mentioned that President Biden signed the United States back into the Paris Agreement. She urged the City Council to provide an update on greenhouse gas emissions and apply for grants to update the Climate Action Plan.

- City Clerk Chang received, filed, and read into the record seventeen written communications which urged City Council to provide an update on greenhouse gas emission and encouraged the City Council to apply for grants to update the Climate Action plan from: Alexander Jung, Susan Martinez, Angela Yang, Barbara Ngai, Linda Huynh, David Mey, Connie Ho, Kristopher Fortin, Jean Park, Clarissa Choy, Eric Sunada, Efrain Mejia, Paris Patterson-Garner, Jeshow Yang, Justin Unno, Audrey Jung, and Keith Lee.

- Laura Gallegos spoke about climate change and urged the City Council to apply for grants to update the Climate Action Plan.

1. PRESENTATION

None.

2. OLD BUSINESS

2A. ADOPT RESOLUTION NO. ___ AUTHORIZING THE ISSUANCE OF TAXABLE PENSION OBLIGATION BONDS AND APPROVING RELATED DOCUMENTS AND MATTERS

On October 7, 2020 staff provided the City Council with a financing update for the City's pending issuance of 2021 Pension Obligation Bonds ("2021 Bonds"). Based on a legal review by the City's bond counsel of the validation process completed by the City in 2004 for the issuance of the 2004 Pension Obligation Bonds ("2004 Bonds"), bond counsel concluded that the City is not required to validate the proposed issuance of additional POBs. This allowed for an estimated 3-month acceleration of the financing schedule and additional savings to the City.

On December 16, 2020, staff provided a second update to the City Council that in order to ensure the Preliminary Official Statement ("POS") and Official Statement ("OS") contain current financial data, the schedule would be slightly modified to allow for the City's Fiscal Year 2019-20 Comprehensive Annual Financial Report ("CAFR") to be completed. The CAFR has since been completed and the POS has been updated to include audited Fiscal Year 2019-20 financial information. The POS, along with the other required legal and financing documents, are now in final form and ready to be approved by Council.

Additionally, staff and the financing team met via Zoom with the rating agency Standard and Poor's (S&P) on January 7, 2021, where the team presented an overview of the City, its financial management and results, pension tax revenues, debt management and pension funding policies, pension liabilities and POB strategy. Staff expects to receive the rating prior to the Council Meeting and will therefore be able to report the assigned rating at the meeting.

The Resolution to be considered by Council approves all documents and actions needed to authorize the issuance of the 2021 Bonds. If the Resolution is adopted

by Council, the financing team estimates the City will sell the 2021 Bonds the week of February 1st and close the transaction by mid-February 2021.

Public Speakers:

- Michael Mejia, Senior Managing Underwriter from Ramirez Co., was present and available for questions.

- Michael Busch, Chief Executive and Strategy Officer of Urban Futures Inc., was present and available for questions

Discussion: Director of Management Services Garcia presented a PowerPoint Presentation on the Issuance of Taxable Pension Obligation Bonds.

Action Taken: The City Council adopted Resolution No. 12219 authorizing the issuance of Monterey Park Taxable Pension Obligation Bonds, approving the forms of and authorizing the execution and delivery of a First Supplemental Trust Agreement, a Bond Purchase Agreement, and a Continuing Disclosure Certificate, approving the form of a Preliminary Official Statement, and authorizing other matters relating thereto.

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

Ayes:	Council Members:	Chan, Liang, Sornoso, Lo, Yiu
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 12219, entitled;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA AUTHORIZING THE ISSUANCE OF CITY OF MONTEREY PARK TAXABLE PENSION OBLIGATION BONDS, APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST AGREEMENT, A BOND PURCHASE AGREEMENT, AND A CONTINUING DISCLOSURE CERTIFICATE, APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT, AND AUTHORIZING OTHER MATTERS RELATING THERETO

3. **CONSENT CALENDAR ITEMS NOS. 3A-3C**
Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Agenda Item No. 3A on Consent Calendar, excluding Agenda Items Nos. 3B and 3C which were pulled for discussion and separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

Ayes:	Council Members:	Chan, Liang, Sornoso, Lo, Yiu
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

3A. MONTHLY INVESTMENT REPORT – DECEMBER 2020

As of December 31, 2020 invested funds for the City of Monterey Park is $78,203,708.21.

Action Taken: The City Council received and filed the monthly investment report on Consent Calendar.

3B. 2019-2020 COMPREHENSIVE ANNUAL FINANCIAL REPORT

The City's auditor, Clifton Larson Allen LLP (CLA), an independent auditor and one of the nation's leading CPA firms, completed the audit of the City's annual financial statements for the fiscal year ending June 30, 2020. The audited financial statements are incorporated into a CAFR.

CLA merged with White Nelson Diehl Evans LLP (WNDE) in November 2020. This is the 5th year, CLA (formerly WNDE) audited the City's books. The auditors issued an unmodified ("clean") opinion on the City's financial statements. An unmodified opinion indicates that the financial data of the City is fairly presented in accordance with accounting principles generally accepted in the United States of America (or "GAAP") and the standards applicable to the financial audits contained in Government Audit Standards, issued by the Comptroller General of the United States. These standards require that the auditors plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free of material misstatement and accurately reflects the City's financial position. Additionally, the auditors' report does not indicate any negative findings, internal control deficiencies or instances of noncompliance with applicable laws and regulations.

Action Taken: By consensus, the City Council received and filed the City's 2019-2020 Comprehensive Annual Financial Report (CAFR).

3C. PROPOSITION A DISCRETIONARY INCENTIVE GRANT PROGRAM MEMORANDUM OF UNDERSTANDING (MOU)

Each year, the City of Monterey Park voluntarily collects and reports data for the National Transit Database (NTD) to the Federal Transit Administration (FTA). The NTD data includes ridership and financial information for the City's fixed-route transit system, Spirit Bus, as well as the Dial-A-Ride program. In return, the Los Angeles County Metropolitan Transportation Authority (LACMTA) authorizes payment of Proposition A (Prop A) Discretionary Incentive funds to each participating agency in an amount equal to the Federal Funds generated for the region by each agency's reported data. A Memorandum of Understanding (MOU) will then be approved by LACMTA after agencies successfully meet all NTD and FTA requirements in order to generate Federal 5307 funds for the LA County region. Once the MOU is executed, agencies can invoice LACMTA and receive the revenue payment.

The City of Monterey Park provided FTA with NTD data during FY 2017-18 and is now requesting funds under this Prop A Discretionary Incentive Program in the amount of $109,271 that will become Prop A revenue for FY 2020-21; there is no fiscal impact to the General Fund. By executing the MOU with LACMTA, the City will receive $109,271 in Prop A revenue funds for FY 2020-21. Staff recommends the City Council authorize the City Manager to execute the LACMTA agreement.

In addition, staff is requesting the City Council retroactively authorize the City Manager to execute previous MOUs with LACTMA for reporting NTD data and receiving Prop A Discretionary Incentive funds dating back to reporting year 2000 and fiscal year 2002-03, respectively. A summary of reporting years and revenue received is listed in the table below:

REPORT YEAR	FISCAL YEAR RECEIVING REVENUE	REVENUE AMOUNT
2000	FY 2002-03	$98,832
2001	FY 2003-04	$85,504
2002	FY 2004-05	$87,578
2003	FY 2005-06	$87,747
2004	FY 2006-07	$104,836
2005	FY 2007-08	$111,413
2006	FY 2008-09	$116,895
2007	FY 2009-10	$118,270
2008	FY 2010-11	$111,117

2009	FY 2011-12	$95,715
2010	FY 2012-13	$119,015
2011	FY 2013-14	$109,852
2012	FY 2014-15	$113,243
2013	FY 2015-16	$109,161
2014	FY 2016-17	$107,277
2015	FY 2017-18	$109,766
2016	FY 2018-19	$105,267
2017	FY 2019-20	$106,715
	TOTAL	**$1,791,488**

Action Taken: The City Council authorized the City Manager to execute a Memorandum of Understanding (MOU), in a form approved by the City Attorney, with the Los Angeles County metropolitan Transportation Authority (LACMTA) to receive Proposition A (Prop A) Discretionary Incentive grant program revenue in the amount of $109,271, for FY 2020-21 as a result of collecting and reporting data for the National Transit Database (NTD) for Report Year 2018 (MOUPAIMON20000) and authorizing the City Manager to retroactively execute previous MOUs with LACMTA for collecting and reporting NTD data and receiving Prop A Incentive revenue since 2002.

Motion: Moved by Council Member Sornoso and seconded by Council Member Liang motion carried by the following vote:

Ayes:	Council Members:	Chan, Liang, Sornoso, Lo, Yiu
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

4. PUBLIC HEARING

None.

5. NEW BUSINESS

5A. STORM WATER 101

The City of Monterey Park Department of Public Works manages implementation of the Storm Water program and the Municipal Separate Storm Sewer System (MS4) permit. There is no fiscal impact to receive and file this staff report.

Public Speakers:

- Michelle Kim, Storm Water Consultant, was present and available to answer questions.

- Cameron McCallough, Storm Water Consultant, was present and available to answer questions.

Discussion: Principal Management Analyst Tam presented a PowerPoint Presentation regarding Storm Water 101.

Action Taken: The City Council received and filed the Storm Water 101 staff report.

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

6A. PROCLAMATION – IN MEMORIAM OF MONTEREY PARK RESIDENT, ROSE MATSUI OCHI, ADVOCATE FOR CIVIL RIGHTS AND RACIAL JUSTICE (REQUESTED BY MAYOR PRO TEM LO)

Action Taken: The City Council approved a proclamation in memoriam of Monterey Park Resident Rose Matsui Ochi.

Motion: Moved by Council Member Liang and seconded by Council Member Chan motion carried by the following vote:

Ayes:	Council Members:	Chan, Liang, Sornoso, Lo, Yiu
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

COUNCIL COMMUNICATIONS

Council Member Chan wished everyone a Happy New Year. He encouraged those that qualify for the COVID-19 vaccination to get their shots. He reported that the Council of Governors Transportation Committee held a special meeting to discuss the Interstate 710 & 10 transition. He relayed that the Metropolitan Transportation Authority is considering plans for shuttles to different destinations in the mountains such as Mount Wilson's Observatory.

Council Member Liang wished everyone a Happy New Year. He thanked Mayor Pro Tem Lo for bringing up the Proclamation in memoriam of Rose Matsui Ochi.

Council Member Sornoso reported that he got his first vaccination shot at Dodger's Stadium. He requested a progress report for the Fire Station 62 Reconstruction and the Fitness Court at Barnes Park.

Mayor Pro Tem Lo thanked the City Council for approving the Proclamation in memoriam of Rose Matsui Ochi. He spoke about the inauguration of President Joe Biden and Vice President Kamala Harris. He voiced his views about the insurrection that occurred at the United States Capitol on January 6, 2021.

Mayor Yiu thanked Los Angeles County Supervisor Hilda Solis for approving vaccination for residents 65 and older. She informed the public that they can obtain more information by visiting the County's website www.Covid19.LACounty.ca.gov. She thanked City Staff for working on trying to get a location in Monterey Park and encouraged them to keep trying.

City Treasurer Leon relayed that the San Gabriel Valley Mosquito and Vector Control reported that there was no West Nile virus found in Monterey Park. He urged the residents to be vigilant of standing water due to the rainy season.

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:10 p.m.

_____

Vincent D. Chang
City Clerk

City Council Staff Report

DATE: February 17, 2021
AGENDA ITEM NO: Consent Calendar
Agenda Item 3-B

TO: The Honorable Mayor and City Council

FROM: Joseph Leon, City Treasurer

SUBJECT: Monthly Investment Report – January 2021

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 January 31, 2021 invested funds for the City of Monterey Park is $87,315,395.95.

BACKGROUND:

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

Respectfully submitted by:

Joseph Leon
City Treasurer

Prepared by:

Martha Garcia
Director of Management Services

Approved by:

Ron Bow
City Manager

Attachment 1
Monthly Investment Report

CITY OF MONTEREY PARK
INVESTMENT REPORT
JANUARY 31, 2021

INVESTMENTS PORTFOLIO PROFILE:

TOTAL BALANCE AT 1/31/2021		**$ 87,315,395.95**

INVESTMENT COMPOSITION

(1)	**LA COUNTY POOLED INVESTMENT FUND** *(See Schedule A for LA County Pool Composition)*	ON DEMAND	0.540%	***$ 4,738,626.14***
(2)	**LOCAL AGENCY INVESTMENT FUND**	ON DEMAND	0.460%	***$ 80,611,769.81***

(3)	**CERTIFICATES OF DEPOSIT**	Purchase Date	Maturity Date	Interest Rate	
1	CITIBANK NATIONAL BANK	02/07/19	02/08/21	2.65%	245,000
2	WELLS FARGO BANK	02/13/19	02/16/21	2.65%	245,000
3	FIRST SOURCE FED CREDIT UNION	10/08/19	03/26/21	1.95%	245,000
4	UNIVERSITY IOWA CMNTY	04/30/18	04/30/21	2.75%	245,000
5	PREFERRED BANK	09/03/20	09/03/21	0.75%	100,000
6	PREFERRED BANK	09/08/20	09/08/21	0.76%	150,000
7	MORGAN STANLEY BANK	02/27/20	02/28/22	1.70%	245,000
8	MORGAN STANLEY PRIVATE BANK	02/27/20	02/28/22	1.70%	245,000
9	AMERICAN FIRST CREDIT UNION	03/06/20	03/07/22	1.60%	245,000
	Total CDs (9)			1.834%	***$ 1,965,000.00***

OTHER INFORMATION:

BANK BALANCE: (1)	$ 6,147,047.71
AVERAGE MATURITY DAYS	4
AVERAGE INTEREST RATE FOR THE MONTH	0.500%

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

INTEREST EARNINGS FOR 2ND QUARTER 2020-2021 (ESTIMATED) **$ 122,582.00**

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

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

POOLED SURPLUS AND SPECIFIC PURPOSE INVESTMENTS
AS OF DECEMBER 31, 2020

SCHEDULE A

PORTFOLIO PROFILE	Pooled Surplus Investments	Specific Purpose Investments
Inventory Balance at 12/31/20		
At Cost	$ 41,290,850,579	$ 116,936,158
At Market	$ 41,296,878,027	$ 120,315,297
Repurchase Agreements	$ -	$ -
Reverse Repurchase Agreements	$ -	$ -
Composition by Security Type:		
Certificates of Deposit	7.14%	0.00%
United States Government and Agency Obligations	59.53%	62.77%
Bankers Acceptances	0.00%	0.00%
Commercial Paper	33.06%	0.00%
Municipal Obligations	0.07%	2.74%
Corporate and Deposit Notes	0.20%	0.00%
Repurchase Agreements	0.00%	0.00%
Asset-Backed	0.00%	0.00%
Other	0.00%	34.49%
1-60 days	46.72%	0.00%
61 days-1 year	21.83%	34.49%
Over 1 year	31.45%	65.51%
Weighted Average Days to Maturity	869	

City Council Staff Report

DATE: February 17, 2021
AGENDA ITEM NO: Consent Calendar
Agenga Item 3-C

TO: The Honorable Mayor and City Council
FROM: Martha Garcia, Director of Management Services
SUBJECT: FY 2020-2021 Mid-Year Financial Report

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the FY 2020-2021 Mid-Year Financial Report;
2. Authorizing the increase of Committed Catastrophic-Event by $2 million from $2.34 million to $4.34 million;
3. Authorizing an additional budget appropriation of $68,500 from Proposition A and Development Impact Fee- Park funds; and
4. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City's Mid-Year Report compares the revenues and expenditures occurring during the first six months of the fiscal year against budgeted amounts to determine appropriate adjustments; provides links between the City budget, the financial records, and the independent financial audit and; compares revenues earned and expenses made during the first six months of the Fiscal Year (FY) 2020-2021 against the FY 2019-2020 figures.

BACKGROUND:

General Fund Revenues

The City receives revenues from taxation, State or Federal intergovernmental transfers, and user charges. The following table depicts a comparison of FY 2019-2020 actual revenues versus FY 2020-2021 estimated revenues, and FY 2019-2020 Mid-Year revenues received versus FY 2020-2021 Mid-Year revenues received.

	Mid-Year 12/31/2019	Mid-Year 12/31/2020	% 20 vs 19	Budget Update FY20-21	% Revenue to Date
Property Tax	4,135,802	5,154,738	25%	19,864,153	26%
Sales Tax	2,593,389	3,282,728	27%	7,794,537	42%
Transient Occupancy Tax	484,479	471,090	-3%	1,010,786	47%
Utility User Tax	1,322,685	1,149,641	-13%	2,800,000	41%
Other Tax	174,506	606,412	248%	1,227,500	49%
Licenses & Permits	887,081	570,711	-36%	2,004,229	28%
Service Charges & Fees	3,413,217	2,833,693	-17%	4,416,300	64%
Other Revenue	1,041,166	1,259,310	21%	5,109,950	25%
TOTAL	14,052,325	15,328,323	9%	44,227,455	35%

Total General Fund revenue collections are at 35% of total estimated revenues with half of the year complete. This is below 50% because certain revenues have a delay in when they are received by the City; specifically, it only represents four months of Sales Tax revenue, four months of Franchise Fee revenue, and approximately 25% of property tax revenue. Because the City has a diverse revenue basis for total General Fund revenues, changes to a specific revenue source will not have profound impacts overall.

General Fund Expenditures

Most departmental expenses are under the 50% budget mark with total FY 2020-21 expended at 42% of budget. Detail is discussed in Attachment 1 "Mid-Year Budget Report Fiscal Year 2020-2021"

	Budgeted	YTD Expended 12/31/2020	YTD Percentage 12/31/2020
City Attorney	393,000	188,866	48.06%
City Clerk	506,308	289,625	57.20%
City Council	118,287	41,162	34.80%
City Manager	712,216	203,311	28.55%
City Treasurer	13,732	5,877	42.80%
Fire	10,801,051	5,473,954	50.68%
HR & Risk Management	535,495	309,380	57.77%
Library	1,985,510	844,836	42.55%
Management Services	745,843	284,261	38.11%
Non-Department	5,943,600	1,333,356	22.43%
Police	16,687,692	7,517,056	45.05%
Public Works	4,010,524	1,533,601	38.24%
Recreation & Community	1,733,367	666,572	38.46%
YTD Total	44,186,625	18,691,859	42.30%

The City is monitoring its revenues closely and is controlling its expenditures in a prudent and fiscally responsible manner. The is no change to the General Fund projected revenues and expenditures at Mid-Year.

Other Funds

- *Federal Funding in Response to COVID-19.*
  - FEMA Funding. As of December 31, 2020, the City has documented expenditures of $114,180 that may be eligible for funding from FEMA, however it is unknown if or when FEMA will reimburse the City.

- As of December 21, 2020, the City has received $818,729.02 in CARES Act funding.
- The City was awarded $938,435 in CDBG funding under the CARES Act, of which the City has received $390,757 as of December 31, 2020.

- *Proposition A*. The City is requesting a budget augmentation of $48,500 from Proposition A funds to cover related Compressed Natural Gas (CNG) costs.

- *Development Impact Fees - Parks*. The City is requesting a budget augmentation of $20,000 from Development Impact Fees – Parks to connect the Recreation Administration Office to City Hall's network system.

General Fund Balance

The City Council has established an Unrestricted General Fund Balance of a minimum of two months of the General Fund regular revenues or operating expenditures, as recommended by the Government Finance Officers' Association (GFOA),.

The City's Unrestricted General Fund Balance represents the available resources to provide funding for future contingencies such as earthquakes, civil unrest, economic fluctuations, major infrastructure repairs and investment in capital for improved productivity and efficiencies. Inadequate reserves increase financial risk, negatively impact cash flow, and reduce the City's ability to attract and sustain economic development and growth.

The City's General Fund balance committed for catastrophic events is established at $2,340,000. The City Council may wish to increase or decrease this amount, with the goal of providing an amount equivalent to 15 to 20 percent of the City's annual operating budget for the General Fund. This range should be sufficient to allow for a quick and decisive municipal response to events such as natural disasters, catastrophic accidents, or other declared emergency incidents. The City Council may, by the affirming vote of three members, change the amount of this commitment and/or the specific uses of these monies.

The City is recommending a five-year plan to increase the Committed Catastrophic Event reserves to 15 percent of the City's annual General Fund operating budget or $6.5 million. At this time, the City is requesting to increase its Committed-Catastrophic amount by $2M from $2.3M to $4.3M for the year ending 6/30/2021, to secure higher unrestricted reserves in the event of a catastrophic occurrence.

Table below illustrates the $2M transfer from Unassigned to Committed- Catastrophic.

GENERAL FUND BALANCE	June 30, 2020	June 30, 2021
RESTRICTED		
Nonspendable		
Prepaid Items	78,802	78,802
Total Nonspendable	78,802	78,802
UNRESTRICTED		
Committed:		
Catastrophic Event	2,340,000	4,340,000
Working Capital	3,000,000	3,000,000
Economic Development	1,886,927	1,886,927
Total Committed	7,226,927	9,226,927
Assigned		
City Capital Improvements	19,365,589	19,365,589
Total Assigned	19,365,589	19,365,589
Unassigned		
General Fund	5,838,129	3,838,129
Total Unassigned	5,838,129	3,838,129
Total Fund Balance	$ 32,509,447	$ 32,509,447

FISCAL IMPACT:

There is no impact to the General Fund. The City is requesting a budget augmentation in the amount of $48,500 from the Proposition A funds to cover related Compressed Natural Gas costs and $20,000 from the Development Impact Fee- Park funds to connect the Recreation Administration Office to City Halls network system.

Respectfully submitted by:

Martha Garcia
Management Services Director

Approved by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:

1. Mid-Year Budget Report Fiscal Year 2020-2021

Attachment 1
Mid-Year Budget Report Fiscal Year 2020-2021

City of

Monterey Park

Management Services Department



MID-YEAR BUDGET REPORT

FISCAL YEAR 2020-2021

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Overview

The City's Mid-Year Report compares the revenues and expenditures occurring during the first six months of the fiscal year against budgeted amounts to determine appropriate adjustments; provides links between the City budget, the financial records, and the independent financial audit and; compares revenues earned and expenses made during the first six months of the Fiscal Year (FY) 2020-2021 against the FY 2019-2020 figures. This information is provided in the following format:

- The starting point is the FY 2019-2020 ending fund balances, which is also the beginning Available Fund Balance for the FY 2020-2021. Combining the beginning Available Fund Balances with the estimated revenues, transfers, and appropriations adopted in the Budget and this report, provides the estimated ending fund balances.

As a result of a comprehensive review, adjustments are recommended where actual receipts and disbursements are materially different from the budgeted amounts. Although budget adjustments are recommended across several City funds, typically the emphasis of the Mid-Year Budget Report is directed at the General Fund. The General Fund is deemed to be the most critical as it provides most services commonly associated with government (i.e., public safety, recreation, parks, building, public works, planning, etc.) and is limited primarily by tax-generated revenues.

Historically, the Mid-Year Report is based on the completed Comprehensive Annual Financial Report (CAFR) or audited financial statements. This year, the CAFR was presented to City Council on January 20, 2021.

Summary of Key Points

- The City is currently facing a mixed fiscal picture. Some General Fund categories are increasing while others have decreased because of the COVID-19 impacts to the economy. COVID-19 related revenue decreases have had a moderate impact to the City. The City has strong reserves and a diverse revenue stream, which are important as we continue to face the challenges associated with the impacts of COVID-19, and the City's unmet needs.

- Mid-Year Changes

    - There is no recommendation for change to the General Fund revenues and expenditures at Mid-Year.

- Other Funds
  - Federal Funding in Response to COVID-19.
    FEMA Funding. As of December 31, 2020, the City has documented expenditures of $114,180 that may be eligible for funding from FEMA, however it is unknown if or when FEMA will reimburse the City.
    CARES Act Funding. As of December 21, 2020, the City has received $818,729.02 in CARES Act funding to cover COVID-19 related public safety costs.
    Community Development Block Grants (CDBG). The City was awarded $938,435 in CDBG funding under the CARES Act, of which the City has received $390,757 as of December 21, 2020.
  - Proposition A. The City is requesting a budget augmentation of $48,500 from Proposition A funds to cover related Compressed Natural Gas (CNG) costs.
  - Development Impact Fees -Parks. The City is requesting a budget augmentation of $20,000 from Development Impact Fees – Parks to connect the Recreation Administration Office to City Hall's network system.

The City's General Fund balance committed for catastrophic events is established at $2,340,000. These funds should be sufficient to allow for a quick and decisive municipal response to events such as natural disasters, catastrophic accidents, or other declared emergency incidents. The City is preparing a strategic plan to increase the Committed Catastrophic Event reserves to 15 percent of the City's annual General Fund operating budget or $6.5 million. At this time, the City is requesting to increase its Committed-Catastrophic amount by $2M from $2.3M to $4.3M for the year ending 6/30/2021, to secure higher unrestricted reserves in the event of a catastrophic

Mid-Year Budget Changes

General Fund Revenues:

	Actual FY19-20	Mid-Year FY1920 12/31/2019	Adopted Budget FY20-21	Mid-Year FY2021 12/31/2020	Budget Update FY20-21
Property Tax	19,674,189	4,135,802	18,934,200	5,154,738	19,864,153
Sales Tax	6,923,739	2,593,389	6,705,823	3,282,728	7,794,537
Transient Occupancy Tax	847,272	484,479	1,616,166	471,090	1,010,786
Utility User Tax	2,846,105	1,322,685	3,100,000	1,149,641	2,800,000
Other Tax	1,203,184	174,506	1,227,500	606,412	1,227,500
Licenses & Permits	1,837,426	887,081	2,411,559	570,711	2,004,229
Service Charges & Fees	5,908,389	3,413,217	4,416,300	2,833,693	4,416,300
Other Revenue	4,142,132	1,041,166	5,859,950	1,259,310	5,109,950
TOTAL	43,382,436	14,052,325	44,271,498	15,328,323	44,227,455

Property Tax:
The City receives its property tax revenue from L.A. County during the months of December/January and April/May. These months coincide with the first and second installments paid to L.A. County by the property owners. The City received $5.2M in the month of December. This is a 25% increase from FY 2019-2020 Mid-Year to FY 2020-2021 Mid-Year revenues.

Sales Tax:
The California Department of Tax and Fee Administration (CDTFA) issues monthly disbursements to the City after the quarter's end. As of December 31, 2020, the CDTFA has distributed to the City four of the twelve monthly disbursements; a total of $3.3M. This is a 27% increase from FY 2019-2020 Mid-Year to FY 2020-2021 Mid-Year revenues.

Transient Occupancy Tax:
As of December 31, 2020, the City has received two of the four quarterly Transient Occupancy Tax (TOT) disbursements. This is a 3% decrease from FY 2019-2020 Mid-Year to FY 2020-2021 Mid-Year revenues. The City is on target to realize its projected FY 2020-2021 TOT revenues.

Utility User Tax:

As of December 31, 2020, the City has received $1.1M (41%) of its FY 2020-2021 estimated Utility User Tax (UUT) revenues. This is a 13% decrease from FY 2019-2020 Mid-Year to FY 2020-2021 Mid-Year revenues. The City is optimistic that it will realize its projected FY 2020-2021 UUT revenues.

Other Tax:
This category consists of property transfer tax and franchise tax. The property transfer tax is the real estate transfer tax at a rate of $1.10 per $1,000 of value transferred. Cities and county share the tax equally. Franchise tax is collected by the City on gas, electric, and cable television utilities for the privilege of using City streets public property. Revenues received by the City as of December 31, 2020, are 2.5 times higher than in FY 2019-2020 at Mid-Year; a total of $620K. Projected FY2020-202 revenues are on target to be realized.

Licenses and Permits:
City business licenses are renewed each calendar year. Business owners are given until January 31 to renew their business license for the current calendar year without any penalties. The City is expecting most business license revenues to be received in the month of January; thus, up-to-date figures are not reflected in this report. The City anticipates staying on target to realize its projected FY 2020-2021 revenues.

Services Charges:
This category includes charges for fee-supported City services. As of December 31, 2020, the City has received $2.8M (64%) of its FY 2020-2021 estimated Service Charge revenues. While, this is a 17% decrease from FY 2019-2020 Mid-Year to FY 2020-2021 Mid-Year revenues, the City is on target to realize or exceed its projected FY 2020-2021 revenues.

Other Revenue:
Interest income, rentals, and fines are included revenues in the Other Revenue category. As of December 31, 2020, the City has received $1.3M (25%) of its FY 2020-2021 estimated revenues. This is a 21% increase from FY 2019-2020 Mid-Year to FY 2020-2021 Mid-Year revenues. The City is on target to realize its projected FY 2020-2021 revenues.

General Fund Expenditures:

ACCOUNT DESCRIPTION	ORIGINAL APPROP	TRANFRS/ ADJSMTS	REVISED BUDGET	YTD EXPENDED	AVAILABL E BUDGET	% USED
51 Salary & Benefits	28,480,220	0	28,480,220	13,432,722.81	15,047,497	0.47
52 Services	5,538,260	244,280	5,782,540	2,538,839.48	3,243,701	0.44
53 Commodities	1,278,414	0	1,278,414	332,116.76	946,297	0.26
54 Internal Service Chg	8,114,565	0	8,114,565	2,354,663.19	5,759,902	0.29
56 Debt Service	530,886	0	530,886	33,516.85	497,369	0.06
Expense Total	43,942,345	244,280	44,186,625	18,691,859	25,494,766	0.42

As part of the mid-year process, departments were asked to review their current budgets and determine if any adjustments should be proposed in this report. Since departments have been asked to closely monitor their budgets and spend only what is necessary, the City's overall General Fund expense total at Mid-Year is 42%. At this time, no adjustments are recommended to the General Fund departmental budgets.

Other Funds – Revenue:

Special Revenue Funds

Grants:
FEMA Funding. On March 13, 2020, the President of the United States of America declared a national emergency related to the COVID-19 pandemic. Under the emergency declaration, state, local, tribal and territorial government entities and certain private nonprofit organizations are eligible to apply for financial assistance under the Federal Emergency Management Agency's ("FEMA") Public Assistance Program. As of December 31, 2020, the City has documented expenditures of $114,180 that may be eligible for funding from FEMA, however the City has not yet received this funding and

does not know when, or if, to expect FEMA to distribute these moneys to the City. The City will continue to actively monitor the reimbursement of these COVID 19 related expenditures.

CARES Act Funding. On March 27, 2020, the federal government passed the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") to provide emergency assistance and health care response for individuals, families, and businesses affected by the COVID-19 pandemic. The CARES Act provides $150 billion in payments to states and local governments from the Coronavirus Relief Fund ("CRF") that may only be used to cover costs that: (1) are necessary expenditures incurred due to the public health emergency with respect to the COVID-19; (2) were not accounted for in the budget most recently approved as of the date of enactment of the CARES Act; and (3) were incurred during the period that begins on March 1, 2020, and ends on December 20, 2020. As of December 31, 2020, the City has received $818,729.02 in CARES Act funding.

Under federal guidelines, the requirement that expenditures be incurred "due to" the public health emergency means that expenditures must be used for actions taken to respond to the public health emergency. The CARES Act funds may not be used to cover shortfalls in government revenue, and communities receiving these payments are required to certify compliance with federal guidance regarding expenditures of such funds.

Community Development Block Grants. The California Department of Housing and Community Development receives funding from the United States Department of Housing and Urban Development ("HUD") for the Community Development Block Grant ("CDBG") Program and allocates funds to CDBG eligible non-entitlement jurisdictions. The CARES Act provides $5 billion in new CDBG funds for eligible jurisdictions to perform activities related to COVID-19 response and recovery. The City was awarded $938,435 in CDBG funding under the CARES Act, of which the City has received $390,757 as of December 31, 2020.

Other Funds - Budget Adjustments:

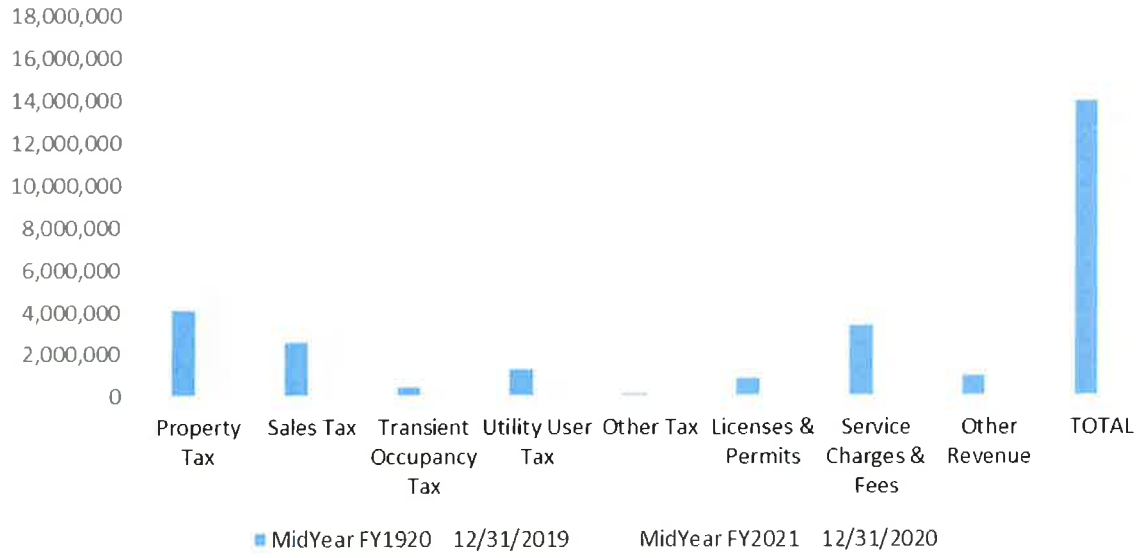
Special Revenue Funds

Proposition A:
The City is requesting a budget augmentation of $48,500 from Proposition A funds to cover related Compressed Natural Gas (CNG) costs.

Development Impact Fees -Parks:
The City is requesting a budget augmentation of $20,000 from Development Impact Fees – Parks to connect the Recreation Administration Office to City Halls network system.

General Fund Overview

Revenues are currently 35% collected and expenditures are 42% spent. This reflects the fact that not all revenues and expenditures occur evenly throughout the fiscal year. Significant variances are discussed later in the report, but in general, this trend is consistent with prior years. As reflected on the following chart, collecting approximately 35% of the General Fund revenues by the mid-point of the fiscal year is consistent with prior year trends.



General Fund Revenues:

Total General Fund revenue collections are at 35% of total estimated revenues with half of the year complete. This is below 50% because certain revenues have a delay in when they are received by the City; specifically, it only represents four months of Sales Tax revenue, four months of Franchise Fee revenue, and approximately 25% of property tax revenue. The table below presents a comparison of the top revenue accounts. Because the City has a diverse revenue basis for total General Fund revenues, changes to a specific revenue source here will not have profound impacts overall. Table shown on next page.

General Fund Revenue Table

General Fund Revenues	Mid-Year FY1920 12/31/2019	Mid-Year FY2021 12/31/2020	% 2020 VS 2019	Estimate Budget Update FY20-21	% Revenue to Date
Property Tax	4,135,802	5,154,738	25%	19,864,153	26%
Sales Tax	2,593,389	3,282,728	27%	7,794,537	42%
Transient Occupancy Tax	484,479	471,090	-3%	1,010,786	47%
Utility User Tax	1,322,685	1,149,641	-13%	2,800,000	41%
Other Tax	174,506	606,412	248%	1,227,500	49%
Licenses & Permits	887,081	570,711	-36%	2,004,229	28%
Service Charges & Fees	3,413,217	2,833,693	-17%	4,416,300	64%
Other Revenue	1,041,166	1,259,310	21%	5,109,950	25%
TOTAL	14,052,325	15,328,323	9%	44,227,455	35%

- **Property Tax –** Property tax is the City's largest revenue source representing 45% of the General Fund FY 2020-21 Adopted Budget. Property tax revenue received are 25% higher than at the same time last year and budgeted revenues are expected to be met.

- **Sales Tax –** Sales tax is the City's second largest revenue source representing 18% of the General Fund FY 2020-21 Adopted Budget. Sales tax is 27% higher than at the same time last year and budgeted revenues are expected to be met.

- **Transient Occupancy Tax –** Revenues are 3% less than the previous fiscal year, however estimated revenue of $1.01 million is expected to be met.

- **Utility User Tax –** Revenues are 13% less than the previous fiscal year. City will continue to monitor this funding source and will return to Council with the FY 2020-21 3rd Quarter Financial Report with changes, if necessary.

- **Licenses and Permits** – Business owners are given until January 31, to renew their business license for the current calendar year without any penalties. The City is expecting most business license revenues to be received in the month of January. Thus, budgeted revenues are expected to be met.

- All other variances are within normal ranges.

General Fund Expenditures:

Most departmental expenses are under the 50% budget mark with total FY 2020-21 expended at 42% of budget. Department variances above the 50% mark are discussed below.

	Budgeted	YTD Expended 12/31/2020	YTD Percentage 12/31/2020
City Attorney	393,000	188,866	48.06%
City Clerk	506,308	289,625	57.20%
City Council	118,287	41,162	34.80%
City Manager	712,216	203,311	28.55%
City Treasurer	13,732	5,877	42.80%
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Non-Department	5,943,600	1,333,356	22.43%
Police	16,687,692	7,517,056	45.05%
Public Works	4,010,524	1,533,601	38.24%
Recreation & Community	1,733,367	666,572	38.46%
YTD Total	44,186,625	18,691,859	42.30%

- **City Clerk** -Year-To-Date (YTD) expended funds are mostly for payment of the March and November elections, social archive, codification, legal notices and redistricting.

- **HR & Risk Management** – YTD expended funds are due to unanticipated personnel issues, including COVID-19 related occurrences.

- **City Manager & Public Works** – YTD lower percentages reflect salary & service savings in these two departments.

- **Non-Department** – Internal service charges are trued-up and collected at Year End.

- All other variances are within a normal range.

General Fund Balance

The City Council has established an Unrestricted General Fund Balance of a minimum of two months of the General Fund regular revenues or operating expenditures, as recommended by the Government Finance Officers' Association (GFOA),.

Unrestricted General Fund Balance:

Committed Fund Balance

The City Council, as the City's highest level of decision-making authority, may commit fund balance for specific purposes pursuant to constraints imposed by formal actions taken, such as an ordinance or resolution. These committed amounts cannot be used for any other purpose unless the City Council removes or changes the specific use through the same type of formal action taken to establish the commitment. City Council action to commit fund balance needs to occur within the fiscal reporting period; however the amount can be determined subsequently.

Catastrophic Event - The City of Monterey Park's General Fund balance committed for catastrophic events is established at $2,340,000. The City Council may wish to increase or decrease this amount, with the goal of providing an amount equivalent to 15 to 20 percent of the City's annual operating budget for the General Fund. This range should be sufficient to allow for a quick and decisive municipal response to events such as natural disasters, catastrophic accidents, or other declared emergency incidents. The City Council may, by the affirming vote of three members, change the amount of this commitment and/or the specific uses of these monies.

The City is preparing a plan to increase the Committed Catastrophic Event reserves to 15 percent of the City's annual General Fund operating budget or $6.5 million. At this time, the City is requesting to increase its Committed-Catastrophic amount by $2M from $2.3M to $4.3M for the year ending 6/30/2021.

Working Capital - The City's General Fund balance committed for the purpose of working capital for the delivery of City services during periods of severe operational budget deficits and to mitigate the effects of major economic uncertainties resulting from unforeseen change in revenues and/or expenditures is established at $3,000,000. The City Council may wish to increase or decrease this amount, with the goal of providing an amount equivalent to 10-15 percent of the City's annual operating budget for the General Fund. This range serves as a sufficient cushion, safeguarding the City's fiscal health against fluctuations in revenues and costs due to economic volatility. City Council approval shall be required before expending any portion of this committed fund

balance. Access to these funds will be reserved for economic emergency situations.

Economic Development - The City's General Fund balance committed for the purpose of economic development for the delivery of the Potrero Grande Street Improvement Project is established at $1,886,927. City Council approval shall be required before expending any portion of this committed fund balance.

Assigned Fund Balance

Amounts that are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed, should be reported as assigned fund balance. This policy hereby delegates the authority to assign amounts to be used for specific purposes to the City Manager for the purpose of reporting these amounts in the annual financial statements. A few examples of assigned fund balance follow.

- *Encumbrances* – materials and services on purchase order and contracts which are unperformed
- *Reappropriations* – appropriated by the Council for specific projects or programs that were not completed and not encumbered by year end

- *Infrastructure Maintenance Projects* – amounts to be transferred to the General CIP Fund for such projects in the subsequent fiscal year adopted budget

Unassigned Fund Balance

These are residual positive net resources of the General Fund in excess of what can properly be classified in one of the other four categories.

Amounts held in Reverse

Funding of General Fund balance targets will come generally from one-time revenues, one-time expenditure savings, excess fund balance (e.g., unused or reversed assignment or commitments), and revenues in excess of projected expenditures. The total goal range for the City's unrestricted fund balance (includes Commitments and Assignments of fund balance) is 50% of General Fund expenditures.

Table below illustrates the $2M transfer from Unassigned to Committed- Catastrophic.

GENERAL FUND BALANCE	June 30, 2020	June 30, 2021
RESTRICTED		
Nonspendable		
Prepaid Items	78,802	78,802
Total Nonspendable	78,802	78,802
UNRESTRICTED		
Committed:		
Catastrophic Event	2,340,000	4,340,000
Working Capital	3,000,000	3,000,000
Economic Development	1,886,927	1,886,927
Total Committed	7,226,927	9,226,927
Assigned		
City Capital Improvements	19,365,589	19,365,589
Total Assigned	19,365,589	19,365,589
Unassigned		
General Fund	5,838,129	3,838,129
Total Unassigned	5,838,129	3,838,129
Total Fund Balance	$ 32,509,447	$ 32,509,447

Conclusions

The City has strong reserves and a diverse revenue stream, which are important as we continue to face the challenges associated with the impacts of COVID 19. Nonetheless amidst the pandemic, the City is preparing a strategic plan to increase the Committed Catastrophic Event reserves to 15 percent of the City's annual General Fund operating budget or $6.5 million. At this time, the City is requesting to increase its Committed-Catastrophic amount by $2M from $2.3M to $4.3M for the year ending 6/30/2021, to secure higher unrestricted reserves in the event of a catastrophic occurrence.

The City is monitoring its revenues closely and is controlling its expenditures in a prudent and fiscally responsible manner. The is no change to the General Fund projected revenues and expenditures at Mid-Year. For other funds, The City is requesting a budget augmentation in the amount of $48,500 from the Proposition A funds to cover related Compressed Natural Gas costs and $20,000 from the Development Impact Fee- Park funds to connect the Recreation Administration Office to City Halls network system.

Overall, the City is financially sound to meet current needs.

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-D

TO: The Honorable Mayor and City Council

FROM: Matthew Hallock, Fire Chief

SUBJECT: Fire Department Turnout Gear Purchases – Approval of Agreement

RECOMMENDATION:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with Municipal Emergency Services, Inc. for an amount not to exceed $79,000.00 per fiscal year, for the purchase of fire department turnout gear; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:
Monterey Park Fire Department has been committed to providing the community the highest level of standard care and emergency response. Turnout gear is an important component of firefighters' personal protective equipment ("PPE"). Staff seeks City Council approval to award a contract to Municipal Emergency Services, Inc. ("MES") for the purchase of fire department turnout gear.

BACKGROUND:
MES has provided Monterey Park Fire Department the L.A. Consortium specification and same pricing associated with the L.A. Consortium contract. The Fire Department purchased turnout gear from MES for several years. Staff seeks City Council approval to award a contract to MES for the purchase of fire department turnout gear.

Monterey Park Fire Department's budget includes a section for turnout gear in the City Council approved budget. Turnout gear is included in the budgeted Account # 1013210-5352. The Fire Department purchases new sets of turnout gear for newly hired firefighters and replacement sets for existing firefighters when required.

Staff recommends entering into a multi-year contract with MES in an amount not to exceed $79,000.00 per fiscal year for the current fiscal year FY 20-21 and the next three fiscal years, unless otherwise terminated. Monterey Park Fire Department previously entered into an agreement with MES for three and a half years, which ended last fiscal year. Monterey Park Fire Department has been satisfied with the purchases of turnout gear from MES and the L.A. Consortium pricing and specifications.

FISCAL IMPACT:
Funding for the purchase of fire department turnout gear is budgeted each fiscal year in the general fund.

Approved by:

Ron Bow
City Manager

Respectfully submitted by:

Matthew Hallock
Fire Chief

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:
1. MES Letter

ATTACHMENT 1
MES Letter

2/11/2021

Monterey Fire Department
320 W. Newmark Ave.
Monterey Park, CA 91754

To Whom it May Concern,

Municipal Emergency Services is the current Honeywell (Morning Pride) dealer of record for the Monterey Park Fire Department as relates to the sale of turnout gear.

Monterey Park has been a valued partner of MES and we look forward to continuing that relationship.

If you have any questions or concerns please feel free to reach out to the local sales representative, Lisa Ramirez. lramirez@mesfire.com (51-903-3749.

Thank you again for your continued support and business.

Dave Mooney

Dave Mooney
Municipal Emergency Services
Vice President-West
360-953-7773
dmooney@mesfire.com

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-E

TO: The Honorable Mayor and City Council

FROM: Matthew Hallock, Fire Chief

SUBJECT: State Homeland Security Program Subrecipient Agreement Grant Year 2019 – Award of Agreement

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with the County of Los Angeles for an amount not to exceed $56,444.00, for the State Homeland Security Program Grant Year 2019; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The County of Los Angeles is a Subgrantee of the State Homeland Security Program Grant Year 2019 ("SHSP 2019") that is provided by the U.S. Department of Homeland Security. Per the subrecipient agreement, the County of Los Angeles is authorized to enter into a subrecipient agreement with the City of Monterey Park, which includes a distribution of SHSP 2019 grant funds to the City of Monterey Park in the amount of $56,444.00. Staff recommends City Council to authorize the City to execute an agreement, in a form approved by the City Attorney, with the County of Los Angeles for an amount not to exceed $56,444.00 for the SHSP 2019 Grant.

BACKGROUND:

Monterey Park Fire Department must keep pace with public safety needs in the city and region. Per the subrecipient agreement, "this financial assistance is being provided to the Subrecipient in order to address the unique equipment, training, organization, exercise and planning needs of the Subrecipient, and to assist the Subrecipient in building effective prevention and protection capabilities to prevent, respond to, and recover from threats or acts of terrorism." Monterey Park Fire Department has been awarded SHSP grants in the past and seeks City Council approval of the SHSP 2019 Grant and subrecipient agreement.

FISCAL IMPACT:

The SHSP 2019 Grant subrecipient agreement grant amount is $56,444.00. There is no matching requirement for this grant.

Staff Report
February 17, 2021

Approved by:

Ron Bow
City Manager

Respectfully submitted by:

Matthew Hallock
Fire Chief

Reviewed by:

Karl H. Berger
City Attorney

City Council Staff Report

DATE: February 17, 2021
AGENDA ITEM NO: Consent Calendar
Agenda Item 3-F

TO: Honorable Mayor and Members of the City Council
FROM: Matt Hallock, Fire Chief
SUBJECT: Annual Weed Abatement Declaration List

RECOMMENDATION:

It is recommended that the City Council consider:

1. Approving the Weed Abatement Declaration List,
2. Adopting the attached Resolution, and/or
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adoption 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) has submitted the annual Weed Abatement Declaration List to the City. (The Weed Abatement Declaration List ("Declaration List") is a list of parcels in Monterey Park which have been identified by inspection to contain, or have the potential to contain, weeds, brush or other flammable materials sufficient to be considered a fire hazard.) The accompanying Resolution seeks City Council approval to declare the properties on the annual Weed Abatement Declaration List to be public nuisances which may be abated. The authority to remove properties from the Declaration List, upon request and after investigation, will be assigned to the City Manager or designee.

BACKGROUND:

In 1992, the City of Monterey Park entered into a contract with the Los Angeles County Department of Agriculture Commissioner/Weights and Measures ("County") to provide weed abatement services to the City. At that time, both the Fire and Community

Development Departments worked in unison to address and abate weeds in the community. Subsequent to reviewing the County's proposal, the City determined that the County could better provide the weed abatement services currently handled by the City, thereby realizing a significant savings in staff time and financial resources. Moreover, contracting with the County would also free up Fire and Code Enforcement staff allowing time to focus on other important issues in the community. Since its inception in 1992, the County Weed Abatement program has assisted in a reduction of fire calls for service for vegetation-related fires.

WEED ABATEMENT PROCESS, GENERALLY:

The annual weed abatement process is a way to remind property owners of their responsibility to maintain their properties to minimize fire hazards in the community. The Weed Abatement cycle begins with a City-wide inspection of private properties, conducted by the County; based on this inspection, the County compiles a Weed Abatement Declaration List ("Declaration List") which identifies properties in the City that contain, or have the potential to contain, weeds or brush sufficient to be considered a public nuisance. The County has advised that they consider a parcel to be a future or "potential" hazard if it is not completely landscaped or irrigated and there is a potential for weed growth. The City's Fire Department then reviews the Declaration List by independently conducting field inspections of the listed properties and either confirms or rejects their placement the Declaration List. Once the properties on the Declaration List have been confirmed by the City, the County mails notices to the recorded owner of each parcel informing them that their parcel is an existing, future or "potential" hazard.

Property owners may voluntarily abate the nuisance conditions identified in the notice issued by the County or appeal to the City Council to have their property removed from the Declaration List. Following the appeals/voluntary abatement deadlines, any properties identified in the Declaration List which remain out of compliance will be abated by the County, the cost of which (including any re-inspection fees) will be imposed as a special assessment against the property.

2021 WEED ABATEMENT CYCLE:

The County has submitted the 2021 Declaration List to the City's Fire Department; this list has verified by the Fire Chief and Fire Marshal. The Declaration List presently before the Council identifies a total of 1,611 improved and unimproved parcels for this year.[1] The County mailed notices on or about February 1, 2021 to the recorded owner of each parcel included on the Declaration List. The County has advised that this year's Declaration List includes parcels that continue to lack landscaping/irrigation as well as new parcels identified via complaints submitted by residents, new inspections, and field

[1] Certain parcels on the Declaration List may be considered "seasonal" or "recurrent nuisances" due to certain property characteristics (*e.g.*, properties located within the City's hillside areas have a greater fire risk than others); as such, certain parcels may be repeatedly identified on the annual Declarations List.

surveys by County inspectors. Lastly, the Los Angeles County Board of Supervisors has established an inspection fee of $42.55 for the 2021 abatement cycle. This inspection fee is a $2.00 decrease from last year's fee and will be assessed against all parcels identified on the Declaration List, regardless of whether the County is required to clear the parcel by the stated deadline date.

The following is a timeline of the 2021 Weed Abatement Process.

February 17, 2021	Consent item - Declaration List Resolution adoption date
March 3, 2021	Public hearing - Protest hearing
March 12, 2021	Deadline for property owners to return response cards to the County confirming they are planning to maintain their own property.
March 22, 2021	Deadline for the City to authorize removal of a property from the Declaration List. The $42.55 inspection fee will not be charged if a property is removed from the list.
April 01, 2021	County begins clearance operations of unimproved (vacant) parcels.
May 17, 2021	Compliance deadline for improved parcels. County will mail notices with clearance deadlines to improved parcel owners that returned response cards.

FISCAL IMPACT:

The City of Monterey Park has been contracting with the County of Los Angeles since 1992 for weed abatement services. The abatement fee charged by the County covers the cost of abatement and there is no cost to the City.

ATTACHMENTS:

1. Resolution
2. Declaration List

Respectfully submitted:

By: Matt Hallock

Matt Hallock,
Fire Chief

Approved by:

Ron Bow, City Manager

Reviewed by:

Timothy E. Campen, Assistant City Attorney

ATTACHMENT 1
Resolution

RESOLUTION NO. _____

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 17, 2021, the City Council of the City of Monterey Park will consider 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 to be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on February 19, 2020 at 6:30 p.m. At that time, they may express their objections to the City Council.

_____

Vincent Chang, 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 a 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 February 17, 2021.

SECTION 5: *Public Hearing.* A public hearing will be held on February 17, 2021 at 7:00 p.m. in the City Council Chambers to consider any objections to this Resolution submitted by owners of the Properties or the general public.

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 February 17, 2021.

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 ____ day of February 2021.

_____
Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

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

By: _____
Timothy E. Campen, Assistant City Attorney

ATTACHMENT 2
Declaration List

LOS ANGELES COUNTY DECLARATION LIST

DATE: 01/07/20

CITY OF MONTEREY PARK

KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

	PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
*	5225 031 018	101 LINCOLN WAY	MONTEREY CHASE LLC, C/O LINDA REEVES	PO BOX 3944	GLENDALE CA	91221
	5225 031 019	SHERIFF RD	CROWN ENTERPRISES INC C/O LINDA REEVES	PO BOX 869	WARREN MI	48090
	5225 031 916	4500 E CITY HALL DR	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
	5225 031 917	SHERIFF RD	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
	5225 031 918	4700 W RAMONA BLVD	L A CO LAW ENFORCEMENT PUBLIC	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
	5225 031 919	RAMONA BLVD	STATE OF CALIFORNIA C/O JUDICIAL COUNCIL OF CA	455 GOLDEN GATE AVE REFM 8TH FL	SAN FRANCISCO CA	94102
	5225 031 920	RAMONA BLVD	LA COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
*	5237 008 027	360 LADERA ST	GRIGSBY, DARID C AND HAI CHU TRS	360 LADERA ST	MONTEREY PARK CA	91754
	5237 010 901	CASUDA CANYON DR	ALHAMBRA CITY UNIFIED SCHOOL DISTRICT	1515 W MISSION ROAD	ALHAMBRA CA	91803
*	5237 012 001	1930 COPA WAY	MIYAHIRA,TETSUO AND CAROL TRS	1930 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 002	1910 COPA WAY	HASHIMOTO,STAN S AND LYNNE K	1910 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 003	1886 COPA WAY	ZHEN, MICHAEL Y AND CHENG, QUEENY K	1886 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 004	1878 COPA WAY	LILEY,BOBBY AND HELEN F	1878 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 005	1872 COPA WAY	BANUELOS,JESSIE L TR	1872 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 006	1864 COPA WAY	MARIN, DOLORES J CO TR	1322 W GAGE AVE	FULLERTON CA	92833
*	5237 012 007	1848 COPA WAY	NISHI,TERUMI P	1848 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 008	1832 COPA WAY	LEE, EDWARD H AND DO C	1832 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 009	1816 COPA WAY	JAISLE, GERD E	1816 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 010	1772 COPA WAY	SHINYAMA, DARYL AND NANCY	1772 COPA WAY	MONTEREY PARK CA	91754
*	5237 012 011	1744 COPA WAY	NAGAISHI, KEVIN AND MARISA	1744 COPA WAY	MONTEREY PARK CA	91754

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 012 018	1795 ARRIBA DR	YANG, JEFFREY H	1795 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 019	1801 ARRIBA DR	LEE, CHONG R AND KYUNG N	1801 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 020	1825 ARRIBA DR	NARUMI, MARGARET	283 LADERA ST	MONTERERY PARK CA	91754
* 5237 012 021	1853 ARRIBA DR	CHEN,HSIANG JUI AND CAROLINE TRS	PO BOX 532	MONTEREY PARK CA	91754
* 5237 012 022	1875 ARRIBA DR	LEE, DAPHNE	1875 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 023	1897 ARRIBA DR	KWAN, MICHAEL W AND YUK L TRS	1897 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 034	1943 ARRIBA DR	FURUKAWA,NORMAN AND LINDA TRS	1943 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 035	1933 ARRIBA DR	LAW,KAM C	1740 ALBION ST	LOS ANGELES CA	90031
* 5237 012 036	1927 ARRIBA DR	SHUM,DONALD M	1927 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 037	1919 ARRIBA DR	CHENG, KEVIN C AND NGO, JULIE	1919 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 038	1915 ARRIBA DR	WONG,RICHARD T AND HAZEL F TRS	11 MCCLINTOCK CT	IRVINE CA	92617
* 5237 012 039	1909 ARRIBA DR	CHENG,ALLAN W AND ABBY A TRS	PO BOX 80277	SAN MARINO CA	91118
* 5237 012 040	1901 ARRIBA DR	CHENG,DAVID W AND CHI K	1901 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 041	500 CASUDA CYN DR	WONG, MARY H TR	500 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 042	504 CASUDA CYN DR	JOE,PATRICIA S K	504 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 043	508 CASUDA CYN DR	CHEUNG,YIM S AND MARISOL	508 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 044	510 CASUDA CYN DR	WHALEN,PAUL L AND CAROLE J AND	510 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 001	512 CASUDA CYN DR	MONTUFAR, BYRON	512 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 002	514 CASUDA CYN DR	LIM,CHIN K AND HUM, ANGELA H	514 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 003	516 CASUDA CYN DR	TAMURA,STEVEN H AND JADENE M	516 CASUDA CANYON DR	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST

DATE: 01/07/20

CITY OF MONTEREY PARK

KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 013 004	518 CASUDA CYN DR	KIMURA,ROBERT W AND BARBARA K	518 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 005	520 CASUDA CYN DR	IZUNO,MIKE R AND GAYLE N TRS	520 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 006	522 CASUDA CYN DR	WU,BEVERLY L	522 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 007	524 CASUDA CYN DR	LEE,DIN L AND SO K	524 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 008	526 CASUDA CYN DR	NUNEZ,ENRIQUE O AND IRMA G TRS	526 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 009	530 CASUDA CYN DR	WALLACE,KAREN C	530 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 010	532 CASUDA CYN DR	SHIGIO,WESLEY D TR	11643 BANYAN RIM DR	WHITTIER CA	90601
* 5237 013 011	534 CASUDA CYN DR	WONG,KAI S AND FUNG H TRS	534 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 012	536 CASUDA CYN DR	WOO,HOWARD K AND BIK F TRS	536 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 013	538 CASUDA CYN DR	TAKAHASHI,EDWARD K AND MINNIE	538 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 014	540 CASUDA CYN DR	JUE,JOANNE L TR	540 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 015	542 CASUDA CYN DR	LEE,MARSHALL W AND MARY L TRS	542 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 016	544 CASUDA CYN DR	BALDINI,LINDA J	559 TAYLOR DR	MONTEREY PARK CA	91755
* 5237 013 019	2137 ARRIBA DR	YIP,TIMOTHY W AND PATRICIA H	2137 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 020	2127 ARRIBA DR	WONG,ALVIN CO TR	2127 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 021	2107 ARRIBA DR	LEE,YOUNG M AND KYOUNG O	2107 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 022	2095 ARRIBA DR	SOO, HOO H C TR	2095 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 023	2085 ARRIBA DR	NG, ARMANDO AND MELINDA	2085 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 024	2075 ARRIBA DR	KONG, LEONIDA P TR	2075 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 025	2065 ARRIBA DR	ACOSTA, RAMONA S TR	2065 ARRIBA DR	MONTEREY PARK CA	91754

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*	5237	013	026	2055 ARRIBA DR	KAWAHARA, TAKASHI TR	2055 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	013	027	2045 ARRIBA DR	DON, RICHARD S AND LUCINDA L TRS	2045 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	013	028	2035 ARRIBA DR	YEE, WARREN	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5237	013	029	2025 ARRIBA DR	HUANG,JASON C CO TR	2025 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	013	030	2015 ARRIBA DR	TON, JAMES Q TR	2015 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	013	031	1999 ARRIBA DR	HENG, PECH	1999 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	013	032	1983 ARRIBA DR	YANG, KEVIN Y TR	1983 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	013	033	1973 ARRIBA DR	LYNCH, EMILY V	PO BOX 4024	ALHAMBRA CA	91803
*	5237	013	034	1963 ARRIBA DR	YASUDA, BRUCE K TR	1963 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	013	035	1953 ARRIBA DR	GUITRON,ARMIDA AND ROBERT O	1953 ARRIBA DR	MONTEREY PARK CA	91754
	5237	013	900	ARRIBA DR	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
*	5237	014	001	625 PUEBLO DR	CASTILLO,MARTIN G TR	625 PUEBLO DR	MONTEREY PARK CA	91754
*	5237	014	004	1964 ARRIBA DR	FREIRE,SANDRA	1964 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	014	005	1974 ARRIBA DR	BANK OF AMERICA TR C/O HARDIND AND CARBONE	1235 NORTH LOOP W STE 205	HOUSTON TX	77008
*	5237	014	006	1984 ARRIBA DR	YOW,KENNETH JR AND PUI Y	1984 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	014	007	1994 ARRIBA DR	CHIN,CHARLES AND BETTY TRS	1994 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	014	008	2016 ARRIBA DR	WONG,TERRANCE ET AL	2016 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	014	009	2026 ARRIBA DR	TSE,DEXTER C AND LIN, JIAN L	2026 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	014	010	2046 ARRIBA DR	YIP,SANDRA TR	2046 ARRIBA DR	MONTEREY PARK CA	91754
*	5237	014	011	2056 ARRIBA DR	LEW, ROBERT V TR	2056 ARRIBA DR	MONTEREY PARK CA	91754

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* 5237 014 012	2066 ARRIBA DR	GOTO,DANIEL AND NANCY M	2066 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 013	2076 ARRIBA DR	LEE, KEITH Y AND JENNIER Q	2072 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 014	2086 ARRIBA DR	MALHOTRA,VASISHT AND NANCY L TRS	2086 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 017	766 TOPACIO DR	CHUNG,EUGENE AND KATHY TRS	766 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 018	779 TOPACIO DR	LEE,ERNEST K AND TAN L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 023	754 CEREZA DR	JOE,BETTY W TR	758 CEREZA DR	MONTEREY PARK CA	91754
* 5237 014 024	763 CEREZA DR	WOO,STARBOARD Y AND BRENDA H	763 CEREZA DR	MONTEREY PARK CA	91754
* 5237 015 007	585 COLINA TER	RUDHOLM, HAYDEE TRS	585 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 008	582 COLINA TER	WANG,JAMES AND CHANG, LUFEN	582 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 010	1681 ABAJO DR	WONG,THOMAS K AND SHARON Y TRS	1681 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 012	520 CASITAS ST	KACKSTETTER, WADE R AND YANG, QIN	520 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 013	527 CASITAS ST	YAMAMOTO,TADASHI AND JUNKO TRS	527 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 014	1705 ABAJO DR	NISHIKAWAI, RYAN S	1705 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 015	1715 ABAJO DR	YASUI,BETTIE M TR	1715 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 016	1725 ABAJO DR	MURASE,TAKASHI AND GRACE TRS	1725 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 017	1735 ABAJO DR	CHOW, CHRIS CO TR	1735 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 018	1745 ABAJO DR	MURAKAMI,RICHARD TR	1745 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 019	1765 ABAJO DR	TAM,ANNIE H AND FREDERICK	1765 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 020	1785 ABAJO DR	LOUIE,GARY S ET AL	1785 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 021	1805 ABAJO DR	WONG,EVELYN C TR	1805 ABAJO DR	MONTEREY PARK CA	91754

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* 5237 015 022	1815 ABAJO DR	MEKPONGSATORN, ALANA AND TSUKIMOTO, TAI	5907 RADFORD AVE	VALLEY VILLAGE CA	91607
* 5237 015 023	1825 ABAJO DR	SZETO,WARREN W AND MEE LEE	1825 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 024	1845 ABAJO DR	LIONG,YAU K AND DIANA Y TRS	2670 MELVILLE DR	SAN MARINO CA	91108
* 5237 015 025	1855 ABAJO DR	YAMASAKI,YO AND EDITH TRS	1855 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 026	1875 ABAJO DR	FIGUEROA,CHRISTINE R	1875 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 036	665 PUEBLO DR	SUZUKI,LEO M AND KEIKO H	665 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 037	655 PUEBLO DR	LIU,ELISA C TR	655 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 038	645 PUEBLO DR	ALTON, AIMIN S & PATRICIA S	645 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 039	635 PUEBLO DR	FAULKNER, MOLLY	635 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 016 001	562 COLINA TER	GONG, GARY E CO TR	562 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 002	542 COLINA TER	LIAO,CHANG HO AND CHUEN MEI H	542 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 005	1784 ARRIBA DR	FONG, JACK S AND BETTY TRS	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5237 016 007	1756 ARRIBA DR	PARK,YONG S AND SUK H	1756 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 008	1742 ARRIBA DR	YEE,KEVIN S AND LISA M	1742 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 012	1640 COPA WAY	CHIANG, GRACE S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5237 016 013	1641 COPA WAY	LEE,WILLIAM U AND JUNG HUI TR	1611 COPA WAY	MONTEREY PARK CA	91754
* 5237 016 014	515 ARBOLES ST	BURLEY,BRENT DAVID AND ERB, PATRICIA J	515 ARBOLES ST	MONTEREY PARK CA	91754
* 5237 016 023	558 CASITAS ST	BERGARA,ROBERT M AND MARIE I	558 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 024	550 CASITAS ST	WONG,KENNETH AND HAN M	PO BOX 494	MONTEREY PARK CA	91754
* 5237 016 025	540 CASITAS ST	LEE,NORMAN C	540 CASITAS ST	MONTEREY PARK CA	91754

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* 5237 016 026	530 CASITAS ST	YAMAMOTO,KEN AND JUNE M TRS	530 CASITAS ST	MONTEREY PARK CA	91754
* 5237 017 006	477 ELEVADO TER	LEE,TONG JOO	477 ELEVADO TER	MONTEREY PARK CA	91754
* 5237 018 001	1700 ABAJO DR	OSGANIAN, VOSGAN Z AND SYLVIA TRS	1700 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 002	1720 ABAJO DR	TAM,LINDA S	1720 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 003	1730 ABAJO DR	DONG,EDITH TR	1730 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 004	1740 ABAJO DR	INOCENCIO,ERWIN AND RAQUEL	1740 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 005	1750 ABAJO DR	LONG, NICOLE AND CORBIN	1750 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 006	1760 ABAJO DR	DIAZ,GREGORIA	1760 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 007	1780 ABAJO DR	LAM,PEGGY W TR	1780 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 008	1920 ABAJO DR	SUZUKI,ELIZABETH H TR	1790 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 009	1800 ABAJO DR	LEE,RICHARD L	1800 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 010	1810 ABAJO DR	CHING , MILLER AND VIOLET W TRS	1810 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 011	1820 ABAJO DR	CHAN, JANE TRS	1820 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 012	1830 ABAJO DR	CHIU, RAYMOND AND HUANG, LAURA	1830 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 013	1840 ABAJO DR	PAI, JOSHUA G	1840 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 014	1850 ABAJO DR	AU,NATHAN H CO TR	1850 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 015	1860 ABAJO DR	JUNG,STEVEN P AND HAZEL M TRS	1860 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 016	1870 ABAJO DR	CHING,JOSE AND TINA K TRS	1870 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 017	707 MONTEREY PASS RD	NG,VINCENT AND YAN, CHANTAL	707 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 019	711 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5237 018 020	717 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 021	721 MONTEREY PASS RD	LEE,JIM AND ANNA	721 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 022	727 MONTEREY PASS RD	KBF PROPERTIES LLC	801 S FIGUEROA ST 600	LOS ANGELES CA	90017
* 5237 018 023	767 MONTEREY PASS RD	SGC MONTEREY HILL INVESTMENT LLC	2270 HUNTLEY CIR	SAN MARINO CA	91108
* 5237 018 025	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 001	1880 ABAJO DR	OSUGI,CRAIG K	1880 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 002	1890 ABAJO DR	MAR,RICHARD T C/O MARY MAR	3 LILAC	IRVINE CA	92618
* 5237 019 003	1900 ABAJO DR	GENOVIA,MARY K TR	1900 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 004	1910 ABAJO DR	YAMASHIRO,PAUL T AND MILDRED TRS	1910 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 006	1930 ABAJO DR	YEE, LAWRENCE S CO TR	153 CALLE CONSTANCIA	REDLANDS CA	92373
* 5237 019 007	1940 ABAJO DR	WOO,PAUL T AND CHANG, YI LIN	1940 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 008	1950 ABAJO DR	KOBA,JUNE S TR	1950 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 009	1960 ABAJO DR	SAIKI,ELSII H TR	1960 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 010	1970 ABAJO DR	YONEMITSU, MIYOKO TR	1970 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 011	1980 ABAJO DR	WONG, TONY K AND MARGARET Y	1980 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 012	1990 ABAJO DR	LEUNG,ROSIE W TR	548 S BERKELEY AVE	SAN MARINO CA	91108
* 5237 019 013	2000 ABAJO DR	NAKAGUCHI,STEVEN	2000 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 014	2010 ABAJO DR	MOH, DAVID TR	2010 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 015	2020 ABAJO DR	DEMESTRE,JOAQUIN CO TR	2020 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 016	2030 ABAJO DR	GONZALES, MARIA F TR	2030 ABAJO DR	MONTEREY PARK CA	91754

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* 5237 019 017	2040 ABAJO DR	LEE,MARGARET P TR	2040 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 018	2050 ABAJO DR	NAGATO,LINCOLN M TRS	2050 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 019	2060 ABAJO DR	LEE,BOWMAN AND CHRISTINE TRS	2060 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 020	2070 ABAJO DR	QU,WEN	2070 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 021	2080 ABAJO DR	LEE, NELSON L AND PHYLLIS Z TRS	2080 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 022	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 023	831 MONTEREY PASS RD	JC MONTEREY PARK LLC	415 S ATLANTIC BLVD	MONTEREY PARK CA	91754
* 5237 019 024	855 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 025	877 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 026	901 MONTEREY PASS RD	C AND S PROPERTIES	23505 CRENSHAW BLVD STE 152	TORRANCE CA	90505
* 5237 020 001	955 MONTEREY PASS RD	955 MONTEREY PASS LLC	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 004	2100 ABAJO DR	NAKANO,GREGORY AND GUTIERREZ, JANET	2100 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 005	2110 ABAJO DR	WANG,RICHARD D AND ISCAH Y TRS	2110 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 006	2120 ABAJO DR	YOON,HONG R AND YUN J	2120 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 007	2130 ABAJO DR	KESSINGER, MATTHEW AND CHAN, DIANA	2130 ABJO DR	MONTEREY PARK CA	91754
* 5237 020 008	2140 ABAJO DR	MOH, DANIEL TR	1920 GRAHAM AVE	REDONDO BEACH CA	90278
* 5237 020 009	2150 ABAJO DR	WONG,MICHAEL E AND GAY Y	2150 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 010	816 GRANADA DR	DOYLE, VIRGENE K TR	816 GRANADA DR	MONTEREY PARK CA	91754
* 5237 020 011	828 GRANADA DR	CHANG, LUKE C AND SHIRLEY S TRS	828 GRANADA DR	MONTEREY PARK CA	91754
* 5237 020 019	999 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754

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*	5237	020	020	1001 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
*	5237	021	001	1231 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
*	5237	021	002	1051 MONTEREY PASS RD	JONES,ROLAND AND HUE LE TAN	8451 LEROY ST	SAN GABRIEL CA	91775
*	5237	021	003	1101 MONTEREY PASS RD	LITTLE NANA MP LLC	104 N UNION AVE	LOS ANGELES CA	90026
*	5237	021	004	1131 MONTEREY PASS RD	LIN,DANNY J AND JESSIE S	1511 S SHALE HOLLOW LN	DIAMOND BAR CA	91765
*	5237	021	005	1161 MONTEREY PASS RD	ROBLES FAMILY LLC	2275 HUNTINGTON DR 410	SAN MARINO CA	91108
*	5237	021	006	1191 MONTEREY PASS RD	TANG,HUNG PHIEN CO TR	3338 E CALIFORNIA BLVD	PASADENA CA	91107
*	5237	021	007	1201 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
*	5237	022	009	1100 CORPORATE CENTER DR	SEANDA PROPERTIES LLC	1100 CORPORATE CENTER DR # 201	MONTEREY PARK CA	91754
*	5237	022	014	701 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
*	5237	022	017	900 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
*	5237	022	018	1000 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
	5237	022	021	CORPORATE CENTER DR	M AND A GABAEE AND C/O MARK GABAY	9034 W SUNSET BLVD	W HOLLYWOOD CA	90069
*	5237	022	026	1155 CORPORATE CENTER DR	INTERNATIONAL UNION OF PARTNERS	2333 LAKE AVE UNIT H	ALTADENA CA	91001
*	5237	022	028	1111 CORPORATE CENTER DR #101	JOU, JIANN JONG AND KWEI CHI	PO BOX 766	LA VERNE CA	91750
*	5237	022	029	1111 CORPORATE CENTER DR #102	WANG, YUNGMING AND YUAN HWI	1111 CORPORATE CENTER DR	MONTEREY PARK CA	91754
*	5237	022	030	1111 CORPORATE CENTER DR #103	LEE, DEBORAH L	438 EVERETT AVE	MONTEREY PARK CA	91754
*	5237	022	031	1111 CORPORATE CENTER DR #104	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
*	5237	022	032	1111 CORPORATE CENTER DR #105	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
*	5237	022	033	1111 CORPORATE CENTER DR #106	KADD INVESTMNET GROUP LLC	1111 CORPORATE CENTER DR STE 106	MONTEREY PARK CA	91754

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*	5237	022	034	1111 CORPORATE CENTER DR #201	WU, ALLEN AND CHRISTINE TRS	1718 WARWICK RD	SAN MARINO CA	91108
*	5237	022	035	1111 CORPORATE CENTER DR #202	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
*	5237	022	036	1111 CORPORATE CENTER DR #203	GSKK INC	2221 CIELO PL	ARCADIA CA	91006
*	5237	022	037	1111 CORPORATE CENTER DR #204	WONG, DEEPA S TR	2711 CAROLINE WAY	ARCADIA CA	91007
*	5237	022	038	1111 CORPORATE CENTER DR #205	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
*	5237	022	039	1111 CORPORATE CENTER DR #206	YAN, PAUL CO TR	18601 S SUSANA RD	COMPTON CA	90221
*	5237	022	040	1111 CORPORATE CENTER DR #301	YU, CHIU WAN	1455 MONTEREY PASS RD UNIT 204	MONTEREY PARK CA	91754
*	5237	022	041	1111 CORPORATE CENTER DR #302	SHEN, ENGLES S AND HELEN M	1111 CORPORATE CENTER DR NO 302	MONTEREY PARK CA	91754
*	5237	022	042	1111 CORPORATE CENTER DRI #303	VANGUARD GT INVESTMENTS LLC	100 PHOENIX DR STE 311	ANN ARBOR MI	48108
*	5237	022	043	1111 CORPORATE CENTER DR #304	CA PC 1111 CORPORATE CENTER LLC	1413 CENTER DR STE 220	PARK CITY UT	84098
*	5237	022	044	1111 CORPORATE CENTER DR #305	LEE, ERNEST AND SHIRLEY L TRS	1006 HOLIDAY DR	WEST COVINA CA	91791
*	5237	022	045	1111 CORPORATE CENTER DR #306	WONG, TOMMY AND MYRA M	649 N LINCOLN AVE	MONTEREY PARK CA	91755
	5237	022	046	CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
*	5237	022	047	901 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
	5237	022	048	CORPORATE CENTER DR	JOINT WIN DEV LLC	13517 PENN ST	WHITTIER CA	90602
+	5237	022	903	1055 CORPORATE CENTER DR	LA COMMUNITY COLLEGE DIST	770 WILSHIRE BLVD	LOS ANGELES CA	90017
	5237	023	907	MCBRIDE AVE	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
	5237	023	908	MCBRIDE AVE	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POLIR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
*	5237	024	017	1255 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
*	5237	024	025	2526 CORPORATE PL	F & A FEDERAL CREDIT UNION	PO BOX 30831	LOS ANGELES CA	90030

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*	5237	024	026	2525 CORPORATE PL	EAST GROUP PROPERTIES LP	400 W PARKWAY BLVD	RIDGELAND MS	39157
*	5237	024	029	2630 CORPORATE PL	2000 GOLD LIMITED PARTNERSHIP LP	111 BALDWIN PARK BLVD	CITY OF INDUSTRY CA	91746
*	5237	024	055	1588 CORPORATE CENTER DR	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
*	5237	024	056	2530 CORPORATE PL	REAL ESTATE INVESTORS	PO BOX 25025	GLENDALE CA	91201
*	5237	024	059	CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
	5237	024	061	DAVIDSON DR	PERRY, MARSHALL	17600 COMMUNITY ST	NORTHRIDGE CA	91325
*	5237	024	065	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
*	5237	024	066	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
*	5237	024	067	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
*	5237	024	068	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
*	5237	024	071	1600 CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012
	5237	024	072	CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012
	5237	024	800	KERN AVE	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	MONTEREY PARK CA	91754
*	5252	001	023	793 BARNUM WAY	KHOO,HENRY	793 BARNUM WAY	MONTEREY PARK CA	91754
*	5252	001	024	789 BARNUM WAY	KABAKIAN,ADOUR V AND DAKESSIAN, TALEEN	789 BARNUM WAY	MONTEREY PARK CA	91754
*	5252	001	025	785 BARNUM WAY	CHO,SOO W AND JUM J	785 BARNUM WAY	MONTEREY PARK CA	91754
*	5252	001	026	781 BARNUM WAY	LIN, EUGENE C AND ANNA S	781 BARNUM WAY	MONTEREY PARK CA	91754
*	5252	001	027	777 BARNUM WAY	RUI ZHEN ZHAO AND	777 BARNUM WAY	MONTEREY PARK CA	91754
*	5252	001	028	773 BARNUM WAY	CHING YU KO AND CHEN, LING KO	773 BARNUM WAY	MONTEREY PARK CA	91754
*	5252	001	029	769 BARNUM WAY	CHOU,DAVID C	769 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 001 030	765 BARNUM WAY	POON, EVA K TR	765 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 031	761 BARNUM WAY	WAKINO, BRETT P	750 S YNEZ AVE	MONTEREY PARK CA	91755
* 5252 001 032	757 BARNUM WAY	MA,PATRICK CO TR	757 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 033	753 BARNUM WAY	CHING,BENJAMIN D TR	753 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 034	749 BARNUM WAY	LEE,YUAN AND MEI NA	749 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 035	745 BARNUM WAY	SZE,RAYMOND CO TR	745 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 036	741 BARNUM WAY	CHOW,REGINA W TR	741 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 037	737 BARNUM WAY	YUAN,HSIN	737 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 038	733 BARNUM WAY	LAI,TIMOTHY S AND JANET M TRS	733 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 039	729 BARNUM WAY	MA, SAM	729 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 040	725 BARNUM WAY	PATEL,RAMANBHAI A CO TR	725 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 041	721 BARNUM WAY	HE, GORDON AND JAU WINNEY	721 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 042	717 BARNUM WAY	TRINIDAD,JON	717 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 043	713 BARNUM WAY	TRANG,SI DU AND KIM H	713 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 044	709 BARNUM WAY	MAYEMURA,DAVID J AND BARBARA K	709 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 045	705 BARNUM WAY	TOM,WILLIAM Y AND LANORA TRS	705 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 046	701 BARNUM WAY	LI, BOHAO AND WU, HUI	701 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 047	697 BARNUM WAY	CHERNG, ESTHER F TR	697 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 048	693 BARNUM WAY	CHOY,MAN F CO TR	693 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 049	689 BARNUM WAY	CHOW,WING P AND CATHERINE K	689 BARNUM WAY	MONTEREY PARK CA	91754

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*	5252	002	002	608 MONTEREY PASS RD	JU FAT LLC	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5252	002	008	656 MONTEREY PASS RD	GULDALIAN,ANTHONY AND SUZY TRS	609 MICHAEL COLLINS CIR	MONTEBELLO CA	90640
*	5252	002	010	670 MONTEREY PASS RD	JONAMERICA LLC	3712 W JEFFERSON BLVD	LOS ANGELES CA	90016
*	5252	002	011	616 MONTEREY PASS RD	DIETERICH POST CO	P O BOX 155	MONTEREY PARK CA	91754
	5252	002	016	MONTEREY PASS RD	ETON MONTEREY INVESTMENTS LLC C/O ALAN S TON AND THU KIENG	1045 MONTECITO DR	SAN GABRIEL CA	91776
*	5252	002	017	632 MONTEREY PASS RD	DANIELSON,M JOYCE CO TR	5151 AVENIDA DESPACIO	LAGUNA WOODS CA	92637
*	5252	003	009	1200 MONTEREY PASS RD	FARBSTEIN,JAY TR	219 14TH ST	SANTA MONICA CA	90402
*	5252	003	010	1190 MONTEREY PASS RD	MONTEREY PASS PROPERTIES LLC C/O THEODORE HAAS	1938 LA FREMONTIA ST	SO PASADENA CA	91030
*	5252	003	011	1160 MONTEREY PASS RD	J E M ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
*	5252	003	012	1130 MONTEREY PASS RD	JEM ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
*	5252	003	013	1110 MONTEREY PASS RD	PWCHOU LLC	1435 SOMBRERO DR	MONTEREY PARK CA	91754
*	5252	003	020	900 MONTEREY PASS RD	RATIGAN, JOAN D TR	7123 SEAWIND DR	LONG BEACH CA	90803
*	5252	003	021	890 MONTEREY PASS RD	LE, KAREN	166 W NAIMI AVE	ARCADIA CA	91007
*	5252	003	022	870 MONTEREY PASS RD	PANDA REAL ESTATE INVESTMENT INC	870 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5252	003	027	800 MONTEREY PASS RD	ZHAO AND LUO LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91755
*	5252	003	028	798 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
*	5252	003	029	786 MONTEREY PASS RD	CLINTON, EDMOND J III CO TR	1647 GLORIETTA AVE	GLENDALE CA	91208
*	5252	003	030	774 MONTEREY PASS RD	JY ASSOCIATES LLC	750 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5252	003	033	748 MONTEREY PASS RD	SCHWARTZ TEA LLC	748 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5252	003	042	1100 MONTEREY PASS RD	BROWN, GORDON AND LIN, XIAOXIA	1314 ASHLAND AVE	SANTA MONICA CA	90405

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* 5252 003 043	810 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 046	750 MONTEREY PASS RD	OAKCROFT ASSOCIATES INC	PO BOX 63309	LOS ANGELES CA	90063
* 5252 003 049	960 MONTEREY PASS RD	PASS ROAD LLC	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 050	930 MONTEREY PASS RD	MIKEN PROPERTIES	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 052	724 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 053	850 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 055	1090 MONTEREY PASS RD	EVERLIGHT LLC	122 S EL MOLINO ST	ALHAMBRA CA	91801
* 5252 003 057	990 MONTEREY PASS RD	HILANDS LUCY L TRS	1719 WARWICK RD	SAN MARINO CA	91108
* 5252 003 058	708 MONTEREY PASS RD	KONTOS,PHILLIP J AND MARY J TRS	18924 CARMEL CREST DR	TARZANA CA	91356
* 5252 003 065	716 MONTEREY PASS RD	MONTEREY PASS HI TECH LLC	718 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 066	1000 MONTEREY PASS RD	TRAN, DANIEL CO TR	PO BOX 5007	SAN GABRIEL CA	91778
* 5252 003 067	1290 MONTEREY PASS RD	MEGA HZ ELECTRIC INC	1290 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 069	736 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 070	1260 MONTEREY PASS RD	SHIN, YONG S	915 TOWNE AVE	LOS ANGELES CA	90021
* 5252 003 071	1230 MONTEREY PASS RD	BOHER FINE ARTS LLC	1230 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 074	1390 MONTEREY PASS RD	HERSCOWITZ, MORIS CO TR	5020 BLUEBELL AVE	VALLEY VILLAGE CA	91607
* 5252 004 075	1350 MONTEREY PASS RD	NYH PROPERTIES LLC	1350 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 078	1300 MONTEREY PASS RD	HOM,HENRY Y AND CHING W	1300 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 080	1460 MONTEREY PASS RD NO A	ZHANG,JASON AND LIU, YAN	153 DIAMOND ST # B	ARCADIA CA	91006
* 5252 004 081	1460 MONTEREY PASS RD NO B	NING,CECILIA TR	PO BOX 1349	MONTEREY PARK CA	91754

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*	5252	004	082	1460 MONTEREY PASS RD NO C	WANG,JAMES	1460 MONTEREY PASS RD C	MONTEREY PARK CA	91754
*	5252	004	083	1460 MONTEREY PASS RD NO D	PHAT LU AND	2809 WARREN WAY	ARCADIA CA	91007
*	5252	004	084	1460 MONTEREY PASS RD NO E	HON,JOHN H	1460 MONTEREY PASS RD NO E	MONTEREY PARK CA	91754
*	5252	004	085	1460 MONTEREY PASS RD NO F	CML GROUP LLC, C/O CHRISTINA LIU	5538 ANGELUS AVE	SAN GABRIEL CA	91776
*	5252	004	086	1430 MONTEREY PASS RD NO A	LAM,PETER K AND YUEN, ANNA M	1430 MONTEREY PASS RD NO A	MONTEREY PARK CA	91754
*	5252	004	087	1430 MONTEREY PASS RD NO B	NG,ANTHONY AND CORRIN	305 ALMORA ST	MONTEREY PARK CA	91754
*	5252	004	088	1430 MONTEREY PASS RD NO C	LO,ALAN T AND HELEN S TRS	1381 SAN MARINO AVE	SAN MARINO CA	91108
*	5252	004	089	1430 MONTEREY PASS RD NO D	YEN, BEN	441 LOS GATOS DR	WALNUT CA	91789
*	5252	004	090	1430 MONTEREY PASS RD NO E	KENG LIN AND CHIA TSUI YUAN	15107 EL SELINDA DR	HACIENDA HTS CA	91745
*	5252	004	091	1430 MONTEREY PASS RD NO F	EMPIRE ENTOURAGE LLC	2168 S ATLANTIC BLVD UNIT 217	MONTEREY PARK CA	91755
	5252	004	800	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
	5252	004	801	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
*	5252	005	071	1810 COLLEGE VIEW DR	CHI KAN KWAN AND LAI HING KWAN LI	1810 COLLEGE VIEW DR	MONTEREY PARK CA	91754
*	5252	005	072	1820 COLLEGE VIEW DR	TRAN,PETER K AND LAI, WAI YAN	1820 COLLEGE VIEW DR	MONTEREY PARK CA	91754
*	5252	005	074	1860 COLLEGE VIEW DR	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
*	5252	005	075	1880 COLLEGE VIEW DR	CANTERO,TERESA G	1880 COLLEGE VIEW DR	MONTEREY PARK CA	91754
*	5252	005	076	1890 COLLEGE VIEW DR	HOM,LESLIE Y AND SHUI T TRS	8524 LARKDALE RD	SAN GABRIEL CA	91775
*	5252	005	077	1900 COLLEGE VIEW DR	JOHN CHI DUONG	1900 COLLEGE VIEW DR	MONTEREY PARK CA	91754
*	5252	005	078	1910 COLLEGE VIEW DR	WU, QINFANG	1910 COLLEGE VIEW DR	MONTEREY PARK CA	91754
*	5252	005	079	1920 COLLEGE VIEW DR	LEUNG, SI SING TR	20707 E RIM LN	WALNUT CA	91789

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* 5252 005 080	1940 COLLEGE VIEW DR	DELIANG LI AND CUI WEI LIANG	1940 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 081	1960 COLLEGE VIEW DR	LIU,JOHNNY AND CHRISTINE	1960 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 082	1980 COLLEGE VIEW DR	WOO, GEORGE J AND KAM Y TRS	1980 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 083	1990 COLLEGE VIEW DR	TRAN, KHAM D	1990 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 084	2000 COLLEGE VIEW DR	SHENM YI	2000 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 085	2020 COLLEGE VIEW DR	LUE, JAY J AND LINDA C TRS	2020 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 086	2040 COLLEGE VIEW DR	HAYASHI, MASANOBU AND SACHIKO TRS	2040 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 087	2060 COLLEGE VIEW DR	WU, HUIJUN	2060 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 088	2080 COLLEGE VIEW DR	LING SEE HO	2080 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 089	2090 COLLEGE VIEW DR	LOW, BOON H	2090 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 090	2100 COLLEGE VIEW DR	HOEY, LAWRENCE M AND VIRGINIA	2100 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 091	2120 COLLEGE VIEW DR	SHEN,PO CHYUN AND SHIRLEY S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 092	2140 COLLEGE VIEW DR	QUON, VIOLET TR	2140 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 093	2180 COLLEGE VIEW DR	DUONG, CHILIEM	2180 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 094	2190 COLLEGE VIEW DR	JUNG, SUSAN TR	2190 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 095	2200 COLLEGE VIEW DR	TSUI, MAN W AND CHRISTINA W	220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 096	2220 COLLEGE VIEW DR	YU, BEN	2220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 097	2238 COLLEGE VIEW DR	CROCKER, NEAL AII	2238 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 098	2260 COLLEGE VIEW DR	MOY, SHAOLI	2260 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 099	2280 COLLEGE VIEW DR	WU, RICHARD B AND NANCY J TRS	2280 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 005 100	2290 COLLEGE VIEW DR	HIGASHI, MASAHARU AND SHIRLEY TRS	2290 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 101	2300 COLLEGE VIEW DR	CHEW,KIM M TR	2300 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 103	2160 COLLEGE VIEW DR	CHIO, KUOK L	2160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 104	1800 COLLEGE VIEW DR	WAN, JASON	1800 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 105	2320 COLLEGE VIEW DR	MCKITTRICK, RAQUEL TR	2320 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 013 026	1301 LIGHTVIEW ST	TAT,QUANG T AND	1301 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5252 013 031	1800 BLUFFHILL DR	CHOW,SUSIE	1800 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 014 011	1367 HILLSIDE ST	LI,ANDY W TR	1367 HILLSIDE ST	MONTEREY PARK CA	91754
* 5252 014 023	1295 HILLSIDE ST	WILLIAMS,DONALD CO TR	26441 BELSHIRE WAY	LAKE FOREST CA	92630
* 5252 015 001	1184 S LONGHILL WAY	MARTY,BETTY J TR	1184 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 015 014	1795 BLUFFHILL DR	AKIYOSHI,CARY AND TAMMIE K	1795 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 015	1801 BLUFFHILL DR	YEUNG, FLORA F	1801 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 017	1855 BLUFFHILL DR	QUAN, DAN CO TR	1164 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 015 018	1877 BLUFFHILL DR	MURAKAMI,ROBERT K AND PATRICIA I	1877 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 019	1895 BLUFFHILL DR	LEE,PATRICIA W TR	1895 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 020	1901 BLUFFHILL DR	BOW,RONALD D AND LILLIAN M	1901 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 021	1915 BLUFFHILL DR	QUAN,OLIN TR	1915 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 022	1833 BLUFFHILL DR	GODINEZ, NOEL A AND NUNEZ, MARICELA	1833 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 003	2068 W LONGHILL DR	MITANI,DENNIS T AND DIANA Y TRS	2068 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 016 004	1187 S LONGHILL WAY	PL COYNE REAL ESTATE LP	1311 BELHAM RIDGE CT	SPRING TX	77379

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* 5252 016 005	1190 S LONGHILL WAY	PEREZ,CARMEN ET AL	1190 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 016 006	1933 BLUFFHILL DR	HASHIMA,MARK I TR	1933 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 007	1947 BLUFFHILL DR	CHAN,DAVID AND QUACH, LE	1947 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 008	1963 BLUFFHILL DR	KAWAHARA,JAMES B AND LESLIE E	1963 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 009	1985 BLUFFHILL DR	FONG,MARY L TR	1985 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 018 004	1255 RIDGECREST ST	KIM,BRIAN J	1255 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 005	1241 RIDGECREST ST	SHITARA,SHIZUKO	1241 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 006	1225 RIDGECREST ST	HUGHES,PETER GDN	3655 YORKSHIRE RD	PASADENA CA	91107
* 5252 018 007	1201 RIDGECREST ST	SCOBIE,TRENTON J II	1201 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 008	1187 RIDGECREST ST	KAPPELER,DORIS AND LINDA	1187 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 011	1149 RIDGECREST ST	WONG, SUSAN TR	2167 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 018 013	1125 RIDGECREST ST	SHUM, YUK KIU	1125 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 014	1113 RIDGECREST ST	DANERI,CHARLES R TR	1113 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 016	1091 RIDGECREST ST	NISHIKUBO,NAPAPOM J	1091 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 017	1087 RIDGECREST ST	WAI YIN CHAN	1087 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 018	1083 RIDGECREST ST	SEN,DARWIN Y TR	1083 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 019	1079 RIDGECREST ST	SAI, JUDY TR	1079 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 001	1071 RIDGECREST ST	CARR, NATHALIE M TR	930 S CHARLOTTE AVE	SAN GABRIEL CA	91774
* 5252 019 002	1069 RIDGECREST ST	CHENG,HON M AND POCHING L	1069 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 003	1065 RIDGECREST ST	PAUL,WILFRED D II AND KARELLE	1065 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 019 004	1061 RIDGECREST ST	LU,DULY TR	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 005	1057 RIDGECREST ST	CAI, ZHIJUAN AND QIU, HAO	1057 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 006	1053 RIDGECREST ST	YAMAUCHI,NORMAN K AND NORA S TRS	1053 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 007	1049 RIDGECREST ST	OGURA,KEVIN AND JEAN	1049 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 008	1045 RIDGECREST ST	LIAO,KAO H AND CHING H	1045 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 009	1041 RIDGECREST ST	FERRIERE, THOMAS AND GINA Y	1041 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 010	1037 RIDGECREST ST	GEE,DANNY S	1037 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 011	1033 RIDGECREST ST	NEWMAN,ANDREW K AND AMY L TRS	1033 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 012	1029 RIDGECREST ST	KAWA,CYNTHIA TR	1029 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 014	1021 RIDGECREST ST	WANG, QIN XIA	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754
* 5252 019 015	1017 RIDGECREST ST	WONG,TOMAS A AND CUAN-WONG, DIANA L	1017 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 016	1013 RIDGECREST ST	HARTLEY, JULIA C TR	1013 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 017	1009 RIDGECREST ST	YIU CHOK CHAN AND	1009 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 018	1005 RIDGECREST ST	CHEN,CHARLES T AND	1005 RIDGECREST ST	MOUNTAIN VIEW CA	94040
* 5252 019 019	1001 RIDGECREST ST	COX,CATHERINE	1001 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 020 017	1052 RIDGECREST ST	KWOK,PIT AND IKA ET AL	1052 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 021 009	1623 BLUFFHILL DR	ARCHER, SALLY K TR	1623 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 022 020	1611 BLUFFHILL DR	JO,KYUNG	1611 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 029 035	1740 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 029 036	1720 COLLEGE VIEW DR	WONG, JACK W AND JENNIFER TRS	1408 VIA ROMA	MONTEBELLO CA	90640

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* 5252 029 037	1700 COLLEGE VIEW DR	AOYAGI,MAY TR	22606 CORAL PL	LAKE FOREST CA	92630
* 5252 029 038	1690 COLLEGE VIEW DR	MACIAS, CARMEN E TR	1690 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 039	1680 COLLEGE VIEW DR	CHONG, ROSANA TR	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 040	1660 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 041	1640 COLLEGE VIEW DR	YEE, FIRMAN	1640 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 042	1620 COLLEGE VIEW DR	TAN, THEAN YEAT AND	2090 VANCOUVER AVE	MONTEREY PARK CA	91754
* 5252 029 043	1600 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	MONTEREY PARK CA	91754
* 5252 029 044	1590 COLLEGE VIEW DR	WONG, NORMAN S AND ELINA P TRS	55 W PALM DR	ARCADIA CA	91007
* 5252 029 045	1580 COLLEGE VIEW DR	DANG, MICHAEL	6962 FERNCROFT AVE	SAN GABRIEL CA	91775
* 5252 029 046	1560 COLLEGE VIEW DR	NG, WUN P AND MEI C TRS	294 SIERRA OAKS DR	ARCADIA CA	91006
* 5252 029 048	1520 COLLEGE VIEW DR	MAR, DO G ET AL	11015 FREER ST	TEMPLE CITY CA	91780
* 5252 029 050	1540 COLLEGE VIEW DR	SANCHEZ, JORGE A	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5252 029 051	1500 COLLEGE VIEW DR	YEE. MICHAEL	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 031 001	991 RIDGECREST ST	HIGA,MERY	1445 FORESTVIEW DR	BREA CA	92821
* 5252 031 002	985 RIDGECREST ST	YIP,ROLAND	985 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 003	979 RIDGECREST ST	HE, DONG	979 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 006	1526 RIDGECREST WAY	ONO,DAVID Y AND LEUNG, MARGARET	1526 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 007	1540 RIDGECREST WAY	UJITA,SCOTT L AND LAURI I TRS	1540 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 008	1552 RIDGECREST WAY	DE GUZMAN, GIL AND VARGAS, CRISTINA	1552 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 009	1566 RIDGECREST WAY	LEE, DAISY W AND WOO, THOMAS	1566 RIDGECREST WAY	MONTEREY PARK CA	91754

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* 5252 031 010	1580 RIDGECREST WAY	MURRAY,ROCHELLE R	1580 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 011	1592 RIDGECREST WAY	LEM,KAI S ET AL	1592 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 020	1501 VAGABOND RD	FIRST MOLOKAN CH OF MONTEBELLO	1501 VAGABOND RD	MONTEREY PARK CA	91754
* 5252 032 003	929 RIDGECREST ST	PAVLIC,LOUIS S TR	929 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 004	921 RIDGECREST ST	TAKAYANAGI, SUMIKO TR	2505 STRATHMORE AVE	ROSEMEAD CA	91770
* 5252 032 005	915 RIDGECREST ST	HIRAOKA, DONNA CO TR	2823 BURKSHIRE AVE	LOS ANGELES CA	90064
* 5252 032 006	901 RIDGECREST ST	CHAO,LAWRENCE S TR	901 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 007	889 RIDGECREST ST	CAO, CECILIA L TR	889 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 004	865 DONNER PL	QUAN,NELSON W AND HELEN L TRS	250 S ATLANTIC BLVD	LOS ANGELES CA	90022
* 5252 033 005	861 DONNER PL	WHITTAKER,YVONNE R TR	861 DONNER PL	MONTEREY PARK CA	91754
* 5252 033 006	857 DONNER PL	MATSUI,MICHIKO TR	857 DONNER PLACE	MONTEREY PARK CA	91754
* 5252 033 008	849 RIDGECREST ST	MIYAMOTO,SAM S AND JEAN Y TRS	849 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 009	843 RIDGECREST ST	KUO,EDWARD T AND NINA	843 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 010	841 RIDGECREST ST	KURAMOTO, JOHN TR ET AL	1836 OAKGATE ST	MONTEREY PARK CA	91755
* 5252 033 011	837 RIDGECREST ST	YAMATE,MEIKO A TR	837 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 016	827 BARNUM WAY	MATSUNAMI,DAN AND LE, THUY THANH NGUYEN	827 BARRUM WAY	MONTEREY PARK CA	91754
* 5252 033 017	809 BARNUM WAY	NGO, NANCY	809 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 033 020	772 BARNUM WAY	HO, SONNY CO TR	2355 MELVILLE DR	SAN MARINO CA	91108
* 5252 034 001	1199 CREST HAVEN WAY	WU,JIACHENG	1199 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 034 010	880 RIDGECREST ST	HO,ELAINE L	880 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 034 011	888 RIDGECREST ST	HUANG,MICHELLE Y TR	888 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 013	906 SUMMIT PL	TMW INVESTMENT INC	906 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 035 001	1175 CREST HAVEN WAY	LONG,HELEN TR	1175 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 036 001	1197 DOVER WAY	SHUM,TONY K AND KIT M TRS	2695 LOMBARDY RD	SAN MARINO CA	91108
* 5252 036 002	1181 DOVER WAY	TEO,GARY S AND	1181 DOVER WAY	MONTEREY PARK CA	91754
* 5252 036 003	1165 DOVER WAY	WONG, ALBERT AND PAMELA	1165 DOVER WAY	MONTEREY PARK CA	91754
* 5252 036 016	1196 CREST HAVEN WAY	CECILA, MARY J TR	1196 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 037 001	1211 W CREST WAY	ZEPEDA,JOSE A AND MARIA A TRS	1211 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 002	1201 W CREST WAY	SHAM, THOMAS & KONG C	1201 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 003	1263 W CREST WAY	CHAN, PETER C AND COURTNEY M	1263 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 004	1251 W CREST WAY	GUO QIANG LENG AND MEI RAN HOU	1251 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 005	1243 W CREST WAY	MINOHARA,STEVEN & CHARMAINE P	1243 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 012	1198 DOVER WAY	KAWATA,JOE S AND MAY S TRS	1198 DOVER WAY	MONTEREY PARK CA	91754
* 5252 037 013	912 SUMMIT PL	CHUANG, KAI WIN AND WANG, HSIU HUA	2095 S LEO AVE	COMMERCE CA	90040
5252 038 003	SUMMIT PL	SANCHEZ, IRENE TRS	924 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 038 009	1295 W CREST WAY	LEE,CHARLES C AND AMY W TRS	1160 BUSCH GARDEN CT	PASADENA CA	91105
* 5252 040 011	1290 HIGHLAND DR	QINGYU FU AND SHU P HE	1290 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 040 018	1295 WINDOVER WAY	SOTO,LUIS JR AND IRMA	1295 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 040 019	1281 WINDOVER WAY	TOMITA ,SHIRLEY T	221 S RUSSELL AVE	MONTEREY PARK CA	91754
* 5252 040 022	1233 WINDOVER WAY	PHOSUK,SIRIPORN	1233 WINDOVER WAY	MONTEREY PARK CA	91754

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* 5252 041 007	801 RIDGECREST ST	HOSHIZAKI,KOTARO R TR	801 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 008	805 RIDGECREST ST	GIN, KAM CHUN TR	805 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 009	809 RIDGECREST ST	SATO,WILLIAM AND ISABELLE	809 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 010	815 RIDGECREST ST	MATSUI,RICKY K AND	815 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 011	819 RIDGECREST ST	PENA,ANGEL B AND IVETTE C TRS	819 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 012	823 RIDGECREST ST	WONG THOMAS, NANCY TR	515 S FIGUEROA ST STE 2060	LOS ANGELES CA	90071
* 5252 041 013	827 RIDGECREST ST	NAKASHIMO,SHOJI AND MASAKO	827 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 014	831 RIDGECREST ST	RAMIREZ,DOLORES R TR	831 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 015	797 RIDGECREST ST	IRWIN,LOWELL E AND ROSE M TRS	343 WYNN CT	THOUSAND OAKS CA	91362
* 5252 041 021	781 RIDGECREST ST	HASHIMOTO,TED S CO-TRS	781 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 028	765 RIDGECREST ST	JIANG, CHANGCAN AND DENG, LIZHEN	14438 FAIRGROVE AVE	LA PUENTE CA	91744
* 5252 041 029	795 RIDGECREST ST	PHUNG,AMY N TR	795 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 032	773 RIDGECREST ST	TONG,KEVIN K AND YUSHAN K	773 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 033	769 RIDGECREST ST	DEGEORGE,KAREN A TR	769 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 034	720 BARNUM WAY	CHAN, PEDRO CO TR	720 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 035	724 BARNUM WAY	TANG,HUNG K TR	724 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 036	728 BARNUM WAY	HUYNH,UT C AND TUYET HONG	728 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 037	732 BARNUM WAY	CHOW,BENJAMIN H AND KAZUKO K	732 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 038	736 BARNUM WAY	SIU,LUIS AND YUNG, MANDY	736 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 039	740 BARNUM WAY	CHUI, STEPHEN AND MAGGIE M	740 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 041 040	744 BARNUM WAY	HUANG,MING C AND SHUMEI C TRS	744 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 041	748 BARNUM WAY	LAI,PHILLIP L AND QUAN, BETTY C	748 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 042	752 BARNUM WAY	YOUNG,MICHAEL	752 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 043	756 BARNUM WAY	JUNG,DEWEY AND BETTY C TRS	1363 ROCK VIEW ST	MONTEREY PARK CA	91754
* 5252 041 044	760 BARNUM WAY	CHUNNE,FERNAND C TR C/O MIREILLE HANFT	628 CREEKMORE CT	WALNUT CREEK CA	94598
* 5252 041 045	764 BARNUM WAY	TANG,CHING W AND LINDA C	764 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 046	768 BARNUM WAY	TING,WILLIAM C AND	768 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 042 009	1097 BRIER CLIFF WAY	MARQUEZ,ALMA V	1097 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 010	1101 BRIER CLIFF WAY	NG,JACK CO TR	1101 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 011	1113 BRIER CLIFF WAY	LEE, NORMAN T AND CARMEN J	1113 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 012	1125 BRIER CLIFF WAY	QUAN, HENRY C AND DIANA K	1177 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 042 013	1149 BRIER CLIFF WAY	YAMAMOTO,PETER P	1149 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 043 003	1087 CHALET TER	MURPHY,JOHN JR AND ELAINE TRS	2234 HIGHLAND VISTA DR	ARCADIA CA	91006
* 5252 043 004	1090 CHALET TER	LEW, MARILYN L ET AL TRS	1090 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 011	1067 ALPINE TER	NGUYEN, THUAN DUC AND PHAM, AMY P	2627 W AVE 31	LOS ANGELES CA	90065
* 5252 043 012	1089 ALPINE TER	TAWEESUP,PATAMA	PO BOX 1363	MONTEREY PARK CA	91754
* 5252 043 014	812 RIDGECREST ST	DUONG, NICK AND CHRISTINE L	812 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 015	806 RIDGECREST ST	HUEY, WAI J AND LINDA J TRS	806 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 017	801 CREST VISTA DR	WONG, WILLARD AND REBEKAH	801 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 018	817 CREST VISTA DR	JEN, MARGARET CO TR	805 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5252 043 019	835 CREST VISTA DR	ANGKADJAJA, LUCAS CO TR	835 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 020	851 CREST VISTA DR	MATSUMOTO,MITSUKO M TR	PO BOX 1390	SOUTH PASADENA CA	91031
* 5252 043 021	869 CREST VISTA DR	HENG,JOHN M AND MONA TRS	869 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 022	885 CREST VISTA DR	THAI, KIN I AND JENNIFER P	885 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 023	903 CREST VISTA DR	RAMIREZ,ROBERT L AND CORINA	903 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 038	790 RIDGECREST ST	LIM,JANE H TR	790 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 041	1055 CHALET TER	HO,KENNY AND LUONG, HIEN T	1055 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 042	752 RIDGECREST ST	AOCHI,ETSUKO	752 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 043	758 RIDGECREST ST	HAO,PHILIP B TR	758 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 045	770 RIDGECREST ST	LEE,FRANK T AND JENNIE O TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 047	782 RIDGECREST ST	HUYNH, VIET K AND TAM, JENNIFER	782 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 048	794 RIDGECREST ST	WONG,TAN F AND GLORIA	794 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 001	761 RIDGECREST ST	KANZAWA,SANJI AND MIYOKO	1400 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 044 002	757 RIDGECREST ST	MORISHITA,TOYOMI K TR	757 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 003	753 RIDGECREST ST	XUE XIU ZHAO TR	753 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 004	749 RIDGECREST ST	SOHO INVESTMENTS LLC	8334 LINCOLN BLVD	LOS ANGELES CA	90045
* 5252 044 005	745 RIDGECREST ST	CHAN,FANNY O TR	745 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 006	741 RIDGECREST ST	KAWARATANI, AIKO TR	741 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 007	737 RIDGECREST ST	NAKAMURA, ROY H AND SETSUKO A TRS	737 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 008	733 RIDGECREST ST	GUO,XUEZE AND	733 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 044 016	692 BARNUM WAY	LAW,JIMMY K AND LILY C	2345 SHERWOOD RD	SAN MARINO CA	91108
* 5252 044 017	696 BARNUM WAY	TANG,ARTHUR TR	696 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 018	700 BARNUM WAY	WONG,HENRY H AND MARY P	700 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 019	704 BARNUM WAY	WAI YEE YAN AND DENG, AMY	704 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 020	708 BARNUM WAY	IWAKI,JIMMY M AND JUDY M TRS	708 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 021	712 BARNUM WAY	JUATMA, VUNAPHA W TR	712 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 022	716 BARNUM WAY	RO,STEVE S AND SUNMI K	716 BARNUM WAY	MONTEREY PARK CA	91754
5253 002 022	ATLANTIC BLVD	SC INVESTMENT GROUP LLC	2707 E VALLEY BLVD STE 311	WEST COVINA CA	91792
* 5253 005 003	915 DE LA FUENTE ST	NGUYEN,NAM AND PHAM, JENNELYNN	915 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 013	1015 DE LA FUENTE ST	LEE, DUSTIN	1015 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 014	1031 DE LA FUENTE ST	XIANG, PIN AND DING, MICHELLE X	1031 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 015	1027 DE LA FUENTE ST	ZHU, CONGWANG	1027 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 016	898 VIA VENTI AVE	YOUNG, KALLY W TR	898 VIA VENTI AVE	MONTEREY PARK CA	91754
* 5253 006 018	983 KINGSFORD ST	LEE,VICTOR AND KIM T	983 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 019	989 KINGSFORD ST	NGO,HY P TR	989 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 020	999 SNYDER LN	LU,LOU	999 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 021	1039 SNYDER LN	NG, PHACH T C TR	1039 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 027	887 SCUDDER WAY	LI, YUZHEN	887 SCUDDER WAY	MONTEREY PARK CA	91754
5253 006 028	SCUDDER WAY	LAU,YEE H AND ANNA	7318 TERESA AVE	ROSEMEAD CA	91770
* 5253 006 040	899 HOLLADAY WAY	LIEN,JIMMY AND SHIRLEY S TR	899 HOLLADAY WAY	MONTEREY PARK CA	91754

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*	5253	006	041	898 HOLLADAY WAY	OGINO,JAMES T AND MYRA M	898 HOLLADAY WAY	MONTEREY PARK CA	91754
*	5253	006	042	888 HOLLADAY WAY	WONG, SIN WEI	888 HOLLADAY WAY	MONTEREY PARK CA	91754
*	5253	006	043	886 HOLLADAY WAY	YAMADA,DEAN O AND ABAD, LEILANI T	PO BOX 1526	MONTEREY PARK CA	91754
*	5253	006	044	882 HOLLADAY WAY	WU, ZHUOFU AND RUISHEN	882 HOLLADAY WAY	MONTEREY PARK CA	91754
*	5253	006	051	1086 SNYDER LN	LUK,LINCOLN JR AND MA, VIVIEN	1086 SNYDER LN	MONTEREY PARK CA	91754
*	5253	006	052	1082 SNYDER LN	LIU,SU CHIAO	1082 SNYDER LN	MONTEREY PARK CA	91754
*	5253	006	056	1038 SNYDER LN	HADDAD,IKHLAS TR	882 SCUDDER WAY	MONTEREY PARK CA	91754
*	5253	006	058	988 SNYDER LN	MAI,DAMING	988 SNYDER LN	MONTEREY PARK CA	91754
*	5253	006	059	988 KINGSFORD ST	YIU, YVONNE Y	988 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	006	060	986 KINGSFORD ST	TSUI,SAN CO TR	986 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	006	061	982 KINGSFORD ST	CHI,SAMUEL C AND SUI J	982 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	006	062	928 KINGSFORD ST	WONG,SIU W	928 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	006	063	898 KINGSFORD ST	XING LI	898 KINGSFORD ST	MONTEREY PARK CA	91754
	5253	007	005	DE LA FUENTE ST	CHEN,HSIANG JUI CO TR	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
*	5253	007	017	1030 DE LA FUENTE ST	KO,WINSTON P AND PUI YUK D TRS	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
	5253	007	024	DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
*	5253	007	025	1068 DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
*	5253	007	027	1088 DE LA FUENTE ST	RAMIREZ, SELOMITH	1088 DE LA FUENTE ST	MONTEREY PARK CA	91754
	5253	007	028	1002 DE LA FUENTE ST	RHE LLC	711 N BROADWAY # 403	LOS ANGELES CA	90012
	5253	008	023	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754

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	5253 008 024	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
*	5253 008 026	828 VIA VENTI AVE	KAO,CHARLES C CO TR	828 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 027	832 VIA VENTI AVE	LAU,CHI YAM	832 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 028	838 VIA VENTI AVE	KAZEIAN,NORAIR AND DIANA	838 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 029	866 VIA VENTI AVE	HYUN,CHUL CHOI AND	866 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 030	868 VIA VENTI AVE	LO,VEYKIE C AND LAU, TISINE	868 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 031	880 VIA VENTI AVE	WU,JONATHAN Y	880 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 032	882 VIA VENTI AVE	TSOI, ALPHAN AND CHOI, JULIE H	882 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 033	886 VIA VENTI AVE	AU, BRANDON & ANGELICA R	886 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 034	888 VIA VENTI AVE	CHAN, ROBERT O & OUYANG FRANCES Y	888 VIA VENTI	MONTEREY PARK CA	91754
*	5253 008 035	892 VIA VENTI AVE	VU, THAI	201 E CENTER ST STE 108	ANAHEIM CA	92805
	5253 008 036	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
*	5253 008 037	809 KINGSFORD ST	BOUAYAD,HASSAN M AND MLISS L	809 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253 008 038	829 KINGSFORD ST	FONG,ARTURO AND AGNES TRS	829 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253 008 039	839 KINGSFORD ST	CHEN,CHINGCHI AND	839 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253 008 040	863 KINGSFORD ST	TSUJII,RYAN B AND ABE, SANDRA Y CO TR	863 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253 008 041	869 KINGSFORD ST	PATEL,AMRATLAL N AND BHANU A	869 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253 008 042	883 KINGSFORD ST	YEUNG,WING K CO TR	883 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253 008 043	889 KINGSFORD ST	CHENG,HOA AND FAY F TRS	889 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253 008 044	893 KINGSFORD ST	LUM,BING K AND LISA G	893 KINGSFORD ST	MONTEREY PARK CA	91754

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*	5253	008	045	896 KINGSFORD ST	JIN, MING	896 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	008	046	888 KINGSFORD ST	FANG ZHAO	888 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	008	047	886 KINGSFORD ST	SUN,HELEN	886 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	008	048	882 KINGSFORD ST	QUAN,JEFF AND ENG, ENG LI	4111 THISTLE HILL CT	SUGAR LAND TX	77479
*	5253	008	049	880 KINGSFORD ST	WANG,KOUG C AND MANPING	880 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	008	050	868 KINGSFORD ST	GALLINOT,GARY F AND DEBRA J	868 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	008	052	862 KINGSFORD ST	SUKANDADINATA,ALBERT C AND LAMSAILA, ANGELA	5925 COLGATE AVE	LOS ANGELES CA	90036
*	5253	008	054	832 KINGSFORD ST	THAMMAVONGSA AMPHASOUK AND TRAN, THUY B	832 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	008	055	828 KINGSFORD ST	LI, YING	828 KINGSFORD ST	MONTEREY PARK CA	91754
*	5253	008	060	818 VIA VENTI AVE	QUACH,HAI C AND LUI, SHARI	818 VIA VENTI	MONTEREY PARK CA	91754
	5253	008	061	CADIZ ST	YOUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
*	5253	009	019	877 W EL REPETTO DR	EMERALD HILLS LLC	21700 OXNARD ST STE 345	WOODLAND HILLS CA	91367
	5253	010	031	ATLANTIC BLVD	CALIF WATER SERVICE CO	1720 N 1ST ST	SAN JOSE CA	95112
*	5253	010	036	1995 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
*	5253	010	037	1969 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
*	5253	010	039	1955 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
*	5253	010	040	1935 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
*	5253	012	019	1000 COLLEGE VIEW DR	TSUI, CHI K AND WAI Y	1000 COLLEGE VIEW DR # A	MONTEREY PARK CA	91754
*	5253	012	020	1010 COLLEGE VIEW DR	JLC INVESTMENT LLC	416 DANIMERE AVE	ARCADIA CA	91006
*	5253	012	021	1020 COLLEGE VIEW DR	NAYFACK, PEARL TR	12512 CHANDLER BLVD #306	VALLEY VILLAGE CA	90605

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* 5253 012 022	1030 COLLEGE VIEW DR	SANCHEZ, CELIA TR	8317 VILLAGE VIEW DR	WHITTIER CA	90605
* 5253 012 023	1050 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 012 025	1070 COLLEGE VIEW DR	LAU,NATALIA Y TR	1536 SOMBRERO DR	MONTEREY PARK CA	91754
* 5253 013 021	1080 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 022	1100 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 023	1110 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 024	1120 COLLEGE VIEW DR	GEE, GEORGE N TR	1081 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 013 025	1130 COLLEGE VIEW DR	CHONG,OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 026	1140 COLLEGE VIEW DR	HAO, PHILLIP B TR	758 RIDGE ST	MONTEREY PARK CA	91754
* 5253 013 027	1150 COLLEGE VIEW DR	LEW, TERRY TR	635 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 013 028	1160 COLLEGE VIEW DR	XIAO LING JIN	1160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 029	1170 COLLEGE VIEW DR	ZACHARIO, BILL AND HELEN TRS	1170 COLLEGE VIEW DR # 4	MONTEREY PARK CA	91754
* 5253 013 031	1180 COLLEGE VIEW DR	HUANG, JULIE TR	6306 LONGMONT AVE	SAN GABRIEL CA	91775
* 5253 014 018	1109 COLLEGE VIEW DR	MONTEREY PARK GARDEN LLC C/O JOHN RONG	724 W HELLMAN AVE	MONTEREY PARK CA	91754
* 5253 024 003	961 WANDERING DR	SISWANTO,EDWIN K AND ANNE S	191 ROCA WAY	MONTEREY PARK CA	91754
* 5253 024 004	931 WANDERING DR	AWANA,SHIRLEY S	241 W FOOTHILL BLVD	ARCADIA CA	91006
* 5253 024 005	901 WANDERING DR	HAYASHI, LEO TRS	PO BOX 331302	LOS ANGELES CA	90033
* 5253 024 006	1204 DELL DR	OU,JUNE AND TING, PHILIP H	1204 DELL DR	MONTEREY PARK CA	91754
* 5253 024 008	1264 DELL DR	WU,DANNY T CO TR	851 S BRADSAWE AVE	MONTEREY PARK CA	91754
* 5253 024 010	921 W EL REPETTO DR	RODELA, DAVID AND GWEN	921 W EL REPETTO DR	MONTEREY PARK CA	91754

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* 5253 024 012	1086 W EAST CREST WAY	CHONG,ANDREW G	1086 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 013	1060 W EAST CREST WAY	BRUNIE,RAYMOND AND FAUSTINA TRS	1060 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 014	1028 W EAST CREST WAY	LAI,ALBERT S AND JANE	1028 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 028 007	1360 CREST VISTA DR	CHU, HAIMING CO TR	1360 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 004	1240 CREST VISTA DR	YIP,JOHNSON C AND ADRIANNE E TRS	1240 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 005	1220 CREST VISTA DR	CHAN,STEWART W TR	1220 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 006	1200 CREST VISTA DR	PRICE,MARY LOU TR	1200 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 007	1231 RIDGESIDE DR	MIGUEL,ROBERT AND CHIZUKO TRS	1231 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 030 013	1360 HIGHLAND DR	WONG,VIVIAN C TR	1618 GOODMAN AVE	REDONDO BEACH CA	90278
* 5253 030 014	1310 W GRAND VISTA WAY	TAKEUCHI,TED AND SUMIYE	1310 W GRAND VISTA WAY	MONTEREY PARK CA	91754
* 5253 034 046	1470 COLLEGE VIEW DR	FONG,CHONG M AND EILLEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 047	1450 COLLEGE VIEW DR	FONG,CHONG M AND EILEEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 048	1430 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
* 5253 034 049	1801 CREST VISTA DR	QUIHUIS, ROBERT G TR	9121 LONGDEN AVE	TEMPLE CITY CA	91745
* 5253 034 050	1260 COLLEGE VIEW DR	WONG, DON Y AND SALLY P TRS	816 BARTOLO AVE	MONTEBELLO CA	90640
* 5253 034 051	1280 COLLEGE VIEW DR	TRAN, MUOI M CO TR	799 KING ST	SAN GABRIEL CA	91776
* 5253 034 052	1300 COLLEGE VIEW DR	MAI, RUNQIU	144 W ROSELYN PL	MONTEREY PARK CA	91754
* 5253 034 053	1310 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 034 054	1340 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 055	1370 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5253 034 056	1390 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 057	1400 COLLEGE VIEW DR	WONG,HUBERT ET AL	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5253 034 058	1490 COLLEGE VIEW DR	KD BROTHER INVESTMENTS LLC	8812 DUARTE RD	SAN GABRIEL CA	91775
* 5253 035 006	1169 RIDGESIDE DR	KAR HO CHU	1169 RIDGESDIE DR	MONTEREY PARK CA	91754
* 5253 035 008	1185 RIDGESIDE DR	NISHIMOTO ALICE	1185 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 009	1191 RIDGESIDE DR	KIKUCHI,KYLE	43 ROYAL DR	WEST WARWICK RI	
* 5253 035 010	1197 RIDGESIDE DR	YEE,MICHAEL Q AND	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 015	1108 CREST VISTA DR	TANI,MASAO AND SADAKO TRS	1108 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 016	1140 CREST VISTA DR	TAY, LUIS AND STELLA	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 017	1148 CREST VISTA DR	TAY,LUIS C AND STELLA TRS	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 018	1156 CREST VISTA DR	LAU, WINNIE W	1581 VALLEY VISTA DR	MONTEREY PARK CA	91754
* 5253 035 019	1164 CREST VISTA DR	KOBAYASHI,SEIICHI AND IKUKO TRS	1164 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 020	1182 CREST VISTA DR	FARIAS,ARMANDO JR AND GUADALUPE M	1182 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 021	1190 CREST VISTA DR	LIM,JULIUS K	1190 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 002	1101 RIDGESIDE DR	TAKEMOTO,FRANK T CO TR	1101 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 003	1107 RIDGESIDE DR	ESQUIVEL,MOISES AND DIANE H	1107 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 004	1115 RIDGESIDE DR	AU,ALEX AND ERIKO	1115 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 005	1123 RIDGESIDE DR	LEE,JOHN H AND LEE, CHING LUN CO TR	PO BOX 1253	ROSEMEAD CA	91770
* 5253 036 009	1072 CREST VISTA DR	ITO,SALLY S AND LANCE E	1072 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 010	1060 CREST VISTA DR	HOO, HAYWARD S	1411 SOLAR DR	MONTEREY PARK CA	91754

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* 5253 036 011	1048 CREST VISTA DR	TRAN, CALVIN AND LEE, CATHERINE	1048 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 012	1036 CREST VISTA DR	ALVAREZ,JOHN	3544 W BEVERLY BLVD	MONTEBELLO CA	90640
* 5253 036 013	1024 CREST VISTA DR	WONG,CAREY K AND JANICE TRS	1024 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 014	1012 CREST VISTA DR	HARADA,CLARA M CO TR	1012 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 029	1095 RIDGESIDE DR	HWANG, ISABELLA	1095 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 030	1000 CREST VISTA DR	SHIMIZU, SPENCER S AN DAWN A TRA	2317 W 184TH ST	TORRANCE CA	90504
* 5253 036 031	990 CREST VISTA DR	TOMITA,PAUL S AND JOYCE S	990 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 032	980 CREST VISTA DR	HIRATA, ALICE H TR	980 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 033	964 CREST VISTA DR	CHU,AH SANF AND HELEN AND CHU, JUDY	964 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 034	1075 RIDGESIDE DR	SUDIRGO,RIDWAN AND EVI B	1075 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 035	1057 RIDGESIDE DR	WOO,BING AND MARILYN TRS	1057 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 036	1041 RIDGESIDE DR	QUON,RANDOLPH W AND ANGELA W TRS	6508 CERTA DR	RANCHO PALOS VERDES	90275
* 5253 036 038	1009 RIDGESIDE DR	TUEY, SHEANG & BETTY	1009 RIDGESIDD DR	MONTEREY PARK CA	91754
* 5253 037 001	1000 W EAST CREST WAY	WONG,DANNY M AND MAYFUN K	1000 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 002	1015 W EAST CREST WAY	LEE,ANDREW M AND CHIN, ROSA W	1015 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 003	1031 W EAST CREST WAY	TRAN,MUOI CO TR	1031 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 004	1045 W EAST CREST WAY	CHANG, KENT V CO TR	1045 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 013	1130 RIDGESIDE DR	ROCK,NATHANIEL M AND DAWN M	1130 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 014	1124 RIDGESIDE DR	SIMONCINI,JEANNE M TR	1124 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 025	1112 RIDGESIDE DR	SUN, CHANGJIAN AND XU, HUA	1112 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 038 001	946 CREST VISTA DR	CHANG WEI CHEN	946 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 002	930 CREST VISTA DR	MARUYAMA, KIYOSHI TR	930 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 003	912 CREST VISTA DR	ALLEN ROSANNA K	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 004	894 CREST VISTA DR	KIM, JOHN C AND KYUNG J	894 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 005	878 CREST VISTA DR	KWOK YUEN YU AND	878 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 006	860 CREST VISTA DR	BAO, CHRISTOPHER R AND	860 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 015	917 RIDGESIDE DR	SHUI, MICHAEL	10104 OLIVE ST	TEMPLE CITY CA	91780
* 5253 038 016	929 RIDGESIDE DR	LEE,JAMES AND JENNY L	929 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 017	941 RIDGESIDE DR	WONG,WAIHONG H AND LISA D	941 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 018	955 RIDGESIDE DR	NG, KELVIN	955 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 019	973 RIDGESIDE DR	HUM,JON G AND CHRISTINE A	1580 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 039 001	978 RIDGESIDE DR	WONG,KENNETH S AND PING Y TRS	978 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 003	1006 RIDGESIDE DR	MITANI,JERRY M AND GLADYS H TRS	1006 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 004	1014 RIDGESIDE DR	YIP, YUENU AND LI, TIEZHONG	1014 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 005	1022 RIDGESIDE DR	NAKAMURA,MAKOTO H AND CINDY L	1022 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 008	1066 RIDGESIDE DR	SHIM,ALDRIC J	1066 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 009	1086 RIDGESIDE DR	CHAN,WA HING AND MEI LIN	1086 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 010	968 RIDGESIDE DR	NG,KENNY K AND WUNG, TERESA	968 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 013	924 RIDGESIDE DR	LEE,SHIRLEY A	924 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 015	900 RIDGESIDE DR	ORTEGA,ADRIAN F AND ANA R	900 RIDGESIDE DR	MONTEREY PARK CA	91754

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*	5253	040	028	720 RODMAN CIR	QUAN,JAMES	PO BOX 1624	ROSEMEAD CA	91770
*	5253	040	030	712 RODMAN CIR	SAKUMA,CHRISTOPHER AND	712 RODMAN CIR	MONTEREY PARK CA	91754
	5253	040	031	RODMAN CIR	HIGH SEAS RODMANM LLC	1107 FAIR OAKS AVE # 234	S PASADENA CA	91030
*	5253	040	037	622 CREST VISTA DR	KAM, CHING KWOK AND MAGGIE W	622 CREST VISTA DR	MONTEREY PARK CA	91754
*	5253	040	038	616 CREST VISTA DR	KWAN,MICHAEL AND SAU C TRS	616 CREST VISTA DR	MONTEREY PARK CA	91754
*	5253	040	039	610 CREST VISTA DR	WONG, SIU NGOR	610 CREST VISTA DR	MONTEREY PARK CA	91754
*	5253	040	040	606 CREST VISTA DR	SAM,CHUCK M AND KAREN	606 CREST VISTA DR	MONTEREY PARK CA	91754
*	5254	002	012	1367 SOMBRERO DR	HIRONAKA,ALVIN T	1367 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254	002	013	1355 SOMBRERO DR	SOMBRERO ENTERPRISES LLC	1355 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254	002	014	1345 SOMBRERO DR	ZHAO,GUANFU	1345 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254	002	016	1321 SOMBRERO DR	VARGAS, ORLANDO	1321 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254	002	017	1311 SOMBRERO DR	LEI,CONNIE U TR	1311 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254	002	018	1301 SOMBRERO DR	BRADSHAW,JAMES T JR CO TR	1304 OLD MILL RD	SAN MARINO CA	91108
*	5254	002	019	1300 SOMBRERO DR	ENDO,JESSE C AND MARGARET K	1300 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254	002	027	403 MONTEREY PASS RD	RAGO,DOMENICK	3348 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
	5254	002	029	GARVEY AVE	ABAJO VILLA LLC	960 E LAS TUNAS DR STE A	SAN GABRIEL CA	91776
+	5254	002	902	1000 ABAJO DR	MONTEREY PARK CITY HOUSING	1000 ABAJO DR	MONTEREY PARK CA	91754
*	5254	003	005	1457 SOMBRERO DR	KOCHI,TATSUO AND KIMIKO	1457 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254	003	007	1421 SOMBRERO DR	CAUCIA,DANTE D AND MITSUKO	1421 SOMBRERO DR	MONTEREY PARK CA	91754
	5254	003	013	SOMBRERO DR	CHEN, ANDY	757 ANOAKIA LN	ARCADIA CA	91006

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	5254 003 014	1585 SOMBRERO DR	LA, TIMMY AND DUAN, YAONAN	333W GARVEY AVE	MONTEREY PARK CA	91754
	5254 003 018	SOMBRERO DR	TRUONG,PHAM S	4838 FIESTA AVE	TEMPLE CITY CA	91780
	5254 003 019	SOMBRERO DR	AMEXSYN PROPERTIES INC	6415 WHITTIER BLVD	LOS ANGELES CA	90022
*	5254 003 126	125 CAMPANITA CT	CAI,CHANG	125 CAMPANITA CT	MONTEREY PARK CA	91754
*	5254 003 127	108 CAMPANITA CT	XU, GANG	108 CAMPANITA CT	MONTEREY PARK CA	91754
*	5254 004 009	1597 VERDE VISTA DR	PAN,FRANCIS M AND WENDA T TRS	1597 VERDE VISTA DR	MONTEREY PARK CA	91754
*	5254 004 010	1591 VERDE VISTA DR	LOPEZ,ELEANOR A TR	1591 VERDE VISTA DR	MONTEREY PARK CA	91754
*	5254 004 027	1485 ARRIBA DR	CHAN,HUNG YIU AND LUO, JIE MEI	1485 ARRIBA DR	MONTEREY PARK CA	91754
*	5254 004 038	1458 SOMBRERO DR	HAYASHI,SACHI TR	1458 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254 004 039	1478 SOMBRERO DR	HIROSAWA,RONALD AND DORIS TRS	1580 ABAJO DR	MONTEREY PARK CA	91754
*	5254 004 040	1500 SOMBRERO DR	ITO,JUNE	1500 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254 004 041	1518 SOMBRERO DR	YANG,ASHLEY L	1518 SOBRERO DR	MONTEREY PARK CA	91754
*	5254 004 044	1588 SOMBRERO DR	IWAMOTO,DEBORAH L TR	1588 SOMBRERO DR	MONTEREY PARK CA	91754
*	5254 004 045	1495 ARRIBA DR	KWOK , CLARK T	1495 ARRIBA DR	MONTEREY PARK CA	91754
*	5254 004 046	1503 ARRIBA DR	YAMAGATA, TAKEHIRO AND MIEKG TRS	1503 ARRIBA DR	MONTEREY PARK CA	91754
*	5254 004 052	1581 VERDE VISTA DR	NOVASEL,EDWARD AND MARGARET TRS	1581 VERDE VISTA DR	MONTEREY PARK CA	91754
*	5254 004 053	1587 VERDE VISTA DR	KAWASHIMA, MASAJI	1587 VERDE VISTA DR	MONTEREY PARK CA	91754
*	5254 005 034	2080 DURANGO DR	CHEN, CHARLES K	1721 GARVEY AVE NO C	ALHAMBRA CA	91803
*	5254 005 045	2095 CERCO ALTA DR	CHAN,PETER N AND VIVIEN C	2095 CERCO ALTA DR	MONTEREY PARK CA	91754
*	5254 005 046	2096 CERCO ALTA DR	WANG, CHE Y AND SUNG, TING TING	2096 CERCO ALTA DR	MONTEREY PARK CA	91754

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* 5254 006 020	1825 VERDE VISTA DR	LEE,CHRIS Y AND SUZIE TRS	1825 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 006 021	1813 VERDE VISTA DR	ROURA,QUETZAL A AND KIMBERLY A	1813 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 007 006	1912 CERCO ALTA DR	RAMIREZ,VINCE AND EDNA TRS	1912 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 007	1918 CERCO ALTA DR	CHUI,SIU HONG AND HUANG, FENG CHU	1918 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 008	1924 CERCO ALTA DR	CHALE,PHAN T TR	1924 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 010	1936 CERCO ALTA DR	BAKER,ROBERT D AND MARIA E	1936 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 008 001	288 BARRANCA DR	TODA, KATY S	288 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 008 028	282 BARRANCA DR	PRASAD PIERRIBIA,RAJ L TR	282 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 009 020	174 LADERA ST	ZHAO, DAVID AND MARILYN	178 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 021	168 LADERA ST	MASADA,GREGG AND SUSAN	168 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 023	154 LADERA ST	GOEI,BERNARD T AND SIOE T TRS	154 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 026	134 LADERA ST	TANIGUCHI, SACHIKO TR	207 S OAKLAND AVE #E	PASADENA CA	91101
* 5254 009 040	2096 DURANGO DR	FONG,HENRY W AND JANE B TRS	2096 DURANGO DR	MONTEREY PARK CA	91754
* 5254 010 001	265 BARRANCA DR	CHUN,WING Y AND LILY H	265 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 002	261 BARRANCA DR	CHU,CATHERINE	261 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 003	253 BARRANCA DR	LEE,DENNIS G	253 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 027	141 LADERA ST	CHENG,JOHN AND CECILIA	431 CUMBRE ST	MONTEREY PARK CA	91754
* 5254 010 028	149 LADERA ST	TAY, DEBBIE J CO TR	1857 HANSCOM DR	S PASADENA CA	91030
* 5254 010 029	153 LADERA ST	KWOK, SHARONK AND ZHENG, YANG Y	153 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 042	157 LADERA ST	YANG,SUSHI L AND JOHNNY	157 LADERA ST	MONTEREY PARK CA	91754

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* 5254 012 043	161 LADERA ST	NATSUME,MARGARET	161 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 044	167 LADERA ST	MARSDEN,STEVEN AND	167 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 045	173 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 046	177 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 047	183 LADERA ST	WEYERMANN, ROLF H P AND HANNELORE	183 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 048	187 LADERA ST	LI, HONG HUI	187 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 049	193 LADERA ST	SUNN, MICHAEL CO TR	2007 LA PALOMA AVE	ALHAMBRA CA	91803
* 5254 012 050	201 LADERA ST	WONG,JOSEPH K AND SUSIE L	201 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 051	215 LADERA ST	LEE, RONALD K	215 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 043	200 LADERA ST	PENG,KEVIN S AND WAN, ERBI	200 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 045	188 LADERA ST	MENDEZ,DAVID A AND CRUZMENDEZ, HEIDI	188 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 046	182 LADERA ST	WELSH,DENNIS J AND ROSE W TRS	182 LADERA ST	MONTEREY PARK CA	91754
* 5254 016 017	1574 FELIZ ST	LEE,VICTOR AND FANNY K	1574 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 018	1560 FELIZ ST	KAN,ROSE Y TR	1560 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 019	1544 FELIZ ST	HAHN,KYUNG H	1544 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 020	1530 FELIZ ST	SHI,SHUN PU	1530 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 021	1516 FELIZ ST	ARASE,HAROLD AND EDITH TRS	1516 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 022	1500 FELIZ ST	RITUA, GRADY G CO TR	1500 FELIZ ST	MONTEREY PARK CA	91754
* 5254 017 026	480 CAMPO ST	WONG,MABEL T TR	480 CAMPO ST	MONTEREY PARK CA	91754
* 5254 017 029	1446 AVION DR	CHENG,CHEN AND MARGARET TRS	1446 AVION DR	MONTEREY PARK CA	91754

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* 5254 017 033	355 ALISO ST	WU,SUSAN I	355 ALISO ST	MONTEREY PARK CA	91754
* 5254 017 034	385 ALISO ST	MACALESTER,D S AND VICTORIA	385 ALISO ST	MONTEREY PARK CA	91754
* 5254 017 037	1479 ABAJO DR	EFFENDY,YANICK AND LIM, MEI L	1479 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 038	1469 ABAJO DR	WU,CHARLES AND MING H	1469 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 039	1459 ABAJO DR	MITCHELL,RALPH A CO TR	1459 ABAJO DR	MONTEREY PARK CA	91754
5254 017 040	ABAJO DR	MONTEJANO, GERARDO J TR	PO BOX 666	DOWNEY CA	90241
* 5254 018 014	1510 ABAJO DR	SUZUKI,HAJIME AND HIDEKO	1510 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 015	1500 ABAJO DR	MAGDALENO,RAUL CO TR	1500 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 016	1480 ABAJO DR	DUNN,JASON AND TINA Y	1480 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 017	1470 ABAJO DR	SALAZAR,JOAQUIN G AND ELIZABETH E	1470 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 018	1460 ABAJO DR	WEI HUANG	1460 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 019	1450 ABAJO DR	JIN, CHARLES AND ANGELA	1450 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 020	1440 ABAJO DR	YOSHINAGA,ROBERT TR	1440 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 021	1430 ABAJO DR	SAHARA,RONALD R AND FREDA F	1888 MAPLEGATE ST	MONTEREY PARK CA	91755
* 5254 018 022	1420 ABAJO DR	KO, ANITA M TR	2748 ELLISON DR	BEVERLY HILLS CA	90210
* 5254 018 023	1410 ABAJO DR	HUI,WILLIAM L AND TAM, ROSLYN B	1410 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 024	1400 ABAJO DR	CHEN,KENDALL S TR	1400 ABAJO DR	MONTEREY PARK CA	91755
* 5254 018 025	1390 ABAJO DR	TONG,JOHN AND JANICE	1390 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 026	1380 ABAJO DR	OSUGI,JOHN H AND JUNE H	1380 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 027	1370 ABAJO DR	SOTO,GILDARDO AND TERESA	1370 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 018 018	1360 ABAJO DR	MOY, WILLIAM Y CO TR	1360 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 029	1350 ABAJO DR	NAKANO,WALTER F TR	1350 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 034	525 MONTEREY PASS RD	FARBSTEIN, JAY D TR ET AL, C/O SEN CHENG	219 14TH ST	SANTA MONICA CA	90402
* 5254 018 035	505 MONTEREY PASS RD	2PL LLC	4063 ADAIR ST	LOS ANGELES CA	90011
* 5254 018 037	543 MONTEREY PASS RD	ROBLES,DANIEL P AND ELENA N TRS	543 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 038	569 MONTEREY PASS RD	KML MONTEREY LLC	573 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 039	583 MONTEREY PASS RD	BLUE PANGU CO LTD	43750 VISTA DEL MAR	FREMONT CA	94539
* 5254 018 040	1340 ABAJO DR	CHEN, SU SHING	469 LAS TUNAS DR	ARCADIA CA	91007
* 5254 018 041	ABAJO DR	TJENDERA,NAKA	1330 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 085	1690 ABAJO DR	CHEN,YUHSU	1690 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 086	1680 ABAJO DR	LUM,FRANK T CO TR	1680 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 087	1670 ABAJO DR	WONG,WEBER W TRS ET AL	1670 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 088	1660 ABAJO DR	POINDEXTER, JAMES L CO TR	1660 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 089	1650 ABAJO DR	YE,XINTAO AND YAN, XIAOFEI	1650 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 090	1640 ABAJO DR	HUANG, BO AND	1640 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 091	1632 ABAJO DR	MARTINEZ, RICHARD AND SALLY V TRS	1632 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 092	1624 ABAJO DR	WONG,MATTHEW N CO TR	1624 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 093	1616 ABAJO DR	WONG,HARRY TR	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 094	1608 ABAJO DR	NG, ANGEL CO TR	1608 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 095	1600 ABAJO DR	FAVELA,RICHARD C AND TOSHIKO N	1600 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 019 096	1590 ABAJO DR	RODRIGUEZ,CAROL A	1590 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 097	1580 ABAJO DR	KAWAKAMI, FRANK K AND KATHLEEN M	1580 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 098	1570 ABAJO DR	LEE,LILLIAN W TR	1570 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 099	1560 ABAJO DR	LAW,PATRICK AND EUNICE	1560 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 100	1550 ABAJO DR	KAN, LAO IP AND SIM, LAO ION	1550 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 101	1540 ABAJO DR	IWAMOTO,RAYMOND T AND FUMIE TRS	1540 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 102	1530 ABAJO DR	HAM,ORWIN AND HENRIETTA	1530 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 103	1520 ABAJO DR	GOV,RICKY AND LORI L	1520 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 104	673 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 105	VAGABOND DR	NGUYEN, NANCY N	811 S 3RD ST	MONTEBELLO CA	90640
* 5254 019 106	665 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
* 5254 019 107	657 MONTEREY PASS RD	W GOLDSTONE LLC	657 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 108	649 MONTEREY PASS RD	INTERTECH SUPPLY INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 109	641 MONTEREY PASS RD	INERTECH INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 110	633 MONTEREY PASS RD	LEE,STEPHEN Y AND TRACY H	815 GLENMERE WAY	LOS ANGELES CA	90049
* 5254 019 111	625 MONTEREY PASS RD	TRAN,JULIE TR	338 PARSONS LNDG	LONG BEACH CA	90803
* 5254 019 112	617 MONTEREY PASS RD	LU,DANG T AND THUYEN U	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5254 019 113	609 MONTEREY PASS RD	M AND M FAMILY PROPERTY LIMITED	2940 MILITARY AVE	LOS ANGELES CA	90064
* 5254 019 114	601 MONTEREY PASS RD	28 TRADING INC	10239 LA ROSA DR	TEMPLE CITY CA	91780
* 5254 019 115	597 MONTEREY PASS RD	MARELL,PHYLLIS S TR	433 S PALM DR	BEVERLY HILLS CA	90212

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* 5254 019 117	595 MONTEREY PASS RD	YUE,FRED	150 SAN MIGUEL RD	PASADENA CA	91105
5255 002 016	120 W HELLMAN AVE	CITIZENS GROUP LLC	1211 CENTER COURT DR STE 200	COVINA CA	91724
5255 016 021	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
5255 016 022	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
* 5256 003 034	795 W GARVEY AVE	CHAN, RAYMOND AND CINDY TRS ET AL C/O EDWARD CHAN	PO BOX 861056	LOS ANGELES CA	90086
5256 003 049	220 N ATLANTIC BLVD	220 HOTEL ATLANTIC LLC	2225 S 6TH AVE	ARCADIA CA	91006
5257 001 085	780 W GARVEY AVE	PROGRESSIVE INVESTMENT 2014 LLC	2275 HUNTINGTON DR UNIT 199	SAN MARINO CA	91108
5257 004 019	130 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 004 020	202 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 015 001	114 E GARVEY AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 002	100 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 004	150 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 005	200 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
* 5257 017 005	510 S GARFIELD AVE	SHEL,TOA ET AL TRS	888 GARDNER DR	MONTEBELLO CA	90640
* 5258 007 096	129 N NEW AVE	BUDDHA MONASTERY SUPPORT	129 N NEW AVE	MONTEREY PARK CA	91755
5258 013 030	1024 E HELLMAN AVE	CHEN,ENYUEN AND RU HUANN TRS	PO BOX 4067	ALHAMBRA CA	91803
5259 007 064	338 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5259 007 065	346 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5260 006 901	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 902	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054

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	5260	006	903	GRAVES AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
	5260	009	009	1012 MONNEY DR	CHUANG, FRANK W AND GRACE K TRS	718 MOONEY DR	MONTEREY PARK CA	91755
*	5260	011	016	811 METRO DR	MAKI,MITCHELL T AND CAYLEEN R	811 METRO DR	MONTEREY PARK CA	91755
*	5260	011	017	833 METRO DR	HENG,KHENG P ET AL	833 METRO DR	MONTEREY PARK CA	91755
*	5260	011	018	865 METRO DR	WONG,JOHN S CO TR	865 METRO DR	MONTEREY PARK CA	91755
*	5260	011	023	945 METRO DR	TAN,JUAN A ET AL	945 METRO DR	MONTEREY PARK CA	91755
*	5260	011	032	922 VILLAGE DR	ZHANG, LING	922 VILLAGE DR	MONTEREY PARK CA	91755
*	5260	011	033	900 VILLAGE DR	MANDAP,BESSIE M	900 VILLAGE DR	MONTEREY PARK CA	91755
*	5260	011	034	890 VILLAGE DR	CHANG,SHIRLEY H TR	890 VILLAGE DR	MONTEREY PARK CA	91755
*	5260	011	035	860 VILLAGE DR	JOA,DAMIAN CO TR	860 VILLAGE DR	MONTEREY PARK CA	91755
*	5260	011	036	735 PLATEAU AVE	SAIDI,GHOLAM R AND MEIMAN L TRS	735 PLATEAU AVE	MONTEREY PARK CA	91755
*	5260	011	037	801 METRO DR	TAM,PING L AND ELIZABETH N AND	801 METRO DR	MONTEREY PARK CA	91755
	5260	013	905	RUSSELL AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
	5260	013	907	ORANGE AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
	5260	013	909	RUSSELL AVE	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
*	5260	014	015	1106 KEMPTON AVE	MIYASHIRO, JAMES AND SHIRLEY TRS	1106 KEMPTON AVE	MONTEREY PARK, CA	91754
*	5260	014	016	1114 KEMPTON AVE	LEW,JAMES K	1114 KEMPTON AVE	MONTEREY PARK CA	91755
*	5260	014	017	1198 KEMPTON AVE	RENTERIA,IRIS D	1198 KEMPTON AVE	MONTEREY PARK CA	91755
*	5260	014	018	1234 KEMPTON AVE	TSUI, GARY AND BING CHEUNG	1371 VANDYKE RD	SAN MARINO CA	91109
*	5260	014	019	1266 KEMPTON AVE	SAINZ,RUBEN R AND YVONNE S TRS	1266 KEMPTON AVE	MONTEREY PARK CA	91755

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* 5260 014 020	1292 KEMPTON AVE	DANG,CAM AND HELEN TRS	115 SPINKS CANYON RD	BRADBURY CA	91008
* 5260 014 021	1300 KEMPTON AVE	CHU,TIEN-CHING AND SHANG C	16080 LA MONDE ST	HACIENDA HEIGHTS CA	91745
* 5260 014 022	1332 KEMPTON AVE	HO, KWOK LUN CO TR	621 BALTIMORE AVE	MONTEREY PARK CA	91754
* 5260 014 023	1366 KEMPTON AVE	HU, RAYMOND AND CHOW, JENNIFER	1366 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 024	1394 KEMPTON AVE	WONG, GREGORY AND ELAINE	1394 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 025	1400 KEMPTON AVE	LAC, DANIEL AND LAC, NATASHA	1398 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 026	1422 KEMPTON AVE	RUIZ,HUMBERTO R AND MARIA A AND RUIZ, RAFAEL	1422 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 027	1444 KEMPTON AVE	JOKO,TADASHI AND DORIS T TRS	1444 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 028	1466 KEMPTON AVE	BACKER,JUDITH A TR	1466 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 034	1825 FERNBANK AVE	LOU,PEGGY F	1825 FERNBANK AVE	MONTEREY PARK CA	91754
* 5260 014 035	1590 FULTON AVE	HWANG,JERRY L AND LIU, DAISY	1590 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 036	1600 FULTON AVE	KWON,YOUNG NAM AND CONNIE J TRS	1350 HIGHLAND DR	MONTEREY PARK CA	91754
* 5260 014 037	1620 FULTON AVE	SNODDERLY, MATTHEW D AND	1620 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 005	417 VAN BUREN DR	HO,RAYMOND W AND KWAN	42 SAIL VIEW AVE	RCH PALOS VRD CA	90275
* 5260 015 006	1701 GRANT ST	WANG, RICHARD C AND WANG, MARK K	1701 GRANT ST	MONTEREY PARK CA	91755
* 5260 015 010	1630 FULTON AVE	LIZARRANGA, RAMON J AND ANA M	1630 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 011	1640 FULTON AVE	KIM, YOUNG S AND CHUN H TRS	1640 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 012	1660 FULTON AVE	WU, CHAO Y AND GUI C AMD	1660 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 013	1670 FULTON AVE	SILOS,GLORIA TR	1670 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 014	1690 FULTON AVE	CHAVEZ, ALEXANDER C CO TR	1690 FULTON AVE	MONTEREY PARK CA	91755

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*	5260	015	015	1700 FULTON AVE	RODRIGUEZ, HELEN M TR	1700 FULTON AVE	MONTEREY PARK CA	91755
*	5260	015	025	1780 FULTON AVE	WONG, FOON YUNG LEE AND WONG, KOK LUN	2531 DUNSWELL AVE	HACIENDA HEIGHTS CA	91745
*	5260	015	028	1708 FULTON AVE	SEETAO,CARRYLL ET AL	1708 FULTON AVE	MONTEREY PARK CA	91755
*	5260	015	029	1720 FULTON AVE	CHAN,STEVE K AND WEI W TRS	17665 DEER VALLEY CT	RIVERSIDE CA	92504
*	5260	016	016	1874 BUCHANAN PL	HUANG, QIAN	1874 BUCHANAN PL	MONTEREY PARK CA	91755
*	5260	016	018	467 ACKLEY ST	IZUMI, HIROSH & EUNICE C	467 ACKLEY ST	MONTEREY PARK CA	91755
*	5260	017	022	1895 LUY ST	YUE,WARREN AND HUI YUN CHANG	1895 LUY ST	MONTEREY PARK CA	91755
*	5260	019	030	1716 FILLMORE DR	FERRER,VINCENT Z AND VERONICA A	1716 FILLMORE DR	MONTEREY PARK CA	91755
*	5260	019	031	1724 FILLMORE DR	YOUNG, BRENT AND DENG, IRENE	1724 FILLMORE DR	MONTEREY PARK CA	91755
*	5260	020	001	1732 FILLMORE DR	TAKAESU,MIKIKO AND TAKAESU, JAMIE R	1732 FILLMORE DR	MONTEREY PARK CA	91755
*	5260	020	002	1740 FILLMORE DR	VALENZUELA,GAVIN V TR ET AL	1740 FILLMORE DR	MONTEREY PARK CA	91755
*	5260	023	007	813 BROWNING PL	QUYEN AI PHAN TRAN	5235 TEMPLE CITY BLVD	TEMPLE CITY CA	91780
	5260	024	024	TENGER RD	LUI, KUI DIN AND GIN, SUE YEN	2825 W GRAND AVE	ALHAMBRA CA	91801
*	5260	024	031	858 BROWNING PL	LI,ANTHONY	858 BROWNING PL	MONTEREY PARK CA	91755
*	5260	024	032	848 BROWNING PL	WANG,XIANG D AND ZENG, HONG	848 BROWNING PL	MONTEREY PARK CA	91755
*	5260	024	033	838 BROWNING PL	HSIAO,TSOC	838 BROWNING PL	MONTEREY PARK CA	91755
*	5260	025	035	926 BERKEBILE CT	HA, HUNG MAI CO TR	926 BERKEBILE CT	MONTEREY PARK CA	91755
*	5260	025	059	945 ABE WAY	LIN,HELEN H	945 ABE WAY	MONTEREY PARK CA	91755
*	5260	025	062	942 ABE WAY	HO,ROMAN S AND JENNY L	942 ABE WY	MONTEREY PARK CA	91755
	5260	025	063	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108

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	5260 025 064	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
*	5260 026 011	687 AZTEC WAY	CHEUNG,KWOK C AND	687 AZTEC WAY	MONTEREY PARK CA	91755
*	5260 026 016	667 AZTEC WAY	LAW,LOK T AND TAMMY	667 AZTEC WAY	MONTEREY PARK CA	91755
*	5260 026 017	663 AZTEC WAY	MAH,J TRS	663 AZTEC WAY	MONTEREY PARK CA	91755
*	5260 027 004	820 COUNTRY RD	ENG, FREDERICK P AND YVONNE T TRS	820 COUNTRY RD	MONTEREY PARK CA	91755
*	5260 027 005	804 COUNTRY RD	TANG,LILLIAN W TR AND LAM,DAISY S TR	804 COUNTRY RD	MONTEREY PARK CA	91755
*	5260 027 006	788 COUNTRY RD	LAM,KA Y AND CINDY W	788 COUNTRY RD	MONTEREY PARK CA	91755
*	5260 027 024	671 BATAAN PL	WONG,MELVIN K AND LAVERNE K	671 BATAAN PL	MONTEREY PARK CA	91755
*	5260 027 025	667 BATAAN PL	BACHMANN,GEORGE AND IRENE TRS	667 BATAAN PL	MONTEREY PARK CA	91755
*	5260 027 026	674 BATAAN PL	TANG,CHI SHIEN AND LIU WAN TRS	674 BATAAN PL	MONTEREY PARK CA	91755
*	5260 027 032	698 BATAAN PL	KUI,KIN YAN AND BEVERLY P TRS	698 BATAAN PL	MONTEREY PARK CA	91755
*	5260 027 033	702 BATAAN PL	EAMRANOND,PRATHEEP P	702 BATAAN PL	MONTEREY PARK CA	91755
*	5260 027 034	706 BATAAN PL	LIBING,GU AND LING, LI	706 BATAAN PL	MONTEREY PARK CA	91755
*	5261 001 040	500 MONTEREY PASS RD	JAMES M HARDING CORP	28032 PASEO RINCON	MISSION VIEJO CA	92692
*	5261 001 043	508 MONTEREY PASS RD	ORO CONSTRUCTION COMPANY	10005 MISSION MILL RD	WHITTIER CA	90601
*	5261 001 046	524 MONTEREY PASS RD	NAVARRO,HERIBERTO E	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261 001 047	532 MONTEREY PASS RD	MALDONADO FAMILY LIMITED	765 RUSSELL AVE	MONTEREY PARK CA	91755
*	5261 001 048	540 MONTEREY PASS RD	HZS LLC	660 BARNUM WAY	MONTEREY PARK CA	91754
*	5261 001 049	548 MONTEREY PASS RD	SPRING FOUNTAIN LLC	548 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261 001 050	556 MONTEREY PASS RD	CHEN, JENQ HORNG CO TR	1937 PONTIUS AVE	LOS ANGELES CA	90025

	PARCEL			LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
*	5261	001	051	566 MONTEREY PASS RD	LEE,CHUI S ET AL TRS	576 JADE TREE DR	MONTEREY PARK CA	91754
*	5261	001	052	580 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261	001	053	582 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261	001	054	588 MONTEREY PASS RD	QUAD PROPERTIES LLC C/O LINDO, TERESA	22850 NE 8TH ST UNIT 105	SAMMAMISH WA	98074
*	5261	001	055	592 MONTEREY PASS RD	THAI VARIETY FOOD INC	590 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261	001	056	598 MONTEREY PASS RD	LU, FUZHONG TR	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261	001	059	602 MONTEREY PASS RD	PALMER,JEFFREY P TR ET AL	1250 E WALNUT ST STE 236	PASADENA CA	91106
*	5261	001	060	606 MONTEREY PASS RD	HAAS INVESTMENT LLC	1190 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261	001	061	516 MONTEREY PASS RD	KAIROS COMMUNICATION SERVICE	516 MONTEREY PASS RD	MONTEREY PARK CA	91754
*	5261	009	024	591 WHITNEY PL	MEZA,VICTOR R AND CELESTE J	591 WHITNEY PL	MONTEREY PARK CA	91754
	5261	009	025	571 WHITNEY PL	LY, REGINA AND LY, HUONG H	571 WHITNEY PL	MONTEREY PARK CA	91754
*	5261	009	026	551 WHITNEY PL	CHANG,JERRY P AND LUNG, CECILIA M	551 WHITNEY PL	MONTEREY PARK CA	91754
*	5261	009	029	1180 WILLIAMS ST	TERRAZAS,ESTEBAN AND DALIA S	1180 WILLIAMS ST	MONTEREY PARK CA	91754
*	5261	009	032	550 TEDFORD WAY	MORINAGA,HIROMI K	550 TEDFORD WAY	MONTEREY PARK CA	91754
*	5261	009	033	570 TEDFORD WAY	YAO, ALEXANDER AND NG, MANDY	570 TEDFORD WAY	MONTEREY PARK CA	91754
*	5261	009	034	576 TEDFORD WAY	OU,TSE HSIEN AND TSE YANG	576 TEDFORD WAY	MONTEREY PARK CA	91754
*	5261	009	035	591 TEDFORD WAY	PANG,JON L AND YI CHENG H	591 TED FORD WAY	MONTEREY PARK	91754
*	5261	009	036	571 TEDFORD WAY	WAKITA,DENNIS M AND CYNTHIA TRS	571 TEDFORD WAY	MONTEREY PARK CA	91754
*	5261	009	037	551 TEDFORD WAY	TAN, SUTHEP AND VIPHA TRS	551 TEDFORD WAY	MONTEREY PARK CA	91754
*	5261	009	039	1220 WILLIAMS ST	LAU, LEO K AND LOISA P	1220 WILLIAMS ST	MONTEREY PARK CA	91754

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* 5261 009 040	1240 WILLIAMS ST	MARTINEZ,JOSE L AND OLIVIA	1240 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 041	1260 WILLIAMS ST	LU YONG GUAN	1260 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 042	1280 WILLIAMS ST	SU,GUAN H AND MEI P	1280 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 048	701 NACHI WAY	CHUNG,KENNETH H	701 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 049	703 NACHI WAY	LIN,JOHN C AND ANNIE S TRS	703 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 050	705 NACHI WAY	CHU,NGAI F AND MARIA	705 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 052	709 NACHI WAY	FOON,JEU JR AND JUDY J TRS	709 NACHI WAY	MONTEREY PARK CA	91754
* 5261 010 040	1000 W NEWMARK AVE	CHEN, JUNSEN AND CHEN, XIAOTONG	1000 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 010 053	339 MONTECHICO DR	SONDAY,MARK G AND REIKO N TRS	2056 MEADOW VALLEY TER	LOS ANGELES CA	90039
* 5261 010 054	956 W NEWMARK AVE	TENORIO,JOSE E AND GERTRUDIS H	956 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 055	MONECHICO DR	INVESTORS EQUITABLE FUND INC	PO BOX 931839	LOS ANGELES CA	90093
* 5261 010 068	351 MONTECHICO DR	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 010 071	1010 W NEWMARK AVE	CHAO,SAMMY TR	1010 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 075	NEWMARK AVE	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 016	398 MONTECHICO DR	KWOK, RICHARD Y AND ROSITA I	398 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 017	352 MONTECHICO DR	PETERS,SUSAN TR	352 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 018	346 MONTECHICO DR	TETREAULT,DAVID AND LORETTA TRS	346 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 020	334 MONTECHICO DR	CHING TANG YU	334 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 032	329 KINGSFORD ST	HAINES,JOSEPH C CO TR	6709 LONICERA ST	CARLSBAD CA	92011
* 5261 011 033	333 KINGSFORD ST	PHAM, LIEU KIM AND	2709 BELGRAVE AVE	HUNTINGTON PARK CA	90255

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5261 011 034	339 KINGSFORD ST	HERNANDEZ,EDWARD R	339 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 035	401 HERMOSA VISTA ST	CHOU,PAI AND LEE, FRANCES	401 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 036	411 HERMOSA VISTA ST	JIMENEZ,MARLON AND CHAU, FONG	411 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 037	417 HERMOSA VISTA ST	TAMURA,KUMIKO CO TR	417 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 038	425 HERMOSA VISTA ST	CHEN,LINDA	425 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 045	468 JADE TREE DR	LEE, WAYNE AND FRANCES N	468 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 046	456 JADE TREE DR	JAO, BIENVENIDO JR	456 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 048	432 JADE TREE DR	TANTRAPHOL,EDWARD CO TR	432 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 049	420 JADE TREE DR	PARK,LISA AND PARK, NOREEN K	2889 PLAZA DEL AMO UNIT 900	TORRANCE CA	90503
* 5261 012 019	656 BARNUM WAY	KOO,JOSEPH L AND HELEN C TRS	656 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 020	660 BARNUM WAY	WU,HONGBO CO TR	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 021	662 BARNUM WAY	ZHANG,JU AND ZHENG, DANDAN	662 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 022	668 BARNUM WAY	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 023	672 BARNUM WAY	OGURA,KEVIN AND CHUNG, SAMANTHA	672 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 024	676 BARNUM WAY	MA, SAM AND NATTHAYA	676 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 026	685 BARNUM WAY	WEN,JIN CO TR	685 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 027	688 BARNUM WAY	LIU,STANLEY T TR	688 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 028	684 BARNUM WAY	TOM,CARLTON AND DONNA TRS ET AL	684 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 031	649 BARNUM WAY	CHEUNG,SZE WAI AND IP KWAI C TRS	649 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 033	680 BARNUM WAY	PROUT,DAVID L AND SUSAN J	680 BARNUM WAY	MONTEREY PARK CA	91754

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	5261 012 035	BARNUM WAY	GU,LUOFU AND TAN, SINING	1290 WILLIAMS ST	MONTEREY PARK CA	91754
*	5261 012 036	681 BARNUM WAY	NGUYEN,HUNG Q AND MAI N	681 BARNUM WAY	MONTEREY PARK CA	91754
*	5261 013 015	737 KINSFORD ST	TOY,DONALD G	737 KINGSFORD ST	MONTEREY PARK CA	91754
*	5261 013 016	724 CADIZ ST	LIU,ANYA TR	724 S CADIZ ST	MONTEREY PARK CA	91754
*	5261 013 017	720 CADIZ ST	GALVAN,GINA	720 CADIZ ST	MONTEREY PARK CA	91754
*	5261 013 018	714 CADIZ ST	YIU,JONATHAN M	714 CADIZ ST	MONTEREY PARK CA	91754
*	5261 013 030	641 KINSFORD ST	HSU, YIN PEN AND CHU SAN HSU	641 KINSFORD ST	MONTEREY PARK CA	91754
*	5261 013 049	701 KINSFORD ST	WILLS,CATHERINE A TR	701 KINSFORD ST	MONTEREY PARK CA	91754
*	5261 013 050	709 KINSFORD ST	LI,ZHENG	2624 MILL LN	FULLERTON CA	92831
	5261 014 021	817 W MABEL AVE	M AND A GABAEE LP	PO BOX 5357	BEVERLY HILLS CA	90209
	5261 014 022	813 W MABEL AVE	M AND A GABAEE LP	P O BOX 5357	BEVERLY HILLS CA	90209
	5261 014 023	809 W MABEL AVE	M AND A GABAEE LP	PO BOX 5357	BEVERLY HILLS CA	90209
	5261 014 025	ATLANTIC BLVD	M AND A GABAEE	PO BOX 5357	BEVERLY HILLS CA	90209
	5261 014 026	808 E GARVEY AVE	M AND A GABAEE	PO BOX 5357	BEVERLY HILLS CA	90209
	5261 014 027	864 E GARVEY AVE	GABAEE,M AND A	P O BOX 5357	BEVERLY HILLS CA	90209
	5261 014 028	910 W GARVEY AVE	M AND A GABAEE THE CHARLES CO	P O BOX 5357	BEVERLY HILLS CA	90209
*	5261 015 015	915 W NEWMARK AVE	GUTIERREZ,MIGUEL AND MARY A TRS	915 W NEWMARK AVE	MONTEREY PARK CA	91754
*	5261 015 016	911 W NEWMARK AVE	FRATINO,RAYMOND M AND PAOLA TRS	911 W NEWMARK AVE	MONTEREY PARK CA	91754
*	5261 015 017	901 W NEWMARK AVE	OGDEN,JEROME C AND LAURA CA	901 W NEWMARK AVE	MONTEREY PARK CA	91754
*	5261 015 022	943 W NEWMARK AVE	MA,MAN SZE AND NORA W	943 W NEWMARK AVE	MONTEREY PARK CA	91754

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*	5261	015	023	939 W NEWMARK AVE	LAU,GAVIN	939 W NEWMARK AVE	MONTEREY PARK CA	91754
*	5261	015	024	935 W NEWMARK AVE	PEREZ,ABEL	935 W NEWMARK AVE	MONTEREY PARK CA	91754
*	5261	015	025	931 W NEWMARK AVE	YIP,RAYLIAN HIU	1234 GREENFIELD AVE	ARCADIA CA	91006
	5261	015	042	810 W MABEL AVE	LY,KIM B AND TRAN, SUSAN L	961 S GLENDORA AVE	WEST COVINA CA	91790
*	5261	015	045	883 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
*	5261	015	046	879 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
*	5261	015	047	875 W NEWMARK AVE	RANSONS,ANDRE AND IRENE TRS	PO BOX 846	ALHAMBRA CA	91802
*	5261	015	053	308 DE LA FUENTE ST	POON,EDDIE AND CHAN, KATHERINE	308 DE LA FUENTE ST	MONTEREY PARK CA	91754
*	5261	015	054	302 DE LA FUENTE ST	ACOSTA, JOSE AND STEPHANIE LYNN	209 E HAMMEL ST	MONTEREY PARK CA	91755
	5261	015	087	151 S ATLANTIC BLVD	HI BANH	3115 LASHBROOK AVE	EL MONTE CA	91733
	5261	015	088	ATLANTIC BLVD	SANSAN LLC	1125 S GRANADA AVE	ALHAMBRA CA	91801
*	5261	018	009	408 DE LA FUENTE ST	WARD,BRIAN C	408 DE LA FUENTE ST	MONTEREY PARK CA	91754
*	5261	019	043	435 HERMOSA VISTA ST	SANCHEZ,RAMIRO S TR	435 HERMOSA VISTA ST	MONTEREY PARK CA	91754
*	5261	019	046	511 HERMOSA VISTA ST	LEE, ERNEST K AND L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
*	5261	019	048	660 CADIZ ST	OKITA, GRANT R AND LAURA L	660 CADIZ ST	MONTEREY PARK CA	91754
*	5261	019	049	640 CADIZ ST	NG, NHU L AND CAREY J AND NG, FRANCES H AND MAY K	638 CADIZ ST	MONTEREY PARK CA	91754
*	5261	019	050	620 CADIZ ST	ORO ASHI LLC	PO BOX 1598	STUDIO CITY CA	91614
*	5261	019	052	588 JADE TREE DR	LIN,E SING TR	588 JADE TREE DR	MONTEREY PARK CA	91754
*	5261	019	053	576 JADE TREE DR	LEE, MAY S	576 JADE TREE DR	MONTEREY PARK CA	91754
*	5261	019	054	564 JADE TREE DR	BANG,THOMAS D	564 JADE TREE DR	MONTEREY PARK CA	91754

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5261 019 055	552 JADE TREE DR	IMOTO,KATSUMI AND HELEN K TRS	552 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 056	540 JADE TREE DR	CHAN,STEPHEN S AND MAN, ALICE M	540 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 057	528 JADE TREE DR	TANAKA,JULIE W	528 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 059	508 JADE TREE DR	HOANG,KEVIN M CO TR	508 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 061	480 JADE TREE DR	TONG,YUI Y AND WAI C TRS	480 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 041	350 ELECTRIC AVE	HO,VINCENT W	350 ELECTRIC AVE	MONTEREY PARK CA	91754
* 5261 020 043	370 ELECTRIC AVE	LADIA,LEONARD C AND LAURA R TRS	1016 SPRUCE LN	PASADENA CA	91103
* 5261 020 044	1100 WILLIAMS ST	GONZALEZ,MARIAN C TR	1100 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 045	1110 WILLIAMS ST	CHUI,TIMOTHY AND XIONG, XIAOQING	636 PINRAIL LN	FOSTER CITY CA	94404
* 5261 020 046	1120 WILLIAMS ST	INJARUSORN,CHAIVUT	1120 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 047	1130 WILLIAMS ST	RAKSANOH,FARLIDA	1130 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 048	1140 WILLIAMS ST	STADLER, JOSEPH N CO TR	2956 W SHORB ST	ALHAMBRA CA	91803
* 5261 020 050	550 WHITNEY PL	ROMAN,JOSE G AND MARIA A	550 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 051	570 WHITNEY PL	YOSHIDA,HIDEYUKI AND HIROE AND	570 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 052	590 WHITNEY PL	CHUN,TIT K AND ELLIE C	590 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 054	433 JADE TREE DR	ABELLA,ROSANNA R TR	433 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 057	469 JADE TREE DR	KING,GEORGE Y AND PEARLIE	469 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 058	481 JADE TREE DR	ANGKADJAJA,JOHANES	481 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 059	493 JADE TREE DR	IWO,SHOYE S AND MARSHA M	493 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 060	505 JADE TREE DR	SOO HOO,TERRY AND BONNIE	505 JADE TREE DR	MONTEREY PARK CA	91754

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* 5261 020 062	429 JADE TREE DR	HO, ANITA AND LAU, JASON	PO BOX 520	ALHAMBRA CA	91802
* 5261 020 064	555 JADE TREE DR	KIM,CHUNG W AND HAE K TRS	555 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 065	565 JADE TREE DR	WONG,NORMAN J AND SOPHIE C TRS	565 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 066	577 JADE TREE DR	OONG,WAYLAND AND PHAM, NANCY	577 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 067	589 JADE TREE DR	NG,HOWARD C AND ROSA C TRS	589 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 069	605 CREST VISTA DR	LIN, MEILYN TR	605 CREST VISTA DR	MONTEREY PARK CA	91754
* 5262 020 028	843 LOMA VERDE ST	LIM,BERNARD W AND ELEANOR L	PO BOX 80985	SAN MARINO CA	91118
* 5262 021 012	724 S YNEZ AVE	DUENAS,RUBEN A	724 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 021 013	720 S YNEZ AVE	WONG, MICHAEL M ET AL TRS	4612 ALVEO RD	LA CANADA FLINT CA	91011
* 5262 021 018	731 DIVINA VISTA ST	MELENDEZ,DENNIS	2132 S WESTBORO AVE	ALHAMBRA CA	91803
* 5262 021 024	755 DIVINA VISTA ST	MOY,MONTY L AND HARADA, KIMBERLY A	755 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 008	822 LOMA VERDE ST	WANG, JUN AND SO, JOYCE G	822 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 009	818 LOMA VERDE ST	CHI, DEAN AND YANG, YANG	818 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 010	814 LOMA VERDE ST	WONG, TAK SHING AND LIN, YUN CHIEN	814 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 011	810 LOMA VERDE ST	CHIN,GRACE S TR	810 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 012	806 LOMA VERDE ST	SENTENO, JIMMY R	806 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 013	802 LOMA VERDE ST	FOO,EDWIN AND MAY CHAN TRS	1380 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5262 022 014	776 S YNEZ AVE	MARTINEZ,CONSTANCE AND MARTINEZ, EDWARD	1155 ALICE DR	SANTA CLARA CA	95050
* 5262 022 015	772 S YNEZ AVE	MORITA,MELANIE K	772 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 022 016	771 DIVINA VISTA ST	NAGASHIMA,TATSUO AND TOKIE	771 DIVINA VISTA ST	MONTEREY PARK CA	91754

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* 5262 022 017	777 DIVINA VISTA ST	SORIA,E DANIEL	777 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 019	805 DIVINA VISTA ST	TRAN,JAMIE AND CHEUNG, MEI Y	805 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 020	809 DIVINA VISTA ST	TRAN,JAMIE DE AND CHEUNG, MEI YUK	809 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 021	813 DIVINA VISTA ST	MAYORAL,RAQUEL	813 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 022	817 DIVINA VISTA ST	HO,SCOTT H AND CHRISTY M	817 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 023	821 MIRA VALLE ST	UTHENPONG,SURACHAI AND PAEK, MELANIE	821 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 001	1034 LOMA VERDE ST	MACIAS,SONIA	401 W DONCREST ST	MONTEREY PARK CA	91754
* 5262 023 002	1030 LOMA VERDE ST	HOLTZMAN,IRWING AND NOHEMI TRS	15892 REDLANDS ST	WESTMINSTER CA	92683
* 5262 023 008	1006 LOMA VERDE ST	WONG, LAP Y & CHAN, BERYL W & LUM, BRIAN & AMY Y	5248 MOUNT ROYAL DR	LOS ANGELES CA	90041
* 5262 023 018	909 MIRA VALLE ST	PAEZ, OSCAR A AND PAEZ, OLGA A	909 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 019	913 MIRA VALLE ST	MURAI,GERALD H AND SUSAN M AND MURAI, TAMIKO	913 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 020	917 MIRA VALLE ST	HUANG, I LING	917 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 021	921 MIRA VALLE ST	CHAN,CONRAD H AND SELINA W	921 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 027	945 MIRA VALLE ST	CARRILLO,ENRIQUETA TR	945 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 024 001	1200 LOMA VERDE ST	LI,WING H AND CHAN, GRACE	1200 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 003	1240 LOMA VERDE ST	TANAKA,KAREN I TR	1240 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 004	1260 LOMA VERDE ST	LIU,NORMAN AND LINDA W	1260 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 005	1280 LOMA VERDE ST	NGUYEN, KENT AND	1280 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 014	1220 LOMA VERDE ST	HO,PAUL AND VICTORIA W	1220 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 028 800	MCPHERIN	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768

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* 5262 032 003	1300 MIRA VALLE ST	LEUNG,FAN K AND LEUNG, HOYIN J	1300 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 004	1350 MIRA VALLE ST	SALAS,LEOPOLDO G AND CARMEN TRS	1350 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 005	1380 MIRA VALLE ST	LIU,RAYMOND Y AND CAROL W	1380 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 006	1400 MIRA VALLE ST	ZEE,ANNA	1400 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 007	1450 MIRA VALLE ST	WONG,YUK M AND WAI Y	1450 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 008	1480 MIRA VALLE ST	ESPIRITU,ANTONIO O AND AMELIA P	1480 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 012	1551 BRADSHAWE	ALI KHAN, SYED H AND SALMA TRS	1085 PELON WAY	MONTEREY PARK CA	91754
* 5262 032 013	1501 BRADSHAWE	KAWANO, RICHARD AND MISAKO TRS	1501 BRADSHAWE	MONTEREY PARK CA	91754
* 5262 032 014	1471 BRADSHAWE	TWENG, YU HSIANG E TR	1471 BRADSHAWE	MONTEREY PARK CA	91754
* 5262 032 015	1451 BRADSHAWE AVE	BY,CHHUM AND HOU, CHANTHAN	12496 FARMBOROUGH CT	MIRA LOMA CA	91752
* 5262 032 016	1401 BRADSHAWE AVE	JIM,KIN KIT TR	1401 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 017	1371 BRADSHAWE AVE	ABDALLAH,SAMIRA AND WALID	1371 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 018	1351 BRADSHAWE AVE	ITO,RICHARD ET AL	1351 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 019	1301 BRADSHAWE AVE	PAGE,ARTHUR D AND KEIKO T	1301 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 001	1000 MIRA VALLE ST	CHIC,HENRY T AND HELEN N	1000 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 002	1080 MIRA VALLE ST	SAKAZAKI,TERRY AND LOURDES TRS	1080 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 003	1100 MIRA VALLE ST	VILLALOBOS,MANUEL AND CAROL TRS	1100 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 004	1150 MIRA VALLE ST	YAO,JIE AND DUAN, LEI	1150 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 005	1170 MIRA VALLE ST	CHEUNG, MICHAEL L AND JAIMIE M	1170 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 007	1181 BRADSHAWE AVE	COVARRUBIAS,ALFONSO AND VASQUEZ, HEIDI	1181 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5262 033 008	1101 BRADSHAWE AVE	FARIAS,JAVIER TR	1101 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 009	1081 DIVINA VISTA ST	NOBUTO,MASARU AND KAZUKO	1081 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 010	1061 DIVINA VISTA ST	NY,THONG CO TR	1061 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 011	1051 DIVINA VISTA ST	JOSEPH & KATHY CHEN	927 DIVINA VISTA STREET	MONTEREY PARK, CA	91754
* 5262 033 012	1001 DIVINA VISTA ST	LEON,JOSEPH AND ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 017	1180 MIRA VALLE ST	HOUN,SONN L CO TR	1180 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 002	938 MIRA VALLE ST	GRAPE,JAYMEE	938 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 003	930 MIRA VALLE ST	SEAPIN, JOSHUA J	1166 ASHBURY CT	CAMARILLO CA	93010
* 5262 034 004	926 MIRA VALLE ST	GONZALEZ, NANCY M	926 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 005	918 MIRA VALLE ST	HO, HUI F AND ELAINE L TRS	8515 PALMA VISTA ST	SAN GABRIEL CA	91775
* 5262 034 006	914 MIRA VALLE ST	HOM, FAREN	PO BOX 5822	BEVERLY HILLS CA	90209
* 5262 034 007	908 MIRA VALLE ST	DO, CHYI S AND	908 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 022	961 DIVINA VISTA ST	SUAREZ,JAIME AND AVILA SUAREZ, SUSAN	961 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 027	933 DIVINA VISTA ST	DERR,LAWRENCE E AND JEANNETTE	933 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 028	942 MIRA VALLE ST	DYER, JARED C AND	942 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 029	MIRA VALLE ST	MBRC LLC	PO BOX 1639	BEVERLY HILLS CA	90213
* 5263 003 021	422 W GRAVES AVE	KAO,ROY C AND DONNA W TRS	3536 LOCKSLEY DR	PASADENA CA	91107
* 5263 003 022	420 W GRAVES AVE	FANG, CARDY J & CINDY Y	420 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 023	418 W GRAVES AVE	LEUNG,KAI SUN	507 W WISTARIA AVE	ARCADIA CA	91007
* 5263 003 024	412 W GRAVES AVE	ACKERMAN,DAVID AND YING C	412 W GRAVES AVE	MONTEREY PARK CA	91754

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*	5263	003	029	310 W GRAVES AVE	LENG,HENG AND LENG, BIN	310 W GRAVES AVE	MONTEREY PARK CA	91754
*	5263	004	001	740 DIVINA VISTA ST	BARRAZA,JAIME A AND ELSA O	740 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	004	002	736 DIVINA VISTA ST	QU,CHANG	736 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	004	003	730 DIVINA VISTA ST	CHARLES,KEVIN L	730 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	004	004	728 DIVINA VISTA ST	YUN,HEIDI Y TR	728 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	004	005	722 DIVINA VISTA ST	KUBOTA,LESTER TR	722 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	004	006	716 DIVINA VISTA ST	O CELLO,RORY	716 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	004	007	704 DIVINA VISTA ST	CHAN,VINCENT D AND TAMMY S	704 DIVINA VISTA ST	MONTEREY PARK CA	91754
	5263	005	003	DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	004	814 DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	005	810 DIVINA VISTA ST	MOLINA, RAUL AND IRMA	810 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	006	804 DIVINA VISTA ST	MOLINA,RAUL	804 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	007	776 DIVINA VISTA ST	FRANCO,GILLIAN AND CARDENAS, EDDIE	776 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	008	768 DIVINA VISTA ST	TANAKA,JEAN TR	768 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	009	762 DIVINA VISTA ST	GREESON,CHRISTINE B TR	762 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	010	756 DIVINA VISTA ST	TSUI,PAUL H AND JOY L	756 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	011	750 DIVINA VISTA ST	HERNANDEZ,GILBERT M AND GRIEGO, DENISE D	750 DIVINA VISTA ST	MONTEREY PARK CA	91754
*	5263	005	012	744 DIVINA VISTA ST	SHAR, DIANA AND STANLEY	744 DIVINA VISTA ST	MONTEREY PARK CA	91754
	5263	005	013	DIVINA VISTA ST	CHEN, INGRID S	1060 DEL LA FUENTE ST	MONTEREY PARK CA	91754
*	5263	006	002	1031 BRADSHAWE AVE	CHINN,PETE AND MARGARET	11038 VALLEY MALL	EL MONTE CA	91731

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* 5263 006 003	1033 BRADSHAWE AVE	ANNEYAN, VARDUI	215 S VAIL AVE	MONTEBELLO CA	91754
* 5263 006 005	1037 BRADSHAWE AVE	TELLENBACH,FREDRICK DECD EST OF	321 S BEVERLY DR STE A	BEVERLY HILLS CA	90212
* 5263 006 006	1039 BRADSHAWE AVE	YOSHIMURA, FUMIKO TR	1039 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 007	1041 BRADSHAWE AVE	MOREAU,BRUCE R	1041 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 008	1043 BRADSHAWE AVE	MIZUNO,DEAN Y	87 E GREEN ST STE 310	PASADENA CA	91105
* 5263 006 009	1045 BRADSHAWE AVE	LIU,BOB Y AND LI YU	1045 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 010	1047 BRADSHAWE AVE	YU,RUOYLIN	1047 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 011	1049 BRADSHAWE AVE	MORALES,ALMA S	1049 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 001	801 BRADSHAWE AVE	TJIOE,HENRY AND FLORENCE TRS	801 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 002	825 BRADSHAWE AVE	SHIROISHI,ALLEN L CO TR	825 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 003	851 BRADSHAWE AVE	WU,DANNY T AND CARMAN	851 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 004	891 BRADSHAWE AVE	LU,JUSTON CO TR	891 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 005	901 BRADSHAWE AVE	IMUTA,SHIGETAKA AND TERRY L TRS	901 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 006	951 BRADSHAWE AVE	PHU,TIM AND SARAH T TRS	951 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 008	993 BRADSHAWE PL	ROGERS,JOHN E AND CAROLYN	993 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 009	999 BRADSHAWE PL	ORTEGA,JULIO A TR	999 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 010	1001 BRADSHAWE AVE	HAMASAKI,MARK	1001 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 010 008	835 S GRANDRIDGE AVE	CHEN,CHIN YUAN AND CHUN Y	547 WORKMAN AVE	ARCADIA CA	91007
* 5263 010 009	801 S GRANDRIDGE AVE	RAMIREZ,RUDY AND RUIZ, STACEY	801 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 013 011	1001 S GARFIELD AVE	CROFT,LORI A TR	1001 S GARFIELD AVE	MONTEREY PARK CA	91754

CITY OF MONTEREY PARK

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 013 012	1025 S GARFIELD AVE	MORALES,ALEX G AND JULIA M TRS	1025 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 013	1059 S GARFIELD AVE	ROBLES,ROSALIE M	316 W ARLIGHT ST	MONTEREY PARK CA	91754
* 5263 013 017	151 ROCA WAY	MI FEN LIN BANH	301 E COLORADO BLVD STE 325	PASADENA CA	91101
* 5263 014 007	150 ROCA WAY	TSE,CHUCK AND BETSY B TRS	150 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 008	130 ROCA WAY	FUJIWARA, ALICIA D TR	130 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 010	1115 S GARFIELD AVE	BAIMA,ALBERT J TR	30 BERMUDA CT	MANHATTAN BEACH CA	90266
* 5263 014 011	1133 S GARFIELD AVE	CHIANG, SUSAN N	220 S ELECTRIC AVE	ALHAMBRA CA	91801
* 5263 014 012	1147 S GARFIELD AVE	HOWARD,LINDA H	1147 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 013	1167 S GARFIELD AVE	ESCOTO, SARA TR	1167 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 014	1171 S GARFIELD AVE	IPPOLITO, FRANCES L TR	3581 SW 58TH DR	PORTLAND OR	97221
* 5263 014 015	1177 S GARFIELD AVE	TSUCHIYA,MIEKO TR	350 TOYON RD	SIERRA MADRE CA	91024
* 5263 014 026	1181 S GARFIELD AVE	YU,KOUGING AND ZHANG, YUHUI	1181 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 002	1255 S GARFIELD AVE	NAKASHIMA,TAKUMA AND KIMIKO TRS	1255 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 004	111 W EL REPETTO DR	HUANG, YAO DUAN AND ZHU, TIN	111 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 006	135 W EL REPETTO DR	DURAN,CHRISTOPHER F AND MOZQUEDA, MIREYA	135 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 019	1182 S ISABELLA AVE	QUON,WING L AND NORI TRS	1182 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 005	1033 S ISABELLA AVE	LI, MIN AND YANG, ZONGPEI	1033 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 006	1043 S ISABELLA AVE	CHANG,TSUNG J AND JUDY TRS	1043 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 007	1057 S ISABELLA AVE	HO,YU CHICH AND RU CHIEN	1057 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 008	1065 S ISABELLA AVE	SAETIA,MARIA M	1065 S ISABELLA AVE	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 017 009	1073 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 015	1048 S GRANDRIDGE AVE	YAYLA,ZAKAR K AND SONIA K TRS	1048 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 018	1032 S GRANDRIDGE AVE	MORIOKA,YOSHITAKA AND MICHIKO	1032 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 019	1022 S GRANDRIDGE AVE	SALEM,RAMZY S AND JANET I TRS	1022 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 001	1133 S ISABELLA AVE	LAW, IVAN S AND CHING, RONNIA L	1133 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 003	1096 S GRANDRIDGE AVE	HIROTA, SATOSHI	1096 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 004	1078 S GRANDRIDGE AVE	SUGIURA,MIYOKO AND WONG, HARRY AND DONNA D	11927 SIERRA SKY DR	WHITTIER CA	90601
* 5263 018 005	1066 S GRANDRIDGE AVE	JUNG, CLAYTON D CO TR	1066 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 006	1151 S ISABELLA AVE	VALENCIA VALLEY LLC SERIES T	PO BOX 1754	MONTEREY PARK CA	91754
* 5263 018 007	1193 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 008	1201 S ISABELLA AVE	HINO,GLENN M AND JOSEPHENE T TRS	1201 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 009	1255 S ISABELLA AVE	CHONG,VINCENT AND LILIAN TRS	1255 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 010	1293 S ISABELLA AVE	LOUIE,STEVEN W AND ELLEN W	1293 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 011	1301 S ISABELLA AVE	NGAN,HON W AND YEUNG, FION S	1301 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 012	1333 S ISABELLA AVE	NG,CHOR BUN AND CHAN, JULIE Y	1333 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 013	1375 S ISABELLA AVE	WANG,WENHUA AND HUANG, WEI	1375 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 014	1397 S ISABELLA AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 022	1332 S GRANDRIDGE AVE	KAWARATANI,YUKIO CO TR	1332 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 023	1300 S GRANDRIDGE AVE	PEI JUN GRACE GE	1300 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 024	1290 S GRANDRIDGE AVE	SUEHIRO,LLOYD E AND SEIKO D TRS	1290 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

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	PARCEL			LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
*	5263	018	025	1250 S GRANDRIDGE AVE	WATAMURA,TSURUKO TR	1250 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	018	026	1200 S GRANDRIDGE AVE	FONG,WAYMOND	3129 DURAND DR	LOS ANGELES CA	90068
*	5263	018	027	1188 S GRANDRIDGE AVE	KAWASAKI,DIANE	1188 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	018	028	1152 S GRANDRIDGE AVE	NG,LOUIS C AND PAULA V TRS	1152 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	018	029	1100 S GRANDRIDGE AVE	LOPEZ,PAULINE L TR	1100 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
	5263	018	033	GRANDRIDGE AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
	5263	018	034	GRANDRIDGE AVE	WONG,ANTHONY	236 E GARVEY AVE	MONTEREY PARK CA	91755
*	5263	018	035	1374 S GRANDRIDGE AVE	WONG,ANTHONY	1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	019	001	1014 BRADSHAWE AVE	NG,YUNG YU	1014 BRADSHAWE AVE	MONTEREY PARK CA	91754
*	5263	019	002	1010 BRADSHAWE AVE	YU, THOMAS P CO TR	1010 BRADSHAWE AVE	MONTEREY PARK CA	91754
*	5263	019	003	1006 BRADSHAWE AVE	TAM,ROBERT P AND LINABELLIE	1006 BRADSHAWE AVE	MONTEREY PARK CA	91754
*	5263	019	004	1006 BRADSHAWE AVE	TZE LEUNG NG CO TR	1002 BRADSHAWE AVE	MONTEREY PARK CA	91754
*	5263	019	006	950 BRADSHAWE AVE	CHANBONPIN,JIMMY AND ARACELI TRS	1654 S EL MOLINO AVE	SAN MARINO CA	91108
*	5263	019	012	338 ROCA WAY	NAGAMATSU,ERNEST AND ELAINE TRS	2035 KENILWORTH AVE	LOS ANGELES CA	90039
*	5263	019	014	1005 S GRANDRIDGE AVE	AU,GEORGE K AND CHU, WAI Y	1005 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	019	015	1009 S GRANDRIDGE AVE	CLARK,LAURA J CO TR	1332 VALLEY VIEW RD	GLENDALE CA	91202
*	5263	019	016	1015 S GRANDRIDGE AVE	SHYER, JANICE R TRS	1015 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	019	017	1021 S GRANDRIDGE AVE	KWONG,KEI FAT AND SAU TRS	1021 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	019	018	1029 S GRANDRIDGE AVE	VASQUEZ, RAFAEL CO TR	1029 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	019	019	1031 S GRANDRIDGE AVE	CHOY,WOODY M AND KATHERINE S	1031 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 019 020	1035 S GRANDRIDGE AVE	SHIMATSU, ROBERT AND SEIKO S TRS	1035 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 021	1039 S GRANDRIDGE AVE	CORDOVA, DANIEL AND CLAUDIA Y	1039 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 002	1040 BRADSHAWE AVE	GARCIA,JOSE A	1040 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 003	1038 BRADSHAWE AVE	BURNS,ISABELLA J CO TR	8505 RED HILL COUNTRY CLUB DR	RO CUCAMONGA CA	91730
* 5263 020 004	1036 BRADSHAWE AVE	MORITA,YUKIHIDE AND MAYUMI	1036 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 005	1034 BRADSHAWE AVE	TAM,PETER AND MYLAN	1034 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 006	1030 BRADSHAWE AVE	PANG,THOMAS AND RITA	1030 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 007	1026 BRADSHAWE AVE	SAIS,EDWARD E JR AND JEAN	1026 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 008	1022 BRADSHAWE AVE	DODGE,ELIZABETH A CO TR	1022 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 010	1045 S GRANDRIDGE AVE	YANG, JOHN Y AND ANNA	1045 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 011	1059 S GRANDRIDGE AVE	WAN YIN TING	1059 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 012	1071 S GRANDRIDGE AVE	TERAISHI,BEN M AND ESTHER	1071 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 013	1095 S GRANDRIDGE AVE	HONG,BENNY N AND SHARLENE L TRS	1095 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 003	1060 BRADSHAWE AVE	SHEN,RAY AND EMILY M	1060 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 004	1070 BRADSHAWE AVE	KLEIN,JOSEPH JR AND ROBERTA TRS	1550 HASTINGS WAY	PLACENTIA CA	92870
* 5263 021 005	1080 BRADSHAWE AVE	CHAN, JOHN WAI SUN AND CHI MING	1080 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 006	1100 BRADSHAWE AVE	DOBLER,KARL AND MARLENE TRS	1100 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 007	1150 BRADSHAWE AVE	RENTERIA,ANTHONY S AND ALMA	1150 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 019	1155 PUNTA WAY	LUSTER,LORA A TR	1155 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 023	1257 PUNTA WAY	STEFANSKY, PETER	1257 PUNTA WAY	MONTEREY PARK CA	91754

	PARCEL			LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
*	5263	021	044	1373 S GRANDRIDGE AVE	LAM,SIMON AND WU, LILIAN	1373 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	021	045	1201 PUNTA WAY	JIN,MING AND CHEN, YVONNE	896 KINSFORD ST	MONTEREY PARK CA	91754
	5263	021	900	GRANDRIDGE AVE	MONTEREY PARK CITY S BY S	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
*	5263	022	004	345 W EL REPETTO DR	LEE,PEGGY B TR ET AL	345 W EL REPETTO DR	MONTEREY PARK CA	91754
*	5263	022	005	363 W EL REPETTO DR	CHUANG,KAI WIN	2095 S LEO AVE	COMMERCE CA	90040
*	5263	022	007	373 POCO WAY	LINN,ALICE E TR	373 POCO WAY	MONTEREY PARK CA	91754
*	5263	022	008	375 POCO WAY	LEE,MICHAEL AND ELISA	375 POCO WAY	MONTEREY PARK CA	91754
*	5263	022	021	1350 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
*	5263	022	022	1370 BRADSHAWE AVE	CHAN, YAU S AND CHAN, WAYLYN	1370 BRADSHAWE AVE	MONTEREY PARK CA	91754
*	5263	022	023	1400 BRADSHAWE AVE	FARAJ,ZIAD F CO TR	1400 BRADSHAWE AVE	MONTEREY PARK CA	91754
*	5263	022	033	1401 PIEDRA WAY	HUI,KAM S AND DEE C	920 WYNNEWOOD DR	DIAMOND BAR CA	91765
*	5263	022	034	1400 PIEDRA WAY	PALOMINO,BORIS AND AMANDA	1400 PIEDRA WAY	MONTEREY PARK CA	91754
*	5263	022	040	317 W EL REPETTO DR	DAI,HUAZHANG	317 W EL REPETTO DR	MONTEREY PARK CA	91754
*	5263	022	041	1300 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
*	5263	027	002	1592 S GRANDRIDGE AVE	LIU,JOANNE CJ	6908 N VISTA ST	SAN GABRIEL CA	91775
*	5263	027	007	1528 S GRANDRIDGE AVE	NG, DERRICK AND HO, WINNIE N	1528 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
*	5263	027	017	1601 S MCPHERRIN AVE	DOMINGO, FIDENCIO E JR AND MARGARITA R	1601 S MCPHERRIN AVE	MONTEREY PARK CA	91754
*	5263	027	019	1701 S MCPHERRIN AVE	SHEN,SABINA C Y TR	1701 S MCPHERRIN AVE	MONTEREY PARK CA	91754
*	5263	027	022	1653 S MCPHERRIN AVE	SFT INVESTMENT PROPERTIES LLC	1278 GLENNEYRE ST UNIT 148	LAGUNA BEACH CA	92651
*	5263	028	002	1700 S MCPHERRIN AVE	SHIBATA,SHUNICHI AND MIZUE	1700 S MCPHERRIN AVE	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 028 004	1654 S MCPHERRIN AVE	NG,PETER AND SANDY	1654 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 005	1600 S MCPHERRIN AVE	SHIMIZU,SHOJI ET AL TRS	1600 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 024	1690 S MCPHERRIN AVE	CHUI, PEARL CO TR	2357 COUNTRY CANYON DR	HACIENDA HEIGHTS CA	91745
5263 028 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 029 800	GRANDRIDGE AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 035 001	1809 GARFIELD PL	CHENG,SU CHING AND CHAO YU TRS	150 W WISTARIA AVE	ARCADIA CA	91007
* 5263 037 007	162 W EL REPETTO DR	FREEMAN,ROBERTO AND MARIA A	162 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 010	EL REPPETO DR	GONZALES,RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 011	100 W EL REPETTO DR	NOUR GROUP LLC	14411 TELEGRAPH RD	WHITTIER CA	90604
* 5263 037 012	1343 S GARFIELD AVE	TRAN, STEVEN S CO TR	1343 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 013	1379 S GARFIELD AVE	CHUNG, PO SUEN AND KAREN K TRS	1379 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 014	1397 S GARFIELD AVE	GONZALES, RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 037 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 801	1690 ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 804	EL REPPETO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 038 017	607 BRADSHAWE AVE	SANCHEZ,LINDA C	607 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 018	609 BRADSHAWE AVE	LEE,TSE KIU AND XIONG, DE GUI LEE AND LI, CHUN	609 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 020	623 BRADSHAWE AVE	YAN,STANLEY AND NANCY	623 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 021	627 BRADSHAWE AVE	CHAN,HENRY AND GRACE E TRS	5512 FRANCES AVE NE	TACOMA WA	98422
* 5263 038 022	637 BRADSHAWE AVE	LAU,MONA	637 BRADSHAWE AVE	MONTEREY PARK CA	91754

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 039 001	665 VILLA MONTE AVE	SZETO,LIM Y AND DEIDRE L	665 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 002	657 VILLA MONTE AVE	CARTER,AMELIA R TR	5200 LOUISE AVE	ENCINO CA	91316
* 5263 039 003	651 VILLA MONTE AVE	EMOTO,HIROSHI AND JUNKO TRS	909 BRIGHTON WAY	MONTEBELLO CA	90640
* 5263 039 004	643 VILLA MONTE AVE	KWOK,MATTHEW F AND MAKI, KUMI	643 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 005	637 VILLA MONTE AVE	SALZ, CONSTANCE E AND HILLYARD, HARVEY A	1020 RUBERTA AVE UNIT 1	GLENDALE CA	91201
* 5263 040 001	639 BRADSHAWE AVE	TANG,MICHAEL AND TONG, ANGELA L	639 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 002	641 BRADSHAWE AVE	LEE,IRENE S TR	641 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 003	647 BRADSHAWE AVE	YAMAMURO,TOMIKAZU AND YOKO TRS	647 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 004	653 BRADSHAWE AVE	LIN,MAGGIE T	653 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 005	657 BRADSHAWE AVE	LIAW, DA AN TR	657 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 008	687 BRADSHAWE AVE	KUO,MEI SHI	687 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 009	695 BRADSHAWE AVE	NHIN, HO SEC AND DIEP, YEN VE ET AL	695 BRAHSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 011	608 VILLA MONTE AVE	PEREZ,DOLISA	608 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 012	614 VILLA MONTE AVE	DASCA,MARK AND MARY C	614 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 013	622 VILLA MONTE AVE	JOVEN,MICHAEL AND RACHEL	622 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 015	636 VILLA MONTE AVE	SHAO, HUI & HE RUI	636 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 016	642 VILLA MONTE AVE	TAN,NIYADA S AND KATAWETHEESAKUN, SONG	642 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 017	650 VILLA MONTE AVE	VEGA,MARCOS AND EUFEMIA E TRS	1102 CADIZ ST	MONTEREY PARK CA	91754
* 5263 040 018	656 VILLA MONTE AVE	CHAN, YUEN MUI AND KELLION	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 019	664 VILLA MONTE AVE	MAK,CHI H AND BILLIE	664 VILLA MONTE AVE	MONTEREY PARK CA	91754

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 041 005	685 S GRANDRIDGE AVE	LY,KEVIN H AND LU, PHUONG	685 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 006	689 S GRANDRIDGE AVE	CHEN,JEFFREY M AND YEO, MONICA	1601 S GRANADA AVE	ALHAMBRA CA	91801
* 5263 041 007	695 S GRANDRIDGE AVE	LEE,JAMES H AND JEANIE E TRS	695 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 009	696 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 010	688 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 011	678 BRADSHAWE AVE	CHANG, NGA TING	678 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 012	672 BRADSHAWE AVE	HSU,MINGKEE T ET AL	2300 LORAIN RD	SAN MARINO CA	91108
* 5263 041 013	660 BRADSHAWE AVE	LOH,DAVID S K AND ANNA T	660 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 014	658 BRADSHAWE AVE	LIAW,JUN Y AND WEN Y	658 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 015	652 BRADSHAWE AVE	LIN,SANNIE L ET AL	652 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 005	735 BRADSHAWE AVE	SIN,SING CHEUNG CO TR	735 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 006	743 BRADSHAWE AVE	CARR,ROBERT H AND JANICE E TRS	743 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 008	763 BRADSHAWE AVE	VIDALES,VICTOR AND RICO, ANNA	763 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 009	777 BRADSHAWE AVE	NAGATA,SHIKO AND CHIEKO	777 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 010	795 BRADSHAWE AVE	DAHL, PATRICIA E TR	626 ALTA VISTA CIR	SOUTH PASADENA CA	91030
* 5263 042 011	670 VILLA MONTE AVE	TU, DAVID AND NANCY	670 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 013	690 VILLA MONTE AVE	PEREZ,ROGELIO AND CARMEN	690 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 014	689 VILLA MONTE AVE	YUPHANAND, SUWATTANA TR	689 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 015	679 VILLA MONTE AVE	YEE,TONY C AND DAY T	679 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 016	671 VILLA MONTE AVE	GUAN, ANNA M TR	671 VILLA MONTE AVE	MONTEREY PARK CA	91754

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*	5263 043 010	724 OJAI CIR	DANG,HANH C AND NGUYEN, TINA	724 OJAI CIR	MONTEREY PARK CA	91754
*	5263 043 013	700 BRADSHAWE AVE	KUANG, WANJUAN	700 BRADSHAWE AVE	MONTEREY PARK CA	91754
*	5263 043 016	758 ALTA MESA PL	KAN,JOE FUNG CHING TRS	30 CHOATE	IRVINE CA	92620
	5263 043 017	ALTA MESA PL	SCOTT,DAVID C	951 GRANDRIDGE AVE	MONTEREY PARK CA	91754
	5263 043 018	ALTA MESA PL	DAGHLIAN,HRATCH AND MARY TRS	351 ROCA WAY	MONTEREY PARK CA	91754
*	5264 002 001	149 DIANE WAY	KELLEY,FERNANDO CO TR	149 DIANE WAY	MONTEREY PARK CA	91755
*	5264 002 002	145 DIANE WAY	CHONG,ALBERT G AND MARY Y TRS	145 DIANE WAY	MONTEREY PARK CA	91755
*	5264 002 006	650 CECIL ST	ISMEN,JACK AND WILMA	650 CECIL ST	MONTEREY PARK CA	91755
*	5264 002 007	648 CECIL ST	LAU,JAY H	10536 OLIVE ST	TEMPLE CITY CA	91780
*	5264 002 008	642 CECIL ST	TANG,DUC AND TINA	642 CECIL ST	MONTEREY PARK CA	91755
*	5264 002 009	634 CECIL ST	KANG,CLAUDIA TR	634 CECIL ST	MONTEREY PARK CA	91755
*	5264 002 010	628 CECIL ST	LOW,JONATHAN B ET AL	1510 S BALDWIN PARK AVE UNIT A	ARCADIA CA	91077
*	5264 002 011	618 CECIL ST	KAMEI,TADASHI AND NORIKO TRS	618 CECIL ST	MONTEREY PARK CA	91755
*	5264 002 022	643 S LINCOLN AVE	LEW,NORMAN AND MARLENE F TRS	643 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264 002 023	649 S LINCOLN AVE	WONG,TOMMY AND MYRA M	649 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264 002 024	655 S LINCOLN AVE	CHU,YIMKING A AND ANGELINE I	655 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264 002 025	661 S LINCOLN AVE	TRAN,NAM T AND FRANCES TRS	PO BOX 1598	MONTEREY PARK CA	91755
*	5264 002 026	667 S LINCOLN AVE	GUTIERREZ,JESUS AND REGALADO, MARIBEL	667 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264 002 027	675 S LINCOLN AVE	SRABERG,GERALD AND ILENE S	PO BOX 512037	LOS ANGELES CA	90051
*	5264 002 028	683 S LINCOLN AVE	LIN,TYLER AND VUONG, JANET L	PO BOX 7583	ALHAMBRA CA	91802

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* 5264 002 029	689 S LINCOLN AVE	LIN,RYAN Q AND LAN TU TRINH	689 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 030	691 S LINCOLN AVE	MORELL,AUGUST AND ELVERA TRS	691 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 031	695 S LINCOLN AVE	TRUONG,EDWIN K AND TRAN, DELPHINE	695 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 002	692 CECIL ST	CHANG,CHUN F AND CHUI L TRS	692 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 003	688 CECIL ST	GONG,JENNIFER M TR ET AL C/O RICHARD H GONG	1543 FORD AVE	REDONDO BEACH CA	90278
* 5264 003 004	684 CECIL ST	TSUJI,NORIKATSU AND JENNY H	684 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 005	680 CECIL ST	CHOI, ANTHONY K AND WANG, YVONNE Y	680 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 010	144 DIANE WAY	SUEN,PUI W TR	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 011	150 DIANE WAY	MENDEZ,ERIC AND ANABEL	150 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 012	699 S LINCOLN AVE	LAM,SING B AND LAM, MY Y AND LAM, PETER K	699 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 013	701 S LINCOLN AVE	PETERSEN,PENNEY P TR	701 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 014	707 S LINCOLN AVE	CHANG,RICHARD JR TR	9542 E NAOMI AVE	ARCADIA CA	91007
* 5264 003 015	715 S LINCOLN AVE	MA,DEREK S AND DAISY L TRS	715 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 016	721 S LINCOLN AVE	HIGUERA,RICHARD H AND ARMIDA TRS	721 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 017	741 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	741 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 018	755 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	755 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 019	771 S LINCOLN AVE	TAK KUEN MAU AND TAM, TAMMY M	771 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 020	787 S LINCOLN AVE	CHOW,ANTHONY C AND LIU, XUEMEI	787 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 021	803 S LINCOLN AVE	ORTIZ,RAYMOND AND DONNA TRS	803 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 022	819 S LINCOLN AVE	KURAI,SHUICHI T	819 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 003 023	833 S LINCOLN AVE	ROJO,PRESCILLA E TR	833 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 024	849 S LINCOLN AVE	LEE,THOMAS W AND ANNA K TRS	849 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 025	863 S LINCOLN AVE	YOUNG,KEVIN S AND CARMEN	863 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 026	879 S LINCOLN AVE	KWOK, SELINA Y TR	8528 LORATIN RD	SAN GABRIEL CA	91775
* 5264 003 027	901 S LINCOLN AVE	HALIM,THIO N AND HAMDJA, MEITJE	901 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 028	921 S LINCOLN AVE	WOO,KENNETH C AND SANDY L	921 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 029	941 S LINCOLN AVE	QUACH,VAN THE AND SAM, MELISSA L	941 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 030	961 S LINCOLN AVE	LAM,PAUL AND VIRGINIA TRS	961 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 031	981 S LINCOLN AVE	FONG,HARMON AND ANNIE TRS	981 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 032	1001 S LINCOLN AVE	ROBLES,FRANK G AND ELIZABETH	1001 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 035	676 CECIL ST	FANG,SHI YAN	676 CECIL ST	MONTEREY PARK CA	91755
* 5264 004 007	1061 S LINCOLN AVE	XU, SHERRY Y	1061 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 008	1081 S LINCOLN AVE	MATSUMOTO,SEIJI AND EIKO TRS	1081 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 009	1101 S LINCOLN AVE	GARCIA,MARGARET E TR	1101 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 010	1121 S LINCOLN AVE	CHEN,MEI Y TR	1121 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 028	1021 S LINCOLN AVE	DUAN, SHIANG SHU AND LIU, AMY M	463 W CAMINO REAL AVE	ARCADIA CA	91007
* 5264 005 017	1060 S LINCOLN AVE	ESCOBEDO,DANIEL TR	1060 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 005 026	1201 WILCOX AVE	LAU,LELAND G TR	3056 W MAIN ST	ALHAMBRA CA	91801
* 5264 007 026	281 STARBIRD DR	SCHOFIELD,MARVENA A TR	281 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 027	277 STARBIRD DR	PEREZ,ALFRED V AND JENNIE F TRS	277 STARBIRD DR	MONTEREY PARK CA	91755

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* 5264 007 028	273 STARBIRD DR	CHAN, BONITA TR	273 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 030	265 STARBIRD DR	MOTONAGAHERBERT & MILDRED TRS	990 SHERWOOD RD	SAN MARINO CA	91108
* 5264 007 035	247 STARBIRD DR	HO LOK CHIU	247 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 040	269 STARBIRD DR	ROMO, RICHARD R AND MCCARTHY, MINDY M	269 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 007	285 STARBIRD DR	CHOW,CHI K AND NG, BEVERLEY P	285 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 016	1341 FULTON AVE	KWAN,DENNY CO TR	1341 FULTON AVE	MONTEREY PARK CA	91755
* 5264 008 024	293 STARBIRD DR	WALKER,ROBERT N AND MELINDA K	293 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 011 002	1781 FULTON AVE	BINH MY TRAN	1781 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 003	1775 FULTON AVE	YANG,RICHARD M	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 011 004	1769 FULTON AVE	CHOI,SUNNY W	1769 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 005	1763 FULTON AVE	ALMARAZ,SYLVIA I TR	1763 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 006	1755 FULTON AVE	VU,LONG HOANG	1755 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 007	1749 FULTON AVE	TAI,MICHAEL	1749 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 008	1733 FULTON AVE	TRAN,NAM	1733 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 009	1725 FULTON AVE	HARTONO,RUDDY	1725 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 010	1721 FULTON AVE	YONEMURA,ERIC M CO TR ET AL	1721 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 013	1868 WHITEHURST DR	PEREZ,DENNISE I JR ET AL	1868 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 014	1854 WHITEHURST DR	CHAN, ANDY J & LEE, IRENE H	419 ELMGATE ST	MONTEREY PARK CA	91754
* 5264 011 015	1838 WHITEHURST DR	QI,LI NONG CO TR	1838 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 019	1770 MANCHA WAY	LIAO,BRANDA M AND MANDY M	1770 MANCHA WAY	MONTEREY PARK CA	91755

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* 5264 011 020	1768 MANCHA WAY	WONG,CINDY H AND TONY A	1768 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 021	1756 MANCHA WAY	HUANG, YONG T & NG HUANK, MARIA C	5632 CAMBURY AVE	TEMPLE CITY CA	91780
* 5264 011 032	1875 WHITEHURST DR	GORMAN, DONNA J TRS	1875 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 033	1876 WHITEHURST DR	NG, CHING YEE AND CHEUNG, MAN HO	1876 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 034	1895 FULTON AVE	LAU, I KEI TR	1895 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 037	1851 FULTON AVE	CHAU,MAN AND MAY	1851 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 038	1843 FULTON AVE	PANG,STEPHEN AND NANCY	1843 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 039	1835 FULTON AVE	CASTELAZO, THOMAS J & KUN HSIN CHANG	1835 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 040	1821 FULTON AVE	MORALES, JUANITA E TR	1821 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 041	1821 FULTON AVE	VILLAROMAN,JAMES R	1801 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 001	1057 FULTON AVE	ESPOLONG,CESAREO D CO TR	1057 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 002	1065 FULTON AVE	LEE-VONGPHACHANH,MELISA M	1065 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 005	1097 FULTON AVE	LAM,SYDNEY V TR	1097 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 006	1101 FULTON AVE	YU TANG YANG	1101 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 007	1143 FULTON AVE	AGUILERA,ROSALINDA AND MARISCAL, DIANA	1143 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 009	1195 FULTON AVE	BALLINGER,LORIA	1195 S FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 010	1201 FULTON AVE	PUGA,CHRIS M	1201 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 011	1253 FULTON AVE	CHOW,KUI F AND SIU K	1253 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 012	1183 WILCOX AVE	CHU,CHAU	1183 WILCOX AVE	MONTEREY PARK CA	91755
* 5264 018 016	1100 LANGLEY WAY	NAING,THAN AND WENDY L	1100 LANGLEY WAY	MONTEREY PARK CA	91755

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* 5264 018 017	1090 LANGLEY WAY	HANGSE,SORATH AND VANTHA	1090 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 018	1070 LANGLEY WAY	SANCHEZ, PEDRO TR	1070 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 019	1038 LANGLEY WAY	WONG,WAYNE CO TR	1038 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 020	1000 LANGLEY WAY	TSENG,YI CHUAN AND HAGEDORN, AARON	1000 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 022	960 S LINCOLN AVE	CHEN,NING	960 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 024	920 S LINCOLN AVE	MEI, DIANA TR	920 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 025	900 S LINCOLN AVE	GLOBAL INFOCONSULTATION INC.	900 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 026	800 S LINCOLN AVE	MA,ANTHONY	880 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 027	860 S LINCOLN AVE	TSENG,KUANG C AND YU ING TRS	860 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 028	840 S LINCOLN AVE	SETO, JOHN E AND DIANNA L TRS	840 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 029	826 S LINCOLN AVE	DO,JENNIFER	2032 S 4TH ST	ALHAMBRA CA	91803
* 5264 018 030	810 S LINCOLN AVE	LAM,JENNIE S	810 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 031	786 S LINCOLN AVE	LEE,JUDY TR	786 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 033	740 S LINCOLN AVE	PAN, ZHOGREN AND PAN, MENGLIN	740 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 001	730 S LINCOLN AVE	OCHI,THOMAS H AND TAKAYO R TRS	730 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 002	728 S LINCOLN AVE	TOYAMA,TOM T AND RYOKO	728 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 003	722 S LINCOLN AVE	BARAJAS, GILBERT J CO TR	722 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 004	716 S LINCOLN AVE	LAI,VIVIANA TR	716 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 005	708 S LINCOLN AVE	TRAN,ELAINE	708 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 006	700 S LINCOLN AVE	WANG,TERESA J AND GARCIA, ADOLFO R	700 S LINCOLN AVE	MONTEREY PARK CA	91755

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*	5264	019	007	698 S LINCOLN AVE	WANG,SCOTT AND LAM, DAISY	698 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264	019	008	694 S LINCOLN AVE	CHU,HUNG Y AND YUK L	694 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264	019	009	692 S LINCOLN AVE	TRINH,THOMAS V AND NGA YEN NGUYEN	202 E GRAVES AVE	MONTEREY PARK CA	91755
*	5264	019	011	686 S LINCOLN AVE	WONG, LAMONT ET AL	686 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264	019	012	680 S LINCOLN AVE	SHEFFIELD,BRADLEY W AND BALVINA G	680 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264	019	013	674 S LINCOLN AVE	BIG CHUN NG AND CHO MONG HO	674 S LINCOLN AVE	MONTEREY PARK CA	91755
*	5264	019	014	662 S LINCOLN AVE	ISKANDAR,EDDY AND KUMALA D	662 S LINCOLN AVE	MONTEREY PARK CA	91755
	5264	024	063	S GARFIELD AVE	GARFIELD ESTATES II	1100 S GARFIELD AVE	MONTEREY PARK CA	91754
	5265	001	803	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
	5265	001	809	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
	5265	001	810	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
	5265	001	812	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
	5265	001	813	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
*	5265	004	047	2080 CLOVER DR	GIOIA,FRANK C	2080 CLOVER DR	MONTEREY PARK CA	91755
*	5265	004	048	2113 HEATHER DR	LEE,FRANK K AND STELLA H	2113 HEATHER DR	MONTEREY PARK CA	91755
	5265	004	052	FULTON AVE	FONG,ARNOLD AND BARBARA	1401 MERIDIAN AVE	S PASADENA CA	91030
*	5265	004	053	2150 FULTON AVE	CHUNG, KAREN T AND WANG, YUN CHING	PO BOX 422	ROSEMEAD CA	91770
*	5265	008	016	201 E GLEASON ST	WONG, DAVID F	28846 STARTREE LN	SANTA CLARITA CA	91390
*	5265	008	019	200 E MARKLAND DR	GOMEZ, ELVA	200 E MARKLAND DR	MONTEREY PARK CA	91755
*	5265	010	001	268 E GLEASON ST	CHRIST EVANGELICAL MISSION	1441 PASO REAL AVE UNIT 269	ROWLAND HEIGHTS CA	91748

LOS ANGELES COUNTY DECLARATION LIST

CITY OF MONTEREY PARK

KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5265 010 002	264 E GLEASON ST	LAU,LEO C AND HO, JESSICA Y	264 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 003	260 E GLEASON ST	DANGLACRUZ,CORNELIA R AND FRED G	260 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 004	256 E GLEASON ST	CHAN, WAH K AND CORA K	256 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 008	245 E FERNFIELD DR	MIRANDA,ROBERTO AND MUNGUIA, ELIZABETH	245 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 009	249 E FERNFIELD DR	LOPEZ,RAMON A TR	249 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 010	253 E FERNFIELD DR	FIGUEROA,ROBERT A TR	453 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 011	257 E FERNFIELD DR	GARCIA, LUIS G AND CHRISTINE A	2200 FLORECITA DRIVE	ALTADENA CA	91001
* 5265 010 012	261 E FERNFIELD DR	VALENZUELA,ERNEST JR AND JOSEPHINE L	261 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 014	269 E FERNFIELD DR	CHAGOLLA,CHRISTOPHER P	269 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 015	273 E FERNFIELD DR	SERRANO,FRANK AND CLAUDIA	273 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 010	204 E FERNFIELD DR	LECARO,EDUARDO M AND MARIA L	204 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 011	200 W FERNFIELD DR	MARTINEZ,IVAN AND PEREZ, ESMERALDA	200 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 012	201 E FERNFIELD DR	MENDEZ,SALVADOR AND YOLANDA R	201 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 014	204 E GLEASON ST	SUMMERS,CLAUDIA TR	428 E OAKMONT DR	MONTEBELLO CA	90640
* 5265 013 010	236 E FERNFIELD DR	UNDERWOOD,KATHRYN M TR	236 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 011	232 E FERNFIELD DR	ORNELAS PROPERTY MANAGEMENT LLC	15434 CONDESA DR	WHITTIER CA	90603
* 5265 013 012	228 E FERNFIELD DR	HUI,FANG CHEN	228 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 013	224 E FERNFIELD DR	PIERRE,MILHAUD R AND SANDRA	224 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 014	216 E FERNFIELD DR	MORENO,JOSE	216 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 015	212 E FERNFIELD DR	SANDOVAL,RUDY JR	212 E FERNFIELD DR	MONTEREY PARK CA	91755

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* 5265 013 016	208 E FERNFIELD DR	ROCHA,TOM G AND OFELIA	208 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 004	500 WOODLAND WAY	LING,YUNXIN AND MAY H	500 WOODLAND WAY	MONTEREY PARK CA	91755
* 5265 018 009	441 E MARKLAND DR	KUSAMA,MASAMICHI AND KAZUKO	441 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 018 012	596 E FERNFIELD DR	SCOTT,LISA G	596 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 013	588 E FERNFIELD DR	MOHRI,ZINA S	588 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 021	516 POTRERO GRANDE DR	PRIMERO,MARLOWE ET AL	519 POTRERO GRANDE DR	MONTEREY PARK CA	91755
* 5265 018 025	527 POTRERO GRANDE DR	LIEU,KENNY QUANG AND LIN, JUAN M	527 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 027	POTRERO GRANDE DR	INCHRIST COMMUNITY CHRUCH VALLEY	19514 RINALDI ST	PORTER RANCH CA	91326
* 5265 019 003	561 E FERNFIELD DR	SAUCEDO,MANUEL O AND AZUCENA	561 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 025 044	2054 SATURN ST	MONT PARK L P THE KORDA GROUP	2566 OVERLAND AVE NO 700	LOS ANGELES CA	90064
* 5265 025 046	2 RED PLUM CIR	ROSS, MARC J TR ET AL	2 RED PLUM CIR	MONTEREY PARK CA	91755
* 5265 025 047	2019 SATURN ST	CENTRAL CITY COMMUNITY HEALTH	5233 E BEVERLY BLVD	LOS ANGELES CA	90022
* 5265 025 048	2001 SATURN ST	UNION BANK OF CALIFORNIA NA	P O BOX 7788	NEWPORT BEACH CA	92658
* 5266 002 001	1939 BRADSHAWE AVE	ROMERO, EILEEN AND ROMERO TR	641 E SAN YSIDRO BLVD #B3-638	SAN YSIDRO CA	92173
* 5266 002 002	1937 BRADSHAWE AVE	CASILLAS,RAFAEL O AND GINA M AND	1937 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 003	1935 BRADSHAWE AVE	SAKAE,KIYO AND MINORU	1935 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 004	1933 BRADSHAWE AVE	TANAKA,RODGER K	1933 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 005	1931 BRADSHAWE AVE	ONG, YUDI K AND SANTOSOI, MEGAWATI	1931 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 006	1929 BRADSHAWE AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 007	1927 BRADSHAWE AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640

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* 5266 002 008	1925 BRADSHAWE AVE	CHOY,STEPHEN AND WINNIE	1925 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 009	1923 BRADSHAWE AVE	LEW,CATHY AND LEW, SALLY	1923 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 011	1919 BRADSHAWE AVE	GARCIA,MANUEL G AND IRMA R	1919 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 012	1917 BRADSHAWE AVE	CHEUNG,PHILIP	1917 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 013	1915 BRADSHAWE AVE	AU,KIN L AND ANNIE A	1915 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 014	1913 BRADSHAWE AVE	CHAN,WOODY W AND TRINH CHAN, CECILIA B	1913 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 021	510 BRIGHTWOOD ST	TEZBER, CHRISTOPHER M AND YU L	510 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 024	516 BRIGHTWOOD ST	YU,YUNG S CO TR	220 W PALM DR	ARCADIA CA	91007
* 5266 002 025	518 BRIGHTWOOD ST	FREIRE,ANTONIO AND OFELIA	518 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 027	602 BRIGHTWOOD ST	POON,IRENE K	602 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 028	604 BRIGHTWOOD ST	CHEN,KURT C	604 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 029	606 BRIGHTWOOD ST	TENORIO,GLORIA AND ROLAND M JR	606 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 030	608 BRIGHTWOOD ST	SOTO,FRANK AND GLORIA A TRS	608 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 031	610 BRIGHTWOOD ST	DUMKE, DARLENE L AND RALPH TRS	20400 SW BRAMBLEWOOD LN	SHERWOOD OR	97140
* 5266 003 032	2000 S ATLANTIC BLVD	ATLANTIC SQUARE LLC C/O TERRAMAR RETAIL CENTERS LLC	5973 AVENIDA ENCINAS STE 300	CARLSBAD CA	92008
5266 017 800	BRIGHTWOOD ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 017 802	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 018 801	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 020 802	RIGGIN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5274 003 013	1801 LUPINE AVE	MAO,YAN P	1801 LUPINE AVE	MONTEREY PARK CA	91755

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5274 003 015	1845 LUPINE AVE	YEE,DANNY H AND MAY H	1845 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 016	1859 LUPINE AVE	LIE,SIANG AND PAULA T	1859 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 017	1871 LUPINE AVE	YU,MACY	1871 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 018	1889 LUPINE AVE	YANG,I LING S	1889 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 019	1901 LUPINE AVE	UJITA,KEVIN AND SHARON	1901 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 020	1921 LUPINE AVE	FAN,QIANG AND ZHU, QINGNIAO	1921 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 021	1935 LUPINE AVE	TAM,YONG CO TR	1935 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 022	1949 LUPINE AVE	LEE,YOUNG AI	1949 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 023	1963 LUPINE AVE	MENDOZA,VIRGINIA C TR	1963 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 012	1974 HEATHER DR	TIMMONS,JENNIFER CO TR	1974 HEATHER DR	MONTEREY PARK CA	91755
* 5274 004 013	1962 LUPINE AVE	CHIU,PATRICK AND KIMBERLY	1962 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 014	1948 LUPINE AVE	WONG, HAYLEY AND SAITA, GRANT	1948 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 015	1934 LUPINE AVE	HIEP MINH LUU TR	1934 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 016	1920 LUPINE AVE	KOBAYASHI,MASASHI & HIDEKO AND	1920 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 017	1898 LUPINE AVE	GUSTAFSON,DENNIS AND STEVEN L	1898 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 018	1890 LUPINE AVE	LIANG, QUIN & YAO YAO	927 W DUARTE RD	ARCADIA CA	91007
* 5274 006 022	345 CORAL VIEW ST	MONJE,EDWARD Y AND ANGELINA	345 CORAL VIEW ST	MONTEREY PARK CA	91755
* 5274 008 001	2000 HEATHER DR	LA,LARRY AND MELISSA	2000 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 002	2004 HEATHER DR	MAI, KATIE D AND YAN, KEYUN	2004 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 003	2008 HEATHER DR	READING,HOWARD CO TR	2008 HEATHER DR	MONTEREY PARK CA	91755

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5274 008 004	2012 HEATHER DR	CHANG,HUI H	2012 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 005	2016 HEATHER DR	WONG,DONALD AND CHEUNG, TAMMY W	2016 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 007	2024 HEATHER DR	NEVAREZ,DANIEL R	2024 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 008	2028 HEATHER DR	DAM,RITA TR	2028 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 013	2044 WHEELER DR	ZAPATA,JOE AND MIN, FANG ZHENG	2044 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 014	2046 WHEELER DR	RAMOS,LAURA	2046 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 015	2048 WHEELER DR	ORME,KATHY H ET AL	2048 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 016	2050 WHEELER DR	SU,PHILIP TR	2050 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 017	2052 WHEELER DR	TSANG,DANIEL K AND BETTY T	2052 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 018	2056 WHEELER DR	LOPEZ,LEONARD J AND KATHLEEN TRS	2056 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 019	2058 WHEELER DR	YU,SHELLEY T AND ANITA S	3027 BAGLEY AVE	LOS ANGELES CA	90034
* 5274 008 020	2060 WHEELER DR	MCKIBBEN,JERRY C AND ELIZABETH J	2060 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 022	2043 EMERALD WAY	LIM,BARBARA Y AND THERESA A	2043 EMERALD WAY	MONTEREY PARK CA	91755
* 5274 008 025	284 BLOOM DR	YUEN, DIANE T TRS	284 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 026	290 BLOOM DR	YONG GANG LI AND LI THOMAS	290 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 027	294 BLOOM DR	FONG,KWONG M CO TR	294 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 028	300 BLOOM DR	WONG,VIRGINIA Q TR	300 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 029	310 BLOOM DR	WONG, SELINA T AND CHU, RONALD	310 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 030	318 BLOOM DR	KATO,ROBERT M AND KATHERINE A	1047 MC COMB WAY	MONTEREY PARK CA	91755
* 5274 008 031	326 BLOOM DR	CHOW,LOK AND SIU C	326 BLOOM DR	MONTEREY PARK CA	91755

LOS ANGELES COUNTY DECLARATION LIST

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*	5274	008	032	334 BLOOM DR	CHOW,OI CHUN	334 BLOOM DR	MONTEREY PARK CA	91755
*	5275	001	022	430 POTRERO GRANDE DR	QUAD FUEL INC	2226 FAIRGREEN AVE	MONROVIA CA	91016
	5275	001	800	501 W MARKLAND DR	SO CAL EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
*	5276	004	004	764 TAYLOR DR	HUANG,CARMEN L	764 TAYLOR DR	MONTEREY PARK CA	91755
*	5276	004	005	775 TAYLOR DR	JUNG,MARTIN AN CAMILLA L TRS	775 TAYLOR DR	MONTEREY PARK CA	91755
*	5276	004	015	733 OLIVE PL	TRAN,THAI N AND NGA T	733 OLIVE PL	MONTEREY PARK CA	91755
*	5276	004	031	1976 HOLLY OAK DR	MARTINEZ,MARIA S	1976 HOLLY OAK DR	MONTEREY PARK CA	91755
*	5276	004	032	1970 HOLLY OAK DR	ARRIOLA,M JR AND D M TRS	1970 HOLLY OAK DR	MONTEREY PARK CA	91755
	5276	008	044	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
	5276	008	045	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
*	5276	013	001	1900 ALISAR AVE	ITO,KEIJI H AND MARY J TRS	1900 ALISAR AVE	MONTEREY PARK CA	91755
*	5276	013	003	1920 ALISAR AVE	DUONG, WILLIAM AND PAN, WEN	1920 ALISAR AVE	MONTEREY PARK CA	91755
*	5276	013	004	1915 ALISAR AVE	KITAZAKI,SHU AND ATSUKO	1915 ALISAR AVE	MONTEREY PARK CA	91755
*	5276	013	005	1966 HOLLY OAK DR	SUWANNARAT,SURAPONG AND RATANA	1966 HOLLY OAK DR	MONTEREY PARK CA	91755
*	5276	013	006	1960 HOLLY OAK DR	FUJITA,STEVEN K TR	1960 HOLLY OAK DR	MONTEREY PARK CA	91755
*	5276	013	007	1956 HOLLY OAK DR	PERALTA,CONSTANCE TR	1956 HOLLY OAK DR	MONTEREY PARK CA	91755
*	5276	013	008	1950 HOLLY OAK DR	PARK, SUELI L	1950 HOLLY OAK DR	MONTEREY PARK CA	91755
*	5276	013	009	1946 HOLLY OAK DR	HO,FRANKLIN C	1946 HOLLY OAK DR	MONTEREY PARK CA	91755
*	5276	013	011	1936 HOLLY OAK DR	VANLOI, TAM AND CHAN, SHEILA	1936 HOLLY OAK DR	MONTEREY PARK CA	91755
*	5276	013	012	1930 HOLLY OAK DR	JURADO,VICTOR M	PO BOX 192	ALHAMBRA CA	91802

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* 5276 013 013	1926 HOLLY OAK DR	SAAVEDRA,JILL I TR	1920 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 014 020	1880 ALISAR AVE	ORTEGA,JOSE S AND STELLA R TRS	1880 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 014 042	1890 ALISAR AVE	TANIGAWA,THOMAS S & JOAN N TRS	1890 ALISAR AVE	MONTEREY PARK CA	91755
5276 018 804	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 805	ALISAR AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 806	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 807	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 020 018	KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
* 5276 020 023	1133 KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
5286 010 018	1110 E HELLMAN AVE	TRINH,LANH T AND TRAN,YEN	3838 N CHARLOTTE AVE	SAN GABRIEL CA	91776
* 5286 019 013	126 N NEW AVE	GREENSTATE HOLDING INC	312 WHISPERING PINES DR	ARCADIA CA	91006

TOTAL IMPROVED RECORDS	1497
TOTAL UNIMPROVED RECORDS	114
TOTAL RECORDS	1611

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-G

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Waive further reading and adopt an ordinance codifying Ordinance No. 2172 into a new Chapter 3.95 of the Monterey Park Municipal Code authorizing digital and electronic signatures for city documents.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Waiving second reading and adopting an ordinance codifying Ordinance No. 2172 into a new Chapter 3.95 of the Monterey Park Municipal Code authorizing digital and electronic signatures for city documents.; or
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The first reading and introduction of the Ordinance took place at the February 3, 2021 City Council meeting. The February 3, 2021 staff report is attached for reference. Second reading and adoption of this Ordinance amendment is recommended; it will take effect in 30 days.

Respectfully submitted by:

Vincent D. Chang
City Clerk

Reviewed by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

Attachment:

1. Draft Ordinance
2. February 3, 2021 Staff Report

ATTACHMENT 1
Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE CODIFYING ORDINANCE NO. 2172 INTO A NEW CHAPTER 3.95 OF THE MONTEREY PARK MUNICIPAL CODE AUTHORIZING DIGITAL AND ELECTRONIC SIGNATURES FOR OFFICIAL CITY DOCUMENTS

THE COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. *Findings.* The City Council finds, determines and declares as follows:

A. California Government Code § 16.5 expressly authorizes municipalities to use digital signatures with appropriate security standards in place of traditional ink signatures ("wet signatures") for all official documents;

B. Civil Code §§ 1633.1, *et seq.*, the Uniform Electronic Transactions Act, provides standards that govern electronic records and electronic signatures relating to the conduct of business, commercial, or governmental affairs; and

C. On May 20, 2020, the City Council adopted Ordinance No. 2172 which authorized digital and electronic signatures in response to the ongoing COVID-19 Pandemic. Ordinance No. 2172 was uncodified; this Ordinance is intended to, and does, codify the regulations previously approved by the City Council in 2020.

SECTION 2. *Codification.* A new Chapter 3.95 is added the Monterey Park Municipal Code ("MPMC") to read as follows:

"Chapter 3.95

DIGITAL AND ELECTRONIC SIGNATURES

3.95.010. Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this chapter:

A. "Acceptable technology" means technology, acceptable for use in the State of California, capable of creating signatures and which conforms to the requirements in both Government Code § 16.5 and 2 California Code of Regulations § 22003.

B. "Digitally signed communication" means a message that is processed by acceptable technology in such a manner that ties the message to the signer.

C. "Electronic document" means all records retained by the City in its regular course of business that are specifically designated by the City Council, City Manager, City Clerk, or City Attorney as being eligible for execution via an electronic signature. Such designation must be set forth in the body of a record and substantially read as follows: "This Document 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."

D. "Electronic signature" means an electronic symbol or process attached to or logically associated with an electronic document and executed or adopted by a person with the intent to sign the electronic document. For purposes of these standards, a "digital signature" as defined in Government Code § 16.5 is a type of electronic signature.

E. "Message" means a digital representation of information intended to serve as a written communication provided to the city by a public entity or private entity.

F. "Person" means a human being or any organization capable of signing a document, either legally or as a matter of fact.

G. "Public entity" has the same meaning as Government Code § 811.2.

H. "Signer" means the person who signs a digitally signed communication with the use of an acceptable technology to uniquely link the message with the person sending it.

I. "Technology" means the computer hardware and/or software-based method or process used to create digital signatures.

3.95.020. Authority.

The City Clerk, or designee, may utilize this Chapter when processing all City documents including, without limitation, ordinances, resolutions, and agreements.

3.95.030. Digital signatures.

A. Digital signatures may be used for electronic documents. Only digital signatures created by an acceptable technology will be deemed valid.

B. Before accepting a digital signature, the City Clerk, or designee will

determine acceptable technologies and vendors to provide the means for employing digital signatures under these standards, consistent with industry best practices, to ensure the security and integrity of the data and the signature; including, ensuring that:

1. The level of security used to identify the signer of a document and transmit the signature is sufficient for the transaction being conducted; and

2. The certificate format used by the signer is sufficient for the security and interoperability needs of the public entity.

C. The use of a digital signature compliant with this section will have the same force and effect as the use of a manual signature using ink applied to paper (aka "wet signature").

3.95.040. Electronic signatures.

For any electronic document consisting of an agreement with the City, in which a signature is required or used, the City may authorize the use of an electronic signature by any party, so long as the electronic transaction complies with the requirements of Civil Code §§ 1633.1, *et seq.*"

SECTION 3. *Environmental Review.* This Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this Ordinance is exempt from further review pursuant to CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. *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 5. *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 6. *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 7. The City Clerk, or his duly appointed deputy, 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 fifteen (15) days after the passage and adoption of this Ordinance and cause it to be published or posted in accordance with California law.

SECTION 8. This Ordinance will take effect on the 30th day following its final passage and adoption.

ORDINANCE NO. _____ WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF FEBRUARY ___, 2021.

_____
Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

ATTACHMENT 2
February 3, 2021 Staff Report

City Council Staff Report

DATE: February 3, 2021

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Consideration and possible action to introduce and waive first reading of an ordinance codifying Ordinance No. 2172 into a new Chapter 3.95 of the Monterey Park Municipal Code authorizing digital and electronic signatures for city documents.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Introducing and waiving first reading of an Ordinance to codify Ordinance No. 2172 into a New Chapter 3.95 of the Monterey Park Municipal Code authorizing digital and electronic signatures for city documents;
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On March 11, 2020, the City declared a state of local emergency due to the COVID-19 Pandemic (the "Emergency"). That Emergency was ratified by Resolution No. 12142, adopted March 18, 2020 and extended on April 15, 2020 by Resolution No. 12151 (it has since been extended multiple times). In response to the requirements related to physical distancing issued by the Governor and the Los Angeles County Department of Public Health, the City ordered the closure of all public facilities; cancelled in-person public meetings; and is taking numerous additional steps to help ensure that the likelihood of being exposed to COVID-19 is significantly reduced.

Since the start of the Emergency, it became apparent that the City must improve its protocols to facilitate the timely processing of documents while also adhering to State and County requirements of physical distancing. On May 20, 2020, the City Council adopted an ordinance authorizing digital and electronic signatures for all city documents (*e.g.*, ordinances, resolutions and contracts) by providing specific standards for the City Clerk to utilize when processing such documents. As previously mentioned, the City Manager and City Clerk may recommend changes to these protocols, including codification within the Monterey Park Municipal Code. As digital and electronic signatures for city documents are continuing to be used regularly and is also helping with the City's efforts of "going-green," staff recommends City Council

consider adopting an ordinance to codify Ordinance No. 2172 into a New Chapter 3.95 of the Monterey Park Municipal Code.

BACKGROUND:
A copy of the staff report from the May 20, 2020 City Council meeting is attached for reference. The proposed action would simply codify the electronic signature regulations into a new Chapter 3.94 of the Monterey Park Municipal Code. No additional, substantive, action is recommended.

FISCAL IMPACT:
Adoption of the ordinance would not result in any fiscal impact. There may, however, be costs associated with the selection and implementation of electronic and/or digital signature platforms. If City Council adopts the ordinance, the City should likely select a software system for digital signatures which has been approved by the Secretary of State based on specific criteria and acceptable technology that ensures security, authentication, and confidentiality.

Respectfully submitted by:

Vincent D. Chang
City Clerk

Reviewed by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:
1. Ordinance Codifying Ordinance No. 2172
2. Staff report for the May 20, 2020 City Council meeting

ATTACHMENT 1
Ordinance Codifying Ordinance No. 2172

ORDINANCE NO. _____

AN ORDINANCE CODIFYING ORDINANCE NO. 2172 INTO A NEW CHAPTER 3.95 OF THE MONTEREY PARK MUNICIPAL CODE AUTHORIZING DIGITAL AND ELECTRONIC SIGNATURES FOR OFFICIAL CITY DOCUMENTS

THE COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. *Findings.* The City Council finds, determines and declares as follows:

A. California Government Code § 16.5 expressly authorizes municipalities to use digital signatures with appropriate security standards in place of traditional ink signatures ("wet signatures") for all official documents;

B. Civil Code §§ 1633.1, *et seq.*, the Uniform Electronic Transactions Act, provides standards that govern electronic records and electronic signatures relating to the conduct of business, commercial, or governmental affairs; and

C. On May 20, 2020, the City Council adopted Ordinance No. 2172 which authorized digital and electronic signatures in response to the ongoing COVID-19 Pandemic. Ordinance No. 2172 was uncodified; this Ordinance is intended to, and does, codify the regulations previously approved by the City Council in 2020.

SECTION 2. *Codification.* A new Chapter 3.95 is added the Monterey Park Municipal Code ("MPMC") to read as follows:

"Chapter 3.95

DIGITAL AND ELECTRONIC SIGNATURES

3.95.010. Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this chapter:

A. "Acceptable technology" means technology, acceptable for use in the State of California, capable of creating signatures and which conforms to the requirements in both Government Code § 16.5 and 2 California Code of Regulations § 22003.

B. "Digitally signed communication" means a message that is processed by acceptable technology in such a manner that ties the message to the signer.

C. "Electronic document" means all records retained by the City in its regular course of business that are specifically designated by the City Council, City Manager, City Clerk, or City Attorney as being eligible for execution via an electronic signature. Such designation must be set forth in the body of a record and substantially read as follows: "This Document 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."

D. "Electronic signature" means an electronic symbol or process attached to or logically associated with an electronic document and executed or adopted by a person with the intent to sign the electronic document. For purposes of these standards, a "digital signature" as defined in Government Code § 16.5 is a type of electronic signature.

E. "Message" means a digital representation of information intended to serve as a written communication provided to the city by a public entity or private entity.

F. "Person" means a human being or any organization capable of signing a document, either legally or as a matter of fact.

G. "Public entity" has the same meaning as Government Code § 811.2.

H. "Signer" means the person who signs a digitally signed communication with the use of an acceptable technology to uniquely link the message with the person sending it.

I. "Technology" means the computer hardware and/or software-based method or process used to create digital signatures.

3.95.020. Authority.

The City Clerk, or designee, may utilize this Chapter when processing all City documents including, without limitation, ordinances, resolutions, and agreements.

3.95.030. Digital signatures.

A. Digital signatures may be used for electronic documents. Only digital signatures created by an acceptable technology will be deemed valid.

B. Before accepting a digital signature, the City Clerk, or designee will

determine acceptable technologies and vendors to provide the means for employing digital signatures under these standards, consistent with industry best practices, to ensure the security and integrity of the data and the signature; including, ensuring that:

1. The level of security used to identify the signer of a document and transmit the signature is sufficient for the transaction being conducted; and

2. The certificate format used by the signer is sufficient for the security and interoperability needs of the public entity.

C. The use of a digital signature compliant with this section will have the same force and effect as the use of a manual signature using ink applied to paper (aka "wet signature").

3.95.040. Electronic signatures.

For any electronic document consisting of an agreement with the City, in which a signature is required or used, the City may authorize the use of an electronic signature by any party, so long as the electronic transaction complies with the requirements of Civil Code §§ 1633.1, *et seq.*"

SECTION 3. *Environmental Review.* This Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this Ordinance is exempt from further review pursuant to CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. *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 5. *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 6. *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 7. The City Clerk, or his duly appointed deputy, 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 fifteen (15) days after the passage and adoption of this Ordinance and cause it to be published or posted in accordance with California law.

SECTION 8. This Ordinance will take effect on the 30th day following its final passage and adoption.

ORDINANCE NO. _____ WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF FEBRUARY ___, 2021.

Yvonne Yiu, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

ATTACHMENT 2
Staff Report - May 20, 2020 City Council Meeting

City Council Staff Report

DATE: May 20, 2020

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-C

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: WAIVE SECOND READING AND ADOPT AN ORDINANCE AUTHORIZING DIGITAL AND ELECTRONIC SIGNATURES FOR ALL CITY DOCUMENTS

RECOMMENDATION:

It is recommended that the City Council:

1. Waive second reading and adopt an Ordinance authorizing digital and electronic signatures for all City documents; or
2. Take such additional related action that may be desirable.

EXECUTIVE SUMMARY:

The ordinance was introduced on May 6, 2020. At that meeting, the City Council conducted the first reading. The staff report from the May 6, 2020 meeting is attached for reference. Second reading and adoption of this ordinance is recommended; if adopted, the ordinance will take effect in 30 days.

Respectfully submitted by:

Vincent D. Chang
City Clerk

Prepared by:

Cindy Trang
Deputy City Clerk

Approved by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

1. Attachment 1 - Draft Ordinance
2. Attachment 2 - May 6, 2020 City Council Staff Report

ATTACHMENT 1
Draft Ordinance

CITY OF MONTEREY PARK

ORDINANCE NO. XXXX

AN UNCODIFIED ORDINANCE AUTHORIZING DIGITAL AND ELECTRONIC SIGNATURES FOR OFFICIAL CITY DOCUMENTS

THE COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. *Findings.* The City Council finds, determines and declares as follows:

A. On March 11, 2020, at 7:00 p.m., the City declared a state of local emergency due to the COVID-19 Pandemic (the "Emergency"). That Emergency was ratified by Resolution No. 12142, adopted March 18, 2020 and extended on April 15, 2020 by Resolution No. 12151;

B. Among other things, the Emergency is a significant threat to public welfare and the well-being of the City's employees. As a result, the Governor and the Los Angeles County Department of Public Health implemented requirements as to physical distancing. Accordingly, the City ordered the closure of all public facilities; cancelled in-person public meetings; and is taking numerous additional steps to help ensure that the likelihood of being exposed to COVID-19 is significantly reduced;

C. Since the start of the Emergency, it became apparent that the City must improve its protocols in order to facilitate the timely processing of documents while also adhering to State and County requirements of physical distancing;

D. California Government Code § 16.5 expressly authorizes municipalities to use digital signatures with appropriate security standards in place of traditional ink signatures ("wet signatures") for all official documents;

E. Civil Code §§ 1633.1, *et seq.*, the Uniform Electronic Transactions Act, provides standards that govern electronic records and electronic signatures relating to the conduct of business, commercial, or governmental affairs; and

F. The Council finds that it is in the best interest of the public safety, welfare and convenience of the City to implement the use of electronic and digital signatures during, at least, the Emergency. The City Manager and City Clerk may recommend changes to this Ordinance – including

codification within the Monterey Park Municipal Code – when it is practicable after termination of the Emergency.

SECTION 2. The City Clerk may utilize the following standards when processing all City documents including, without limitation, ordinances, resolutions, and contracts:

"DIGITAL AND ELECTRONIC SIGNATURES

I. Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in these standards:

A. "Acceptable technology" means technology, acceptable for use in the State of California, capable of creating signatures and which conforms to the requirements in both Government Code § 16.5 and 2 California Code of Regulations § 22003.

B. "Digitally signed communication" means a message that is processed by acceptable technology in such a manner that ties the message to the signer.

C. "Electronic document" means all records retained by the City in its regular course of business that are specifically designated by the City Council, City Manager, City Clerk, or City Attorney as being eligible for execution via an electronic signature. Such designation must be set forth in the body of a record and substantially read as follows: "This Document 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."

D. "Electronic signature" means an electronic symbol or process attached to or logically associated with an electronic document and executed or adopted by a person with the intent to sign the electronic document. For purposes of these standards, a "digital signature" as defined in Government Code § 16.5 is a type of electronic signature.

E. "Message" means a digital representation of information intended to serve as a written communication provided to the city by a public entity or private entity.

F. "Person" means a human being or any organization capable of signing a document, either legally or as a matter of fact.

G. "Public entity" has the same meaning as Government Code § 811.2.

H. "Signer" means the person who signs a digitally signed

communication with the use of an acceptable technology to uniquely link the message with the person sending it.

I. "Technology" means the computer hardware and/or software-based method or process used to create digital signatures.

II. Digital signatures.

A. Digital signatures may be used for electronic documents. Only digital signatures created by an acceptable technology will be deemed valid.

B. Before accepting a digital signature, the City Clerk, or designee will determine acceptable technologies and vendors to provide the means for employing digital signatures under these standards, consistent with industry best practices, to ensure the security and integrity of the data and the signature; including, ensuring that:

1. The level of security used to identify the signer of a document and transmit the signature is sufficient for the transaction being conducted; and

2. The certificate format used by the signer is sufficient for the security and interoperability needs of the public entity.

C. The use of a digital signature compliant with this section will have the same force and effect as the use of a manual signature using ink applied to paper (aka "wet signature").

III. Electronic signatures.

For any electronic document consisting of an agreement with the City, in which a signature is required or used, the City may authorize the use of an electronic signature by any party, so long as the electronic transaction complies with the requirements of Civil Code §§ 1633.1, *et seq.*"

SECTION 3. This Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this Ordinance is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.[1] Additionally, this Ordinance is exempt pursuant to CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. *Electronic Signatures.* This Ordinance may be executed with

[1] CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

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 5. *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6. *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 7. *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 8. The City Clerk, or his duly appointed deputy, 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 fifteen (15) days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 9. This Ordinance will take effect on the 30th day following its final passage and adoption.

ORDINANCE NO. XXXX WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF April 27, 2020.

_____
Hans Liang, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

ATTACHMENT 2
May 6, 2020 City Council Staff Report

City Council Staff Report

DATE: May 6, 2020

AGENDA ITEM NO: New Business Agenda Item 5-A

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Consideration and possible action to adopt an Urgency Ordinance authorizing digital and electronic signatures for official city documents. Additionally, consideration and possible action to introduce and waive first reading of an ordinance that would take the same action as the urgency ordinance.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting an Urgency Ordinance upon 4/5^{ths} vote authorizing digital and electronic signatures for all City documents;

2. Waiving first reading and introduce an Ordinance authorizing digital and electronic signatures for all City documents; and/or

3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On March 11, 2020, the City declared a state of local emergency due to the COVID-19 Pandemic (the "Emergency"). That Emergency was ratified by Resolution No. 12142, adopted March 18, 2020 and extended on April 15, 2020 by Resolution No. 12151. In response to the requirements related to physical distancing issued by the Governor and the Los Angeles County Department of Public Health, the City ordered the closure of all public facilities; cancelled in-person public meetings; and is taking numerous additional steps to help ensure that the likelihood of being exposed to COVID-19 is significantly reduced.

Since the start of the Emergency, it became apparent that the City must improve its protocols in order to facilitate the timely processing of documents while also adhering to State and County requirements of physical distancing. The attached urgency and regular ordinances would authorize digital and electronic signatures for all City documents (*e.g.*, ordinances, resolutions and contracts) by providing specific standards for the City Clerk to utilize when processing such documents. Following the termination of the Emergency, the City Manager and City Clerk may recommend changes to these protocols, including codification within the Monterey Park Municipal Code.

BACKGROUND:

The City may execute documents either by electronic or digital signature(s). The general legal framework for the use of electronic signatures on electronic records has been in place for more than twenty years. In 1999, California adopted a version of the Uniform Electronic Transactions Act (UETA), guaranteeing that electronic signatures would have the same legal effect as a "wet" or manual signature.[1] In addition, in 1995, five years before the UETA was adopted, the California Legislature passed a statute authorizing public entities to accept "digital signatures" if and only if they comply with stringent verification procedures established by the Secretary of State.[2] The Secretary of State adopted regulations in 1998 approving the use of digital signatures in certain circumstances.[3]

The attached ordinances would authorize the use of electronic signatures on City documents while allowing the City to strike a balance between flexibility and the need for signature security and integrity. Specifically, the ordinances would: (1) establish that digital signatures will be effective on electronic documents, so long as certain guidelines regarding the security and integrity of digital signatures are met; (2) authorize the City Clerk to determine the particular technologies or vendors that presumptively satisfy these guidelines; and (3) authorize the use of an electronic signature for certain documents (*e.g.*, electronic transactions that comply with Civil Code §§ 1633.1, *et seq.*).

In order for the City to improve its protocols to facilitate the timely processing of documents, while also adhering to State and County requirements of physical distancing, one of the recommendations is for the City Council to adopt an urgency ordinance that would take effect immediately. Additionally, the City Council would introduce a regular ordinance; adoption would be scheduled for the regular May 20th City Council meeting. Both ordinances would accomplish the same goal: authorizing digital and electronic signatures for official city documents.

FISCAL IMPACT:

Adoption of the ordinance would not result in any fiscal impact. There may, however, be costs associated with the selection and implementation of electronic and/or digital signature platforms. In the event the City Council adopts either or both ordinance(s), the City should likely select a software system for digital signatures which has been approved by the Secretary of State based on specific criteria and acceptable technology that ensures security, authentication, and confidentiality.

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[1] Civil Code §§ 1633.1-1633.17
[2] Government Code § 16.5
[3] 2 C.C.R. § 22003

Respectfully submitted by:

Vincent D. Chang
City Clerk

Approved by:

Ron Bow
City Manager

Reviewed by:

Natalie C. Karpeles
Deputy City Attorney

ATTACHMENTS:

1. Urgency Ordinance
2. Regular Ordinance

ATTACHMENT 1
Urgency Ordinance

CITY OF MONTEREY PARK

ORDINANCE NO. U-_____

AN UNCODIFIED URGENCY ORDINANCE AUTHORIZING DIGITAL AND ELECTRONIC SIGNATURES FOR OFFICIAL CITY DOCUMENTS

THE COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. *Findings.* The City Council finds, determines and declares as follows:

A. On March 11, 2020, at 7:00 p.m., the City declared a state of local emergency due to the COVID-19 Pandemic (the "Emergency"). That Emergency was ratified by Resolution No. 12142, adopted March 18, 2020 and extended on April 15, 2020 by Resolution No. 12151;

B. Among other things, the Emergency is a significant threat to public welfare and the well-being of the City's employees. As a result, the Governor and the Los Angeles County Department of Public Health implemented requirements as to physical distancing. Accordingly, the City ordered the closure of all public facilities; cancelled in-person public meetings; and is taking numerous additional steps to help ensure that the likelihood of being exposed to COVID-19 is significantly reduced;

C. Since the start of the Emergency, it became apparent that the City must improve its protocols in order to facilitate the timely processing of documents while also adhering to State and County requirements of physical distancing;

D. California Government Code § 16.5 expressly authorizes municipalities to use digital signatures with appropriate security standards in place of traditional ink signatures ("wet signatures") for all official documents;

E. Civil Code §§ 1633.1, *et seq.*, the Uniform Electronic Transactions Act, provides standards that govern electronic records and electronic signatures relating to the conduct of business, commercial, or governmental affairs; and

F. The Council finds that it is in the best interest of the public safety, welfare and convenience of the City to implement the use of electronic and digital signatures during, at least, the Emergency. The City Manager and City Clerk may

recommend changes to this Ordinance – including codification within the Monterey Park Municipal Code – when it is practicable after termination of the Emergency.

G. Because of the findings set forth above, the City Council finds that this Ordinance should be adopted on an urgency basis to preserve the public health, safety, and welfare in accordance with Government Code §§ 36934 and 36937(b).

SECTION 2. The City Clerk may utilize the following standards when processing all City documents including, without limitation, ordinances, resolutions, and contracts:

"DIGITAL AND ELECTRONIC SIGNATURES

I. Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in these standards:

A. "Acceptable technology" means technology, acceptable for use in the State of California, capable of creating signatures and which conforms to the requirements in both Government Code § 16.5 and 2 California Code of Regulations § 22003.

B. "Digitally signed communication" means a message that is processed by acceptable technology in such a manner that ties the message to the signer.

C. "Electronic document" means all records retained by the City in its regular course of business that are specifically designated by the City Council, City Manager, City Clerk, or City Attorney as being eligible for execution via an electronic signature. Such designation must be set forth in the body of a record and substantially read as follows: "This Document 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."

D. "Electronic signature" means an electronic symbol or process attached to or logically associated with an electronic document and executed or adopted by a person with the intent to sign the electronic document. For purposes of these standards, a "digital signature" as defined in Government Code § 16.5 is a type of electronic signature.

E. "Message" means a digital representation of information intended to serve as a written communication provided to the city by a public entity or private entity.

F. "Person" means a human being or any organization capable of signing a document, either legally or as a matter of fact.

G. "Public entity" has the same meaning as Government Code § 811.2.

H. "Signer" means the person who signs a digitally signed communication with the use of an acceptable technology to uniquely link the message with the person sending it.

I. "Technology" means the computer hardware and/or software-based method or process used to create digital signatures.

II. Digital signatures.

A. Digital signatures may be used for electronic documents. Only digital signatures created by an acceptable technology will be deemed valid.

B. Before accepting a digital signature, the City Clerk, or designee will determine acceptable technologies and vendors to provide the means for employing digital signatures under these standards, consistent with industry best practices, to ensure the security and integrity of the data and the signature; including, ensuring that:

1. The level of security used to identify the signer of a document and transmit the signature is sufficient for the transaction being conducted; and

2. The certificate format used by the signer is sufficient for the security and interoperability needs of the public entity.

C. The use of a digital signature compliant with this section will have the same force and effect as the use of a manual signature using ink applied to paper (aka "wet signature").

III. Electronic signatures.

For any electronic document consisting of an agreement with the City, in which a signature is required or used, the City may authorize the use of an electronic signature by any party, so long as the electronic transaction complies with the requirements of Civil Code §§ 1633.1, *et seq.*"

SECTION 3. This Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this Ordinance is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service

essential to the public, health and welfare.[1] Additionally, this Ordinance is exempt pursuant to CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. *Declaration of Urgency*. Based on the findings set forth in Section 1, this is an Urgency Ordinance adopted for the immediate preservation of the public peace, health, safety and welfare.

SECTION 5. *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 6. *Effective Date*. This Ordinance will become effective immediately upon adoption pursuant to Government Code §§ 36934 and 36937 for the immediate preservation of the public peace, health, safety, and welfare. Pursuant to those statutes this Ordinance is adopted by fourth-fifths vote of the City Council.

URGENCY ORDINANCE NO. _____ WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF May 6, 2020.

_____
Hans Liang, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, CITY ATTORNEY

_____
Natalie C. Karpeles, Deputy City Attorney

[1] CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

ATTACHMENT 2
Regular Ordinance

CITY OF MONTEREY PARK

ORDINANCE NO. _____

AN UNCODIFIED ORDINANCE AUTHORIZING DIGITAL AND ELECTRONIC SIGNATURES FOR OFFICIAL CITY DOCUMENTS

THE COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. *Findings.* The City Council finds, determines and declares as follows:

A. On March 11, 2020, at 7:00 p.m., the City declared a state of local emergency due to the COVID-19 Pandemic (the "Emergency"). That Emergency was ratified by Resolution No. 12142, adopted March 18, 2020 and extended on April 15, 2020 by Resolution No. 12151;

B. Among other things, the Emergency is a significant threat to public welfare and the well-being of the City's employees. As a result, the Governor and the Los Angeles County Department of Public Health implemented requirements as to physical distancing. Accordingly, the City ordered the closure of all public facilities; cancelled in-person public meetings; and is taking numerous additional steps to help ensure that the likelihood of being exposed to COVID-19 is significantly reduced;

C. Since the start of the Emergency, it became apparent that the City must improve its protocols in order to facilitate the timely processing of documents while also adhering to State and County requirements of physical distancing;

D. California Government Code § 16.5 expressly authorizes municipalities to use digital signatures with appropriate security standards in place of traditional ink signatures ("wet signatures") for all official documents;

E. Civil Code §§ 1633.1, *et seq.*, the Uniform Electronic Transactions Act, provides standards that govern electronic records and electronic signatures relating to the conduct of business, commercial, or governmental affairs; and

F. The Council finds that it is in the best interest of the public safety, welfare and convenience of the City to implement the use of electronic and digital signatures during, at least, the Emergency. The City Manager and City Clerk may recommend changes to this Ordinance – including

codification within the Monterey Park Municipal Code – when it is practicable after termination of the Emergency.

SECTION 2. The City Clerk may utilize the following standards when processing all City documents including, without limitation, ordinances, resolutions, and contracts:

"DIGITAL AND ELECTRONIC SIGNATURES

I. Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in these standards:

A. "Acceptable technology" means technology, acceptable for use in the State of California, capable of creating signatures and which conforms to the requirements in both Government Code § 16.5 and 2 California Code of Regulations § 22003.

B. "Digitally signed communication" means a message that is processed by acceptable technology in such a manner that ties the message to the signer.

C. "Electronic document" means all records retained by the City in its regular course of business that are specifically designated by the City Council, City Manager, City Clerk, or City Attorney as being eligible for execution via an electronic signature. Such designation must be set forth in the body of a record and substantially read as follows: "This Document 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."

D. "Electronic signature" means an electronic symbol or process attached to or logically associated with an electronic document and executed or adopted by a person with the intent to sign the electronic document. For purposes of these standards, a "digital signature" as defined in Government Code § 16.5 is a type of electronic signature.

E. "Message" means a digital representation of information intended to serve as a written communication provided to the city by a public entity or private entity.

F. "Person" means a human being or any organization capable of signing a document, either legally or as a matter of fact.

G. "Public entity" has the same meaning as Government Code § 811.2.

H. "Signer" means the person who signs a digitally signed

communication with the use of an acceptable technology to uniquely link the message with the person sending it.

I. "Technology" means the computer hardware and/or software-based method or process used to create digital signatures.

II. Digital signatures.

A. Digital signatures may be used for electronic documents. Only digital signatures created by an acceptable technology will be deemed valid.

B. Before accepting a digital signature, the City Clerk, or designee will determine acceptable technologies and vendors to provide the means for employing digital signatures under these standards, consistent with industry best practices, to ensure the security and integrity of the data and the signature; including, ensuring that:

1. The level of security used to identify the signer of a document and transmit the signature is sufficient for the transaction being conducted; and

2. The certificate format used by the signer is sufficient for the security and interoperability needs of the public entity.

C. The use of a digital signature compliant with this section will have the same force and effect as the use of a manual signature using ink applied to paper (aka "wet signature").

III. Electronic signatures.

For any electronic document consisting of an agreement with the City, in which a signature is required or used, the City may authorize the use of an electronic signature by any party, so long as the electronic transaction complies with the requirements of Civil Code §§ 1633.1, *et seq.*"

SECTION 3. This Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this Ordinance is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.[1] Additionally, this Ordinance is exempt pursuant to CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. *Electronic Signatures*. This Ordinance may be executed with

[1] CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

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 5. *Construction*. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6. *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 7. *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 8. The City Clerk, or his duly appointed deputy, 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 fifteen (15) days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 9. This Ordinance will take effect on the 30th day following its final passage and adoption.

ORDINANCE NO. _____ WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF May 6, 2020.

_____
Hans Liang, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, CITY ATTORNEY

_____
Natalie C. Karpeles, Deputy City Attorney

City Council Staff Report

DATE: February 17, 2021

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

TO: The Honorable Mayor and City Council

FROM: Frank A. Lopez, Interim Public Works Director/City Engineer

SUBJECT: Consideration of a Resolution of the City of Monterey Park in Support of the Restoration of Congressional Earmarks

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting the Resolution in support of the restoration of Congressional Earmarks; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Federal earmarks had been crucial in the remedial efforts to treat the contamination of groundwater in the Main San Gabriel Basin that is the source of drinking water for the City of Monterey Park. Since 2011, Congress temporarily banned earmarks in the federal budget.

The San Gabriel Basin Water Quality Authority (WQA) is reaching out to the communities it serves to join them in urging Congress to restore local earmarks. Its Board of Directors has adopted a resolution supporting the restoration of earmarks and is asking other jurisdictions to also adopt resolutions and send to their Congressional representatives.

BACKGROUND:

The San Gabriel Basin Water Quality Authority (WQA) administers the San Gabriel Basin Restoration Fund that contributes to the cost of treatment and remediation of the contaminated groundwater that is the source of drinking water for the communities in the San Gabriel Valley. The fund was established in 2001 with the provision of federal money for ten years. However, the extent of the contamination was underestimated and the initial timeframe that was estimated for cleanup was found to be unrealistic. Congressional Representatives and Senators were successful in securing additional federal funds for the Restoration Fund in 2009. Due to the ban on earmarks, no additional federal appropriation has been appropriated since 2010.

On December 16, 2020, the Board of Directors of the San Gabriel Basin Water Quality Authority (WQA) adopted Resolution 20-007 supporting the restoration of Congressional earmarks. The Board is asking their member cities to join in its efforts to encourage their Congress Members to restore the appropriations.

The City of Monterey Park has been requested to adopt the Resolution to support the restoration of Congressional earmarks and to distribute the Resolution to the City's legislative representatives.

FISCAL IMPACT:
WQA pays for a portion of the City's water treatment costs. The city's FY2020 treatment expenditures totaled $3.6M of which approximately 40% is reimbursed with a combination of WQA and Environmental Protection Agency (EPA) funding.

Respectfully submitted by:

Frank A. Lopez
Interim Director of Public Works/
City Engineer

Prepared by:

Richard Gonzales
Water Utility Manager

Approved by:

Ron Bow
City Manager

ATTACHMENT:
1. Resolution

ATTACHMENT 1
Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY OF MONTEREY PARK IN SUPPORT OF THE RESTORATION OF CONGRESSIONAL EARMARKS

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

SECTION 1: The City Council finds and declares that:

A. The United States Congress ("Congress") has banned the use of earmarks for more than a decade operating under the premise that earmarks were instruments that led to increases in Federal spending and a misuse of taxpayers' money;

B. Contrary to generally accepted assumptions, the restoration of earmarks, subject to reasonable controls, serve as a beneficial tool for responding directly to the needs of local communities;

C. Earmarks did not historically represent a significant percentage of Federal spending and typically represented less than two percent of the discretionary budget and less than one percent of the overall budget;

D. Given the vagueness and inconsistency in the way the term "earmark" have been defined historically, declarations by certain groups that earmarks have been ostensibly banned are misleading insofar as certain appropriations practices that bear many or all of the characteristics of stereotypical earmarks continue to this day under different names but without the transparency or accountability that would exist if the use of earmarks as a tool was formally recognized and restored in a transparent and properly regulated manner;

E. The prohibition against earmarks also diminishes the role of the Legislative branch in shaping policy in that the elimination of earmarks has the unintended effect of delegating Congressional discretion on Federal spending to the Executive Branch; and

F. The use of earmarks could also have the salutary effect of reducing Congressional gridlock by incentivizing members of Congress to reach across party lines for projects and undertakings that people of all political persuasions can support.

SECTION 2: The City of Monterey Park calls on all Congressional representatives and elected leaders that serve the City of Monterey Park to pursue and advocate for the restoration of earmarks limited to locally directed funding as an appropriations tool to ensure that the funding critical to the communities we all serve can be more effectively and efficiently deployed.

SECTION 3: The City Manager, or designee, is ordered to distribute copies of this Resolution to all members of Congress serving the City of Monterey Park.

SECTION 4: The resolution shall take effect immediately upon its adoption.

SECTION 5: 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.

Approved and adopted the 17th day of February, 2021.

_____
Yvonne Yiu, Mayor

Attest:

_____
Vincent D. Chang, City Clerk

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 17th day of February, 2021, by the following vote:

Ayes:	Council Members:
Naes:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:

Dated this 17th day of February, 2021.

_____

–

Vincent D. Chang, City Clerk
Monterey Park, California

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: The Honorable Mayor and Members of the City Council

FROM: Frank A. Lopez, Interim Director of Public Works/City Engineer/City Planner

SUBJECT: A Public Hearing to consider an ordinance approving a Development Agreement (DA-20-01) by and between the City of Monterey Park and BR Caster Corp. to facilitate development of a structure for self-storage units; to activate the Business Recovery Development Agreement Zone ("brdz") in Monterey Park Municipal Code Chapter 21.45; and to amend the zone map.

RECOMMENDATION:

It is recommended that the City Council consider:

(1) Opening the public hearing continued from February 3, 2021;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Introducing and waiving first reading of an ordinance adopting DA-20-01. Second reading and adoption would occur on March 3, 2021. The DA would become effective April 3, 2021; and
(5) Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a self-storage facility on a vacant 0.93 acre triangular shaped lot surrounded by existing development. Other than activating the BRDZ via the draft Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

BR Caster Corp., (A-1 Self-Storage) seeks to enter into a Development Agreement (DA-20-01) with the City to activate the Business Recovery Development Agreement Zone ("BRDZ") to allow self-storage as a permitted use in the S-C zone. This would allow construction of a 107,850 square foot self-storage facility on 0.93 acres located at 2500 Davidson Drive. The facility will consist of five stories, two of which are below grade and

three above-grade. The self-storage facility is designed with all storage units accessible from interior corridors with the overall architecture and design incorporating both commercial store-front and industrial architectural elements with smooth masonry finishes, accented by smooth metal panels, siding and coping with the primary building entrance designed with aluminum framed tinted glazing. Thirteen parking spaces situated around the perimeter of the parking courtyard are proposed (which meets zoning requirements) along with four recessed loading bays with direct access to the Project's interior corridors and freight style elevators. The Project's access is adorned with decorative paving and a masonry wall along Davidson Drive which serves to screen the interior courtyard and loading areas. The perimeter of the project site is densely landscaped with a variety trees, shrubs and groundcover.

BACKGROUND AND ANALYSIS:

2500 Davidson Drive is an undeveloped parcel bound by Monterey Pass Road and Davidson Drive ("Project Site"). BR Caster Corp. dba A-1 Self Storage ("Applicant") seeks to construct a 107,850 square foot self-storage facility. The S-C zone currently prohibits self-storage facilities. The Monterey Park Business Recovery Program ("BRP"), however, established the BRDZ which allows the Applicant to construct the Project by activating the BRDZ using a Development Agreement (DA-20-01). If approved, the Project will result in improving an underutilized parcel within an existing commercial/light industrial corridor and further serves to implement the BRP to stimulate economic growth, jobs and provided needed storage space for the City's residents and businesses.

Overall, the Project is well designed and meets the development standards required by the S-C zone and those amended by DA-20-01 which is further discussed in the Site Plan section of this report. The architecture utilizes a variety of building materials which are attractive and compatible with surrounding buildings. The proposed use is compatible with the other uses in the S-C zone and consistent with the City's Innovation/Technology General Plan designation. Therefore, staff recommends approval of DA-20-01, thereby entering into a Development Agreement with Caster Properties to implement the BRDZ and the approval to construct a 107,850 square foot self-storage facility based on the findings and conditions of approval in the attached resolution.

Site Plan:

As shown in Exhibit A-1.1, the project site is situated at the southwest corner of Davidson Drive and Monterey Pass Road. As proposed, the Project results in a Floor Area Ratio (F.A.R.) of 2.65. Ordinarily, the S-C zone limits the F.A.R. to .80 or as in this case the 40,510 square foot site would be limited to only 32,408.6 square feet of floor area. In accordance with the proposed Development Agreement the applicant is seeking to establish a F.A.R of 2.65 for the project site. Although this F.A.R. exceeds that established by the S-C zone, the overall design is capable of maintaining the natural open spaces areas situated to the west of the site and at the northeast boundary with an architectural and landscape design that breaks of the massing of the building

while maintain the required setbacks along Davidson Drive and Monterey Pass Road. The building is setback 15 feet from the existing Davidson Drive right-of-way, and approximately 61 feet from Monterey Pass Road.

Access is provided by a single 30-foor wide drive-way from Davidson Drive with the projects internal circulation designed as a courtyard with standard vehicle parking located along the perimeter of the courtyard. The internal storage units span east and west from the project entry with the project's office situated within the easterly portion of the building.

Architecture:
The modern style architecture compliments and accommodates the natural topography of the Project site which results in two below grade levels and three at grade and above levels. The Building has an overall height of 35 feet with a small tower element having a height of 36 feet. This is less than the 40-feet maximum regulated in the S-C Zone. The varied flat roof lines and architectural features provide for horizontal and vertical reliefs in the building massing.

As shown in Exhibit A-4.1 and A-4.2, the building's north, east, west and south elevations consist of smooth masonry finish accented by smooth and corrugated metal panels and siding with the east elevation further enhanced with aluminum framed glazing.

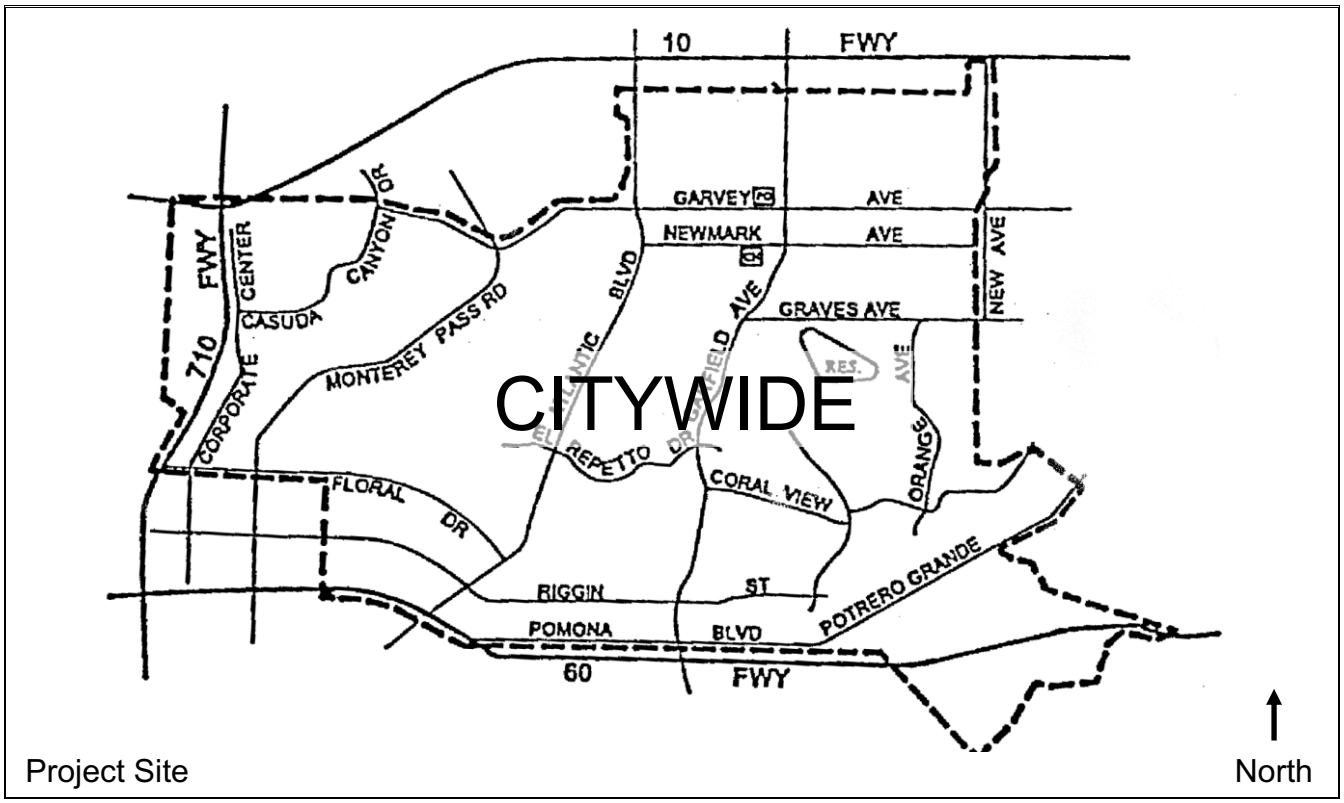
Landscaping:
The project's landscaping preserves the mature trees along the westerly boundary of the project site with the projects building setback along Davidson Drive, Monterey Pass Road and the southerly building elevation are accented with a variety of trees, shrubs, and groundcover. The plans materials and irrigation are required to be consistent with the city's landscape standards prescribed for commercial development and implement a planting pallet that meets the city's and state's water conservation goals.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center and published in the Monterey Park Press on **January 21, 2021**, with affidavits of posting and publication on file. The public hearing was opened at the February 3, 2021 City Council Meeting and continued to the February 17, 2021 to provide staff and the applicant additional time to review the proposed Development Agreement and Conditions of Approval.

Vicinity Map



Aerial Map



FISCAL IMPACT:
There will be an anticipated increase in property, sales, and business license tax revenue upon development of the project site.

Respectfully submitted by:

Frank A. Lopez
Interim Director of Public Works /
City Engineer / City Planner

Prepared by:

Jason Moquin
Planning Manager

Reviewed by:

Karl H. Berger
City Attorney

Reviewed by:

Martha Garcia
Director of Management Services

Approved by:

Ron Bow
City Manager

ATTACHMENTS:

Attachment 1: Draft Ordinance Development Agreement and Exhibits
Attachment 2: Architectural Plans

ATTACHMENT 1

Draft Ordinance Development Agreement and Exhibits

ORDINANCE NO. _____

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONTEREY PARK AND BR CASTER CORP. TO FACILITATE DEVELOPMENT OF A STRUCTURE FOR SELF-STORAGE UNITS; TO ACTIVATE THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE ("BRDZ") IN MONTEREY PARK MUNICIPAL CODE CHAPTER 21.45; AND TO AMEND THE ZONE MAP.

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

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

A. BR Caster Corp., ("Developer") proposes to enter into a development agreement with the City of Monterey Park (the "Development Agreement"), which is attached to this Ordinance as Exhibit "A," and incorporated by reference.

B. The Development Agreement activates the Business Recovery Development Agreement Zone ("BRDZ") which allows the Developer to construct a proposed 107,850 square foot self-storage facility (the Project") on 0.93 acres located at 2500 Davidson Drive (the "Property"). The proposed Project was reviewed by the City for, in part, consistency with the General Plan and conformity with the MPMC;

C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines");

D. The City completed its review and scheduled a public hearing regarding the proposed Project, before the City Council for February 3, 2021. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;

E. On February 3, 2021, at the Developer's request, the City Council continued the public hearing to February 17, 2021;

F. On February 17, 2021, the City Council conducted a public hearing to consider the Project including, without limitation, this Ordinance and the Development Agreement;

G. The City Council reviewed the proposed project, conditions of approval, and related environmental aspects of the Project as required by the MPMC at the February 17, 2021 public hearing; and

H. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of February 17, 2021; and

I. This Ordinance, and its findings, are based upon the entire administrative record considered during the February 17, 2021 public hearing including, without limitation, the staff report and accompanying documents.

SECTION 2. *Findings*. Pursuant to Government Code § 65867.5, the City Council finds the following:

A. The Development Agreement is consistent with the General Plan of the City of Monterey Park. The Development Agreement furthers the goals of the General Plan and is in the interest of the general community welfare in that the Development Agreement will, among other things, facilitate the development of the subject site that is currently vacant and underutilized, which is consistent with the following General Plan policies:

    1. LU Policy 1.1 – to ensure zoning regulations provide flexibility regarding allowed uses.

    2. LU Policy 2.1 – to provide flexible and clear development standards to allow commercial, professional, industrial institutional, and hospitality businesses and uses to expand and thrive economically.

    3. LU Policy 24.1 – to ensure zoning regulations applicable to Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals and prohibit uses that conflict with those goals, including prohibition of warehousing and truck-related uses.

B. The Development Agreement also provides certainty in planning and construction as well as orderly development, while providing assurance to the Applicant that it may construct the Project.

SECTION 3. *Environmental Review*. The City reviewed the Project's environmental impacts under the California Environmental Quality Act (Pub. Res. Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Reg. §§ 15000-15387; the “CEQA Guidelines”). The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a self-storage facility on a vacant 0.93 acre triangular shaped lot

surrounded by existing development. Other than activating the BRDZ via the Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

SECTION 4. *Notice of Determination*. The City Manager, or designee, is directed to file a notice of determination in accordance with CEQA §§ 21152, 21167(f); CEQA Guidelines § 15094; and any other applicable law.

SECTION 5. *General Plan and Zoning*. The proposed project conforms to the Monterey Park General Plan, as set forth in Section 2. In addition, the proposed Project results in the development of a 107,850 square foot self storage facility on a underutilized parcel which is topographically constrained within the city and includes provisions intended to ensure that such development will be of high-quality architectural.

SECTION 6. *Public Benefits.* The Development Agreement provides for public benefits including, without limitation:

A. Development of a topographically challenged, and high-visibility remnant site at the intersection of Davidson Drive and Monterey Pass Road. The site has been vacant for 36 years.

B. Development of a land use with very low impacts on existing infrastructure and minimal burdens on surrounding properties.

C. Generation of retail sales tax and property tax.

D. Improvement of the public right-of-way on Davidson Drive.

E. Construction and Improvement of pedestrian and disabled access at the intersection of Davidson Drive and Monterey Pass Road.

F. Installation of enhanced landscaping at a high-visibility corner where the Monterey Pass Road corridor and Corporate Center intersect.

G. The development provides screening of the adjacent Southern California Edison Sub-station.

SECTION 7. *Incorporation of Development Agreement; Changes; Execution*. In accordance with Government Code §§ 65864, *et seq*. this Ordinance approves the Development Agreement in substantially the form attached as Exhibit “A,” and incorporated into this Ordinance by reference.

A. The DA may be changed before execution as authorized by the City Council during the public hearings for the Project.

B. The DA may be changed before execution for minor clarifications and technical, clerical, corrections as approved by the City Attorney including, without limitation, completion of references, status of planning approvals, and completion and conformity of all exhibits to the DA.

C. The City Council authorizes the Mayor to execute the DA on the City's behalf. The City Manager, or designee, is authorized to execute amendments or operative memoranda as permitted by the DA, in a form approved by the City Attorney.

SECTION 8. *BRDZ Activation*. Pursuant to MPMC § 21.45, the BRDZ is activated for the Project Site identified in the DA. Combined with the regulations governing the Project Site by the MPMC, the DA will regulate all land uses on the Project Site.

SECTION 9. *Zone Map Amendment*. Pursuant to MPMC § 21.45.020 (F), the Monterey Park Zoning Map is amended to reflect the BRDZ overlays as set forth in attached Exhibit "B," which is incorporated by reference.

SECTION 10. *Construction*. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 11. *Enforceability*. Repeal of any provision of the Monterey Park Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 12. *Reliance on Record*. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The 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 13. *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 14. *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 15. *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 16. *Publications*. The City Clerk is directed to certify the passage and adoption of this Ordinance; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 17. *Recording.* The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of Monterey Park's book of original ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 18. *Effective Date.* This Ordinance becomes effective on the 30th day following its passage and adoption.

ORDINANCE NO. ___ HAD ITS FIRST READING ON FEBRUARY 17, 2021, ITS SECOND READING ON MARCH 3, 2021, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF MARCH 3, 2021.

Yvonne Yiu, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, City Attorney

Exhibit A: Development Agreement 20-01
Exhibit B: Zone Map Amendment

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF MONTEREY PARK
320 West Newmark Avenue
Monterey Park, CA 91754

Attention: City Clerk

EXEMPT FROM RECORDER'S FEES

Pursuant to Government Code § 6103

(Space Above For Recorder's Use)

DEVELOPMENT AGREEMENT

By And Among

City of Monterey Park

And

BR Caster Corp.

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement," effective as of April ___, 2021 ("Effective Date"), is entered into by and between (1) the CITY OF MONTEREY PARK, a general law city and municipal corporation ("City"), and (2) BR Caster Corp., a California corporation ("Caster" or "Developer"), as follows:

RECITALS

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs and risk of development, the Legislature of the State of California enacted Government Code Section 65864, et. seq. ("Development Agreement Statute"). The Development Agreement Statute authorizes the City to enter into binding development agreements with developers having a legal or equitable interest in real property, establishing certain development rights in such property.

B. Pursuant to the Development Agreement Statute, City adopted regulations implementing the Development Agreement Statute as codified in the Monterey Park Municipal Code ("MPMC").[1] This Agreement has been processed and approved in accordance with the MPMC.

C. BR Caster Corp. is in escrow for the purchase of 2500 Davidson Drive, Monterey Park, CA 91754 for the purpose of developing a self-storage facility (the "Project") affected by the terms of this Agreement. The real property affected by the Project is legally described in attached Exhibit "A," which is incorporated by reference (the "Property").

D. City and Developer determined a development agreement is appropriate for the Project in order to activate the Business Recovery Development Agreement Zone ("BDRZ").[2]

E. The City Council determined that the Project will provide certain public benefits to warrant entering into this Agreement. Those benefits are listed in Section 5.1 of this Agreement. In addition, this Agreement will facilitate orderly growth and quality development of the Project in conformance with the goals and policies of the City's General Plan.[3]

F. Developer would not proceed with the Project without the City's assurances set forth in this Agreement. Developer has and will continue to invest substantial money and effort in reliance upon the City's assurances as set forth in this Agreement. Developer acknowledges that the City would not enter into this Agreement without the Developer's assurances set forth in this Agreement and the anticipated benefits, as described in Section 5.1, to be provided in connection with development of the Project.

G. City has conducted an environmental review of the Project under the California Environmental Quality Act ("CEQA") and, based on an analysis of the technical studies identified

[1] *See* MPMC Chapter 21.44 as codified by Ordinance No. 2193, adopted October 7, 2020.

[2] As codified in MPMC Chapter 21.45 by Ordinance No. 2193; originally adopted via Ordinance Nos. 2184 (adopted July 15, 2020) and 2185 (adopted August 5, 2020).

[3] As adopted pursuant to Measure JJ on November 3, 2020.

in attached Exhibit B, determined the Project is categorically exempt pursuant to CEQA Guidelines § 15332 as a Class 32, in-fill development.

H. The City Council has given the required notice of its intention to adopt this Agreement and conducted public hearings thereon pursuant to the Development Agreement Statute and MPMC. As required by applicable law, the City Council has found the provisions of this Agreement and its purposes are consistent with the goals, policies, standards, and land use designations specified in the City's General Plan and will provide for an orderly development of the Project in accordance with the objectives set forth in the General Plan and the MPMC.

I. On March ___, 2021, the City Council adopted the Approving Ordinance (defined below) approving this Agreement and authorizing its execution. That Ordinance became effective on April ____, 2021. Before approving this Agreement, the City Council made certain findings, as set forth in the Approving Ordinance.

1. The term or duration of this Agreement has a commensurate relationship to the benefit(s) provided to the City.

ARTICLE 1

DEFINITIONS

1.1. Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Agreement. Words and phrases not defined in this Section have the meaning set forth in this Agreement; the MPMC; the Development Agreement Statute; or in common usage. "Approving Ordinance" means Ordinance No. XX-XX adopted on March ____, 2021, approving execution of this Agreement.

1.2. "Applicable Rules" means all of the ordinances, rules, regulations and officials policies governing the Project as set forth in Article 3. without limitation, the City's Zoning Regulations and building regulations, adopted as of the Effective Date. Among other matters, the Applicable Rules set forth and govern the permitted uses of land, the density or intensity of use, subdivision requirements, setbacks, and development standards, the provision for reservation or dedication of land for public purposes, and the design, improvement and construction guidelines, standards and specifications applicable to the development of the Property.

1.3. "CEQA" means the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*.), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq*.).

1.4. "City" means the City of Monterey Park and its successors and assigns.

1.5. "City Council" means the City Council of Monterey Park, its governing body.

1.6. "Developer" means, individually, and "Developers" means, collectively, the Parties who have signed this Agreement as Developer, and, subject to the restrictions on assignment set forth herein, successor Owners.

1.7. "Development Impact Fees" means fees established and adopted pursuant to the Mitigation Fee Act (Government Code §§ 66000, *et seq*.) and the MPMC. Development Impact Fees do not mean or include Processing Fees. The Development Impact Fees to be paid for the Project are set forth in attached Exhibit "E," which is incorporated by reference.

1.8. "Development Agreement Regulations" means MPMC Chapter 21.44.

1.9. "Development Agreement Statute" means Government Code §§ 65864, *et seq*.

1.10. "Discretionary Action(s)" or "Discretionary Approval(s)" means a City action requiring the exercise of judgment, deliberation, or discretion on the City's behalf, including that of any board, agency, commission, officer, or employee in the process of approving or disapproving a particular activity, as distinguished from any ministerial activity which merely requires City to determine whether there has been compliance with statues, ordinances, or regulations.

1.11. "Effective Date" means the effective date of this Agreement and commencement of the Term, which is the date the Approving Ordinance becomes effective.

1.12. "General Plan" means the City of Monterey Park General Plan, as it exists as of the Effective Date.

1.13. "Minor Change" means changes, modifications, or adjustments which are consistent with the overall intent of the Project Approvals and which do not materially alter the overall nature, scope, or design of the Project including, without limitation, minor changes in locations of the Project Buildings or infrastructure, relocation of no more than 30% of the total approved leasable Project Building square footage, the construction or provision of additional parking spaces within the building envelope of any Parking Areas, and/or the configuration of internal circulation elements.

1.14. "Party" means, individually, and "Parties" means, collectively, the parties to this Agreement, consisting of City (and its successors and assigns) and the Developer (including, subject to the restrictions on assignment set forth herein, successor Owners).

1.15. "Processing Fees" means all processing fees and charges required by City that are applied uniformly to all construction or development related activity including, without limitation, fees for land use applications, building permit applications, building permits, grading permits, shoring and excavation permits, hauling permits, encroachment permits, demolition permits, subdivision or parcel maps, lot line adjustments, street vacations, inspections, certificates of occupancy, and plan check. Processing Fees does not mean or include Developer Fees.

1.16. "Project" means the development project identified as "A-1 Self Storage Facility – Monterey Park" as described in CEQA Determination (Exhibit "B"), and detailed in the Approved Development Plan as shown on attached Exhibit "D," which is incorporated by reference.

1.17. "Project Approvals" means City approvals governing the development of the Project, including this Agreement, as provided for in Ordinance XX-XX.

1.18. "Property" means the real property described in attached Exhibit "A," which is incorporated by reference.

1.19. "Subsequent Permits" is defined in Section 4.1.1.

1.20. "Uniform Codes" means those Uniform Codes adopted by reference in the MPMC in accordance with Government Code §§ 50022.2, et seq. as required by applicable law including, without limitation, Health and Safety Code § 18944.5 and Title 24 of the California Code of Regulations. The Uniform Codes govern building and construction standards including, without limitation, the building, plumbing, electrical, mechanical, grading, sign, and fire standards."Vested Rules" are defined in Section 3.1.

ARTICLE 2

GENERAL PROVISIONS

2.1. Property Subject to This Development Agreement. This Agreement benefits and encumbers the Property. The Property is to be developed with the Project, i.e., the "A-1 Self Storage Facility – Monterey Park."

2.2. Term of Agreement. The Term of this Agreement commences upon the Effective Date and continues in full force and effect for five years pursuant to MPMC § 21.44.020(E) unless terminated earlier by its terms ("Term").

ARTICLE 3

APPLICABLE RULES, REGULATIONS, AND POLICIES

3.1. Vested Rules. "Vested Rules" mean, collectively, the ordinances, resolutions, rules, regulations, requirements, and official policies of the City in effect as of the Effective Date which govern the following, to the extent applicable to the Property: development agreements; permitted uses; density and building intensity; growth control; zoning designations and regulations; subdivision, improvement, grading, landscaping and signage; design, development, improvement, and construction standards and specifications; standards and requirements for public reservations and dedications, public improvements and facilities; transit, parking, open space, employee housing and affordable housing; standards and requirements for processing of Subsequent Permits

(as defined in Section 5.1.1); and the Project Approvals described in Section 3.3. The Vested Rules do not include: (i) Uniform Codes, or changes thereto from time to time; (ii) Development Impact Fees or fee calculation methods; or (iii) fees imposed by other governmental agencies, whether or not collected by the City on behalf of such agencies. The Vested Rules include those set forth in attached Exhibit "C," which is incorporated by reference. Various Subsequent Permits, such as tentative subdivision maps, grading permits and use permits, are or may be required in order to implement the development of the Project under the terms of the Vested Rules. In addition, Subsequent Permits, such as a change in zoning standards, may be desirable due to changes in development products or standards or for other reasons during the Term of this Agreement. This Agreement and the vested right to develop are not intended to preclude changes or additions to the Vested Rules which are mutually acceptable. Developer takes notice pursuant to Government Code § 66020(d) that City is imposing exactions upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.). Developer is informed that it may protest exactions in accordance with Government Code § 66020. Developer knowingly and willingly waives any rights it may have under Government Code § 66020 or any other provision of law to protest the imposition of any fees, dedications, reservations, or exactions imposed on the Project as authorized by this Agreement.

3.2. Section 3.1 does not apply to City's enforcement of the "Uniform Codes" regulating building or construction standards which will apply to the Project at the time City issues building permits.

3.3. Changes to the Vested Rules. All Subsequent Permits will be processed in accordance with the procedures, standards, and requirements set forth in the Vested Rules, except to the extent changes to the Vested Rules are proposed by the Subsequent Permit. In that case, the processing of the Subsequent Permit is not subject to the Vested Rules. Any approved Subsequent Permit will be incorporated into (and amend or supplement, as appropriate) the Vested Rules upon adoption by City and approval by the affected Developer. If Developer proposes any amendment or addition to the Vested Rules, then the application therefor will clearly indicate such request, and, if the application is approved by City, then City's action will clearly state the Vested Rules were amended or supplemented. City must consider any such request in its sole discretion. If an amendment or supplement to the Vested Rules is adopted by City other than pursuant to an application by Developer, then it may amend or supplement to Vested Rules only if the affected Developer approved the same in writing.

3.4. Project Approvals. "Project Approvals" means: (a) this Agreement; (b) the CEQA Determination; (c) any amendments or additions to the Project Approvals and any Subsequent Permits (as defined in Section 4.1.1) which are subsequently issued by City and approved by Developer of the affected Projects or portion thereof, in accordance with the procedures described in Section 3.1. The Project Approvals are included in the Vested Rules. The permitted uses, the density or intensity of use, the zoning, the maximum height and size of buildings, the provisions for reservation and dedication of land, and the subdivision or use permit improvement requirements for the Project are set forth in Exhibit "D," as supplemented by Subsequent Permits issued in conformance with the Vested Rules.

3.5. Vested Right to Develop. During the Term of this Agreement, with regard to the Project listed in Recital C and the Property legally defined in Exhibit A, Developer is assured, and City agrees, the development rights, obligations, terms and conditions specified in the Project Approvals, the other Vested Rules, and this Agreement are fully vested in Developer and may not be changed or modified by City, whether by administrative action, legislative action, or vote of the electorate, except as may be expressly permitted by and in accordance with the terms and conditions of this Agreement, or as may be expressly consented to by Developer. Developer has the vested right to develop and construct the Project on the Property and each portion thereof, in accordance with the Project Approvals, the other Vested Rules, and this Agreement.

3.6. No Conflicting Enactments. Except as provided in Section 3.5 of this Agreement, during the Term of this Agreement, the City will not, without the prior written consent of Developer, do any of the following:

3.6.1 Apply to the Property, or any portion thereof, any change in the Vested Rules or any new or amended rule, ordinance, resolution, regulation, requirement, or official policy which conflicts with or is inconsistent with this Agreement, or which reduces the development rights provided by this Agreement, or which limits or reduces the permitted uses allowed under the Vested Rules, or which discriminates against Developer or the Project or any portion thereof, or which applies only to the Project or a portion thereof;

3.6.2 Apply to the Property any new rule, ordinance, resolution, regulation, requirement, or official policy which requires any additional discretionary review or approval; or

3.6.3 Apply to the Property any new or amended rule, ordinance, resolution, regulation, requirement, or official policy that materially, adversely affects the timing or phasing of construction or development or that limits the availability of utilities, infrastructure, or public services for the Property.

3.7. Term of Project Approvals. To the extent allowed by the Subdivision Map Act, the term of any tentative map approved for any portion of the Property, whether as stated in the existing Project Approvals, or as stated in any subsequent amendment or addition to the Project approvals including, without limitation, any tentative parcel map, tentative map, vesting tentative map, or vesting tentative parcel map, any amendment of any such map, and any subdivision improvement agreement entered into in connection with any of the aforementioned maps, will be automatically extended for the Term of this Agreement. Similarly, the term of any Project Approvals approved for any portion of the Property, whether existing or subsequently approved, will be automatically extended for the Term of this Agreement. In addition, in accordance with Government Code §66452.6, the term of any map or other Project Approval will be extended for a period equal to any period of time during which: (a) a development moratorium exists including, without limitation, a water or wastewater moratorium, or the actions of public agencies (other than City) that regulate land uses, development or providing services to the Property, that prevents, prohibits, or delays the construction of the Project; or (b) a lawsuit involving any development approvals or permits for the Project is pending. A development moratorium adopted or implemented by City does not apply to the Property, as further described in Section 3.8.

3.8. Initiatives/Referendum. Any law enacted or imposed after the Effective Date by initiative or referendum, or by the City Council, directly or indirectly, in connection with any proposed initiative or referendum, which law would conflict with the vested rights to develop granted to Developer under this Agreement will, to the maximum extent permitted by law, not apply to the Property.

3.9. Moratoria; Growth Control Measures. Developer's rights to develop the Property in conformance with the Vested Rights under this Agreement prevails over any growth control measure or development moratorium adopted or implemented by City after the Effective Date, whether adopted specifically to prohibit construction of the Project or any portion thereof, or as an interim measure during the processing of contemplated General Plan, Specific Plan, or zoning changes, or as a general growth control management measure.

3.10. Effect of Inconsistent State or Federal Laws. This Agreement may be modified or suspended as may be necessary to comply with the State of California or Federal legislation, case law, codes, or regulations enacted/issued after the Effective Date, which preempt local jurisdiction and which prevent or preclude compliance with one or more provisions of this Agreement; provided, however, that such modification or suspension will be made to the minimum extent necessary and only after the Parties have met and conferred in good faith to determine the feasibility of such modification or suspension and to minimize its effect on the rights of the Parties and fulfillment of the purposes and intent of this Agreement. The Parties will cooperate to process applications for any City or governmental approvals which may be required as a result of any such modification or suspension of this Agreement.

3.11. Public Works. Developer must construct any facilities or improvements which will be dedicated to City or any other governmental agency upon completion in the same manner and to the same standards as would be applicable to City or such other governmental agency should it have undertaken construction.

3.12. Business Recovery Development Agreement Zone ("BRDZ"). This Agreement is intended to activate the BRDZ as set forth in the MPMC. Pursuant to MPMC Chapter 21.45, this Agreement allows for the following:

3.12.1 Land Uses. 21.10.030 Table 21.10 (A) Public Storage/Mini -Storage.

3.12.2 Development Standards. 21.10.070 Table 21.10 (B) F.A.R. Max 2.65.

ARTICLE 4

PROCESSING OF SUBSEQUENT PERMITS AND APPROVALS

4.1. Subsequent Permits.

4.1.1 Defined. "Subsequent Permits" means the land use, development, and building approvals which are to be processed for approval by City and which are necessary or appropriate in order to develop the Project in accordance with the Vested Rules, the Project Approvals, and this Agreement including, without limitation, zone changes, master plans or amendments thereto, any and all permits and/or approvals that are part of development maps, subdivision improvements plans and agreements, design review, site plans, landscape plans, preliminary grading plans, grading plans and permits, building plans and permits, and environmental determinations. The Subsequent Permits include any permits and approvals required to complete the infrastructure and improvements necessary to develop the Property (collectively, the "Improvements"), in accordance with this Agreement and the Vested Rules including, without limitation, those related to: (a) clearing the Property; (b) preliminary grading or grading of the Property; (c) construction of roads and storm drainage facilities; (d) construction of all commercial structures and all structures and facilities accessory thereto, subject to the limitations set forth in this Agreement. The grant of vested rights to Developer pursuant to this Agreement does not waive or remove any requirement to process and obtain Subsequent Permits for the Project, to the extent required under the Vested Rules and the Project Approvals.

4.1.2 Standard of ReviewCity agrees applications for Subsequent Permits will be processed in good faith and granted on terms and conditions in conformance with this Agreement, the Project Approvals, and the Vested Rules. In the event any conflict arises between the terms and conditions of a Subsequent Permit and this Agreement, the provisions of this Agreement prevail unless otherwise agreed to in writing by the City and the affected Developer.

4.2. Processing. Subject to compliance with the Vested Rules and other applicable laws, the Subsequent Permits will be reviewed, processed, and acted upon by City, provided that: (a) applications for such approvals are submitted to City during the Term of this Agreement; (b) the applications are deemed complete pursuant to the Vested Rules; and (c) there is no uncured Event of Default under the terms and conditions of this Agreement with respect to the portion of the Property for which such approval is sought. City agrees it will not unreasonably withhold or unreasonably condition any Discretionary Action or Discretionary Approval which may be issued by City in order for the Project to proceed, provided that Developer reasonably and satisfactorily complies with all preliminary procedures, actions, payments of Processing Fees, and criterial generally required of developers by City for processing applications for developments and consistent with this Agreement.

4.3. Development Fees. Due to the consideration and benefits as described in Section 5.1, the following apply to the development fees described below:

4.3.1 Permit Fees. If a Subsequent Permit requires any significant change to the Project, then any additional Permit Fees must meet all applicable nexus and rough proportionality requirements. Permit Fees will be payable in an amount and at the time established by City's fee schedule at the time of issuance. Any credits applicable to Permit Fees to which any portion of the Project is entitled as a result of construction may be transferred to any other portion of the Project and applied to reduce future Permit Fees which become payable provided that this Agreement does not, by itself, entitle Developer to any such credits.

4.3.2 Development Impact Fees. Developer will pay fees established and adopted pursuant to the Mitigation Fee Act (Government Code §§ 66000, *et seq*.) and the MPMC, as detailed in Exhibit "E".

4.3.3 Application Processing Fees. Developer must pay the Application Processing Fees in effect on the date the City Council approves this Development Agreement.

4.4. Other Local, State, Federal Approvals. The Parties contemplate that development of the Project pursuant to this Agreement may be subject to the approval of other governmental agencies. The Parties will act in good faith and use reasonable effort and diligence to process and obtain such approvals in a manner and on terms and conditions that are consistent with, and implement, the Project Approvals, the Vested Rules, and this Agreement. If any revisions or corrections of plans for Project Approvals approved by City is required by any other governmental agency, then the Parties will cooperate reasonably and in good faith to develop a mutually acceptable solution.

ARTICLE 5

PUBLIC BENEFITS

5.1. Public Benefits. The Parties acknowledge and agree that Developer's agreement to perform and abide by the covenants and obligations set forth herein is material consideration for City's agreement to perform and abide by the covenants set forth herein, including without limitation the following specific public benefits for this Agreement:

- Development of a topographically challenged, and high-visibility remnant site at the intersection of Davidson Drive and Monterey Pass Road. The site has been vacant for 36 years.
- Development of a land use with very low impacts on existing infrastructure and minimal burdens on surrounding properties.
- Generation of retail sales tax and property tax.
- Improvement of the public right-of-way on Davidson Drive.
- Construction and Improvement of pedestrian and disabled access at the intersection of Davidson Drive and Monterey Pass Road.
- Installation of enhanced landscaping at a high-visibility corner where the Monterey Pass Road corridor and Corporate Center intersect.
- The development provides screening of the adjacent Southern California Edison Sub-station.

5.1.1 Construction and Funding of Project Facilities and Infrastructure. Developer must construct and fund the construction of any Project Facilities and Infrastructure (as

detailed in Exhibit D, attached hereto) at the time such Project Facilities and Infrastructure are needed to satisfy the requirements of the Project Approvals. Except as otherwise specifically set forth herein, Developer has no responsibility for the operation, maintenance, repair or replacement of Project Facilities and Infrastructure.

5.1.2 Dedications. No dedications to City of rights-of-way or other interests in real property owned by Developer within the Property are proposed or required.

ARTICLE 6

REVIEW OF COMPLIANCE

6.1. Annual Review. The City will conduct reviews in accordance with the MPMC to determine whether Developer is acting in good faith compliance with the provisions of this Agreement. Appropriate fees to cover City's costs to conduct the annual review shall be collected from the Developer in compliance with the MPMC.

6.2. Procedure for Review. City's City Planner, or designee, will conduct the review contemplated by this Section 6 to ascertain whether Developer has reasonably complied in good faith with the material terms and conditions of this Agreement during the period for which the review is conducted. The City Planner, or designee, will give Developer notice that any such review has been commenced, and give Developer at least 20 days to provide the City Planner such information as Developer deems relevant to such review. In addition, upon written request of the City Planner, Developer must furnish such documents or other information reasonably requested by the City Planner.

6.3. Result of Review. If, following such a review, the City Planner, or designee, finds good faith compliance by Developer with the terms and conditions of this Agreement, the City Planner, or, will issue to Developer an executed certificate of compliance. The certificate of compliance will state: (a) the Agreement is unmodified and in full force and effect (or identifying any modifications); (b) there are no uncured defaults under the Agreement by the certifying Party or, to the certifying Party's knowledge, by any other Party (or specifying any such defaults); and (c) any other information reasonably requested regarding the status of the Agreement and performance by the Parties.

If, following such a review, the City Planner, or designee, finds that Developer has not complied in good faith with the terms and conditions of the Agreement, the City Planner, or designee, will provide notice to Developer detailing such non-compliance. Upon receipt of such notice, Developer may commence to cure the stated non-compliance in accordance with the terms of this Agreement, including without limitation Section 8.1. If Developer fails to cure the non-compliance pursuant to the terms of this Agreement, including without limitation Section 8.1, the City Planner, or designee, will notify the City Council. Developer has the ability to dispute any such claim of non-compliance or failure to cure at a public hearing before the Agreement may be modified or terminated.

ARTICLE 7

ASSIGNMENTS; MORTGAGEE PROTECTION

7.1. Right to Assign

7.1.1 Right to Assign. Subject to Section 7.2 of this Agreement with respect to the rights of a mortgagee, Developer may assign or transfer any portion of its interests, rights, or obligations ("Rights") under this Agreement and under the Approvals and Subsequent Approvals to third parties acquiring successor interests in the Project or Project Site, or any portion thereof, including without limitation purchasers or long-term ground lessees of the parcels or facilities located on or within the Project Site.

7.1.2 Assumption of Assigned Obligations and Rights. As a condition to any assignment or transfer under this Agreement, any person or entity accepting such Assignment ("Assignee") must assume all of the obligations and rights of this Agreement as they pertain to the portion of the Property being transferred to the Assignee.

7.2. Right to Mortgage. Developer or Owner may assign, pledge, or otherwise encumber its rights and interests under this Agreement for security purposes to a Mortgagee of any defined Lot(s) without City's consent. Nothing contained in this Agreement restricts Developer from encumbering all or any portion of the Property with a Mortgage, deed of trust, or other security device (collectively, "Mortgage). No breach of this Agreement will default, render invalid, diminish, or impair the lien of any Mortgage or the rights of any mortgagee, but all of the terms and conditions of this Agreement are binding upon and effective against any Person, including any mortgagee or any person, who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu for defaults or monetary obligations arising before its acquisition of title to the Property or portion thereof.

7.3. Notice of Default. If City receives written notice from a Mortgagee requesting a copy of any notice of default given to Developer and specifying the address for service thereof, then City will deliver to such Mortgagee, concurrently with the delivery to Developer, any notice given to Developer with respect to any claim by City that such Developer is in default hereunder. If City makes a determination of noncompliance hereunder and a Mortgagee has requested notice of such determination, City will also serve notice of such noncompliance on such Mortgagee concurrently with service on Developer. Each Mortgagee may, without obligation, during the same period available to Developer hereunder, to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in City's notice.

ARTICLE 8

DEFAULT; REMEDIES

8.1. Events of Default. Subject to the provisions of Section 10.15 regarding Unavoidable Delays, Section 7.1 regarding assignment and assumption, and Section 7.2 regarding

Mortgagee Protection, the failure by any Party to pay any sum or to perform any obligation required under this Agreement, including, without limitation, City's failure to issue Subsequent Permits for the Project in conformance with this Agreement, and such Party's failure to cure such default within the specified cure period after receipt of a Notice of Default pursuant to Section 9.2 below, constitutes an "Event of Default" under this Agreement. Except as otherwise provided in Section 4.2, failure by Developer to construct or delay in constructing the Project or any portion thereof shall not be a default or Event of Default under this Agreement, and Developer is not liable to City for damages for failure to construct any portion of the Project, unless such failure or delay constitutes a default under the terms of any Final Map, building permit or similar approval, in which event City may exercise any of its normal remedies for default under such permit or approval.

8.2. Notice of Default and Cure. Any Party claiming a default under this Agreement must deliver to the defaulting Party a written notice of default ("Notice of Default"). The Notice of Default must specify the reasons for the allegation of default with reasonable particularity and the manner in which the default can be cured. The defaulting Party has the right to cure the default within 30 days after receiving the Notice of Default; provided, however, that if the nature of the alleged default is such that it cannot be reasonably cured within 30 days, then the 30-day period will be extended for the time reasonably required to complete the cure, so long as the defaulting Party commences the cure within the 30-day period and diligently prosecutes the cure to completion thereafter.

8.3. Procedure Upon and Event of Default. After the occurrence of an Event of Default, the other Party may give notice of its intent to terminate this Agreement pursuant to Government Code § 65868 and the MPMC implementing said section. Following notice of intent to terminate, or before instituting legal proceedings, the matter must be scheduled for consideration and review at a public meeting of the City Council within 30 days after that notice. Following consideration of the evidence presented in the review before the City Council, the Party alleging the default by the other Party may institute legal proceedings or may give written notice of termination of this Agreement to the other Party; provided, however, Developer may only terminate this Agreement with respect to such portion of the Property then owned by Developer. Evidence of default may also arise in the course of an annual review of this Agreement pursuant to Section 6.1. If Developer is determined by City to be in default pursuant to the procedures for annual review, and after giving effect to Developer's right of appeal of such determination to the City Council as provided in Section 6.3, then City may give a written Notice of Default pursuant to Section 8.1. If the alleged default is not cured within the cure period set forth in Section 8.2 or within such longer period specified in City's Notice of Default, or if Developer waives its right to cure such alleged default in writing, then this Agreement may be terminated by City with respect to the portion of the Property then owned by the defaulting Developer.

8.4. Remedies for Non-Defaulting Party. If either Party is in default under the terms of this Agreement, subject to any applicable requirements under Section 8.6 of this Agreement, the other Party may elect to pursue any of the following courses of action: (i) waive such default; (ii) pursue administrative remedies as provided in this Agreement; (iii) pursue any judicial remedies available under the law; or (iv) terminate this Agreement.

8.4.1 Unless otherwise provided in this Agreement and subject to applicable requirements under Section 8.6 of this Agreement, either Party, in addition to any other rights or remedies, may institute legal action to cure, correct, or remedy any default by the other Party to this Agreement, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation hereunder or to seek specific performance. All remedies available to a Party under this section are cumulative and not exclusive of the other, and the exercise of one or more of these remedies do not constitute a waiver or election with respect to any other available remedy. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that City is not liable in damages to Developer, or to any successor in interest of Developer, or to any other person, and Developer, on behalf of itself and all successors in interest, covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

8.4.2 City elected or appointed official, employee, or representative is personally liable to Developer in the event of any Event of Default by City or for any amount which may become due to Developer, or for any obligations under the terms of this Agreement, or for any claims of breach of contract related to this Agreement, or for any claims in the nature of tort related to this Agreement (such as fraud in the inducement).

8.4.3 **Informal Discussions**. With regard to any dispute between or among the Parties contemplated by this Agreement, within seven days written notice from ether party, the City Manager and Developer's senior executives must meet and attempt in good faith to resolve any such disputes through informal discussions, which discussions will not exceed 10 business days unless extended by mutual agreement.

8.5. Mediation. If the Parties are unable to resolve their dispute through informal discussion, then either party may commence mediation by providing to JAMS (or other mediator mutually agreed to by the Parties) and the other Parties a written request for mediation, setting forth the subject of the dispute and the relief requested. The Parties will cooperate with JAMS and with one another in selecting a mediator from JAMS' panel of neutrals, and in scheduling the mediation proceedings. The Parties covenant that they will participate in all phases of the mediation in good faith. The mediation process will occur in two phases, if necessary, as described below. During the first phase of the mediation, which in no event will exceed 30 days unless otherwise agreed to by the Parties, the Parties will attempt to resolve their dispute in accordance with JAMS standard mediation procedures. If the Parties are unable to resolve their dispute during this first phase of the mediation process, then the second phase of the mediation process will be conducted in a manner consistent with this Section. If the Parties are unable to resolve their dispute through the first phase of mediation, as described above, the party that commenced mediation (the "Complaining Party"), will have 10 business days from the expiration of the 30 day period

described above to file a brief with the other party (the "Responding Party") and with the mediator presiding over the first phase of the mediation process (the "Mediator"), which brief must set forth the merits of the Complaining Party's position regarding the issues raised during the first phase of mediation (the "Initial Brief"). The Responding Party will have 10 business days from its receipt of the Initial Brief to file a brief with the Mediator and the Complaining Party responding to the issues raised in the Initial Brief and setting forth the merits of the Responding Party's position regarding the issues raised during the first phase of mediation (the "Responding Brief"). The Complaining Party will have five business days from its receipt of the Responding Brief to file a reply brief with the Mediator and the Responding Party replying to the issues raised in the Responding Brief (the "Reply Brief"). In no event will the Initial Brief and the Responding Brief be longer than 15 pages and in no event will the Reply Brief be longer than 10 pages. Except as otherwise set forth in this Section 7.05.03, the Initial Brief, the Responding Brief and the Reply Brief will be formatted in accordance with requirements of Rule 3.1110 of the California Rules of Court, unless otherwise agreed to by the Parties. The Mediator will have two weeks following its receipt of the Reply Brief to consider the arguments set forth by the Complaining Party and the Responding Party in their respective briefs and issue an opinion stating which party the Mediator would consider to be the prevailing party if the Mediator were a judge presiding over the dispute in a court of law (the "JAMS Opinion").

8.1. All offers, promises, conduct and statements, including the JAMS Opinion, whether oral or written, made in the course of the mediation by any of the Parties, their agents, employees, experts and attorneys, and by the mediator and any JAMS employees, are confidential, privileged and inadmissible for any purpose, including impeachment, in any litigation or other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable will not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Notwithstanding the foregoing, the JAMS Opinion will serve as the basis solely for determining whether, in the event a dispute between the Parties is litigated, either party will be awarded attorneys' fees in accordance with this Agreement.

8.2. Nothing in this Article will in any way be interpreted as requiring that Developer and City and/or City's designee reach agreement with regard to those matters being addressed, nor will the outcome of these meetings be binding in any way on City or Developer unless expressly agreed to in writing by the Parties to such meetings. Notwithstanding the forgoing, the JAMS Opinion will be binding on the Parties solely for the purposes of determining whether, in the event a dispute between or among the Parties is litigated, either party will be awarded Attorneys' Fees (as defined below) in accordance with this Agreement.

8.3. Should any judicial remedy be sought by any party because of any default under this Agreement or to enforce any provision hereof, or to obtain a declaration of rights hereunder (each individually a "**Judicial Action**"), the prevailing party in such Judicial Action is entitled to reasonable attorney's fees, court costs and such other costs as may be fixed by the court (collectively, "**Attorneys' Fees**"), provided the prevailing party in the Judicial Action was also determined to be the prevailing party in the JAMS Opinion. For purposes of this Agreement, Attorneys Fees will be calculated from the start of the first phase of mediation and will include all reasonable costs related to the first and second phases of mediation. If the prevailing party in a Judicial Action was determined to be the losing party in the JAMS Opinion, then each party will

assume the cost of their own Attorneys' Fees. Not in limitation of the foregoing, the Parties will assume their own costs related to the informal dispute resolution process described above.Extension of Agreement Term. The Term of this Agreement as set forth in Section 2.2 will automatically be extended for the period of time in which the Parties are engaged in dispute resolution to the degree that such extension of the Term is reasonably required because activities which would have been completed before the expiration of the Term are delayed beyond the scheduled expiration of the Term as a direct result of such dispute resolution.

ARTICLE 9

AMENDMENTS; TERMINATION

9.1. Amendments. Except as set forth in Section 3.1, this Agreement may be modified, amended and/or extended only by mutual written consent of the Parties and must be approved in the same manner as adoption of this Agreement, by ordinance as set forth in the Development Agreement Statute.

9.2. Operating Memoranda. The Parties acknowledge that the provisions of the Agreement require a close degree of cooperation and that new information and future events may demonstrate that changes are appropriate with respect to the details of performance of the Parties under this Agreement. The Parties desire, therefore, to retain a certain degree of flexibility with respect to the details of performance for those items covered in general terms under this Agreement. If and when, from time to time, the Parties find that refinements or adjustments are desirable, such refinements or adjustments will be accomplished through operating memoranda or implementation agreements approved by the Parties which, after execution, will be attached to this Agreement as addenda and become a part hereof.

9.3. Execution of Memoranda. Operating memoranda or implementation agreements may be executed on behalf of City by the City Manager and the City Attorney. In the event a particular subject requires notice or hearing, such notice or hearing will be appropriately given. Any significant modification to the terms of performance under this Agreement will be processed as an amendment of this Agreement in accordance with this Agreement and must be approved by the City Council.

9.4. Effect of Expiration/Termination. Upon expiration or termination of this Agreement: (a) no Party has any further rights or obligation hereunder except for matters which accrued before such expiration or termination and matters which specifically survive expiration or termination under the express terms of this Agreement; and (b) the underlying Project Approvals remain in full force and effect.

ARTICLE 10

MISCELLANEOUS

10.1. Insurance. Before the commencement of any work, Developer must furnish evidence to City that all of the following insurance requirements have been satisfied.

10.2. General. Developer must, throughout the duration of this Agreement, maintain, or cause to be maintained, the insurance specified below, to insure Developer and its employees for liability arising out of the work in connection with the Property, Project and this Agreement at the minimum levels set forth herein, with City being an additional insured on the CGL and excess or umbrella liability insurance.

10.3. Commercial General Liability. Commercial General Liability ("CGL") insurance with coverage in an amount not less than $2,000,000.00 general aggregate, $2,000,000.00 per occurrence and $2,000,000.00 products/completed operations, and including contractual liability insurance for the indemnification heretofore provided to City (subject to the policy terms, conditions, definitions and exclusions).

10.4. Business Auto Coverage. Business Automobile Liability insurance with coverage in an amount not less than $1,000,000.00 per accident for bodily injury and property damage, covering all vehicles used by the Developer (personal, company) and its employees, on or within the Project or Property or associated therewith.

10.5. Excess or Umbrella Liability Insurance (Over Primary Coverage). Such excess coverage must be at least as broad as the underlying coverage and be provided on a "pay on behalf" basis. The excess or umbrella coverage can be not less than $5,000,000 per occurrence/annual aggregate.

10.6. Workers' Compensation. Coverage must be maintained as required by the State of California.

10.7. Insurance Coverage to be Maintained by Developer's Contractors and Subcontractors. Developer must require by contract that its contractors and subcontractors maintain the same CGL, business auto, excess or umbrella liability and workers' compensation insurance as set forth in subsections (b) through (e), inclusive, hereof, except that the required minimum limits for the CGL coverage will be $2,000,000 general aggregate, $2,000,000 per occurrence and $2,000,000 products/completed operations, with excess or umbrella liability insurance in the amount of $2,000,000 per occurrence/annual aggregate. The CGL policy must include, contractual liability insurance (subject to the policy terms, conditions, definitions and exclusions).

10.8. Construction; Interpretation. This Agreement has been reviewed and revised by legal counsel for Developer and the City, and no presumption or rule that ambiguities may be construed against the drafting party apply to the interpretation or enforcement of this Agreement.

10.9. Agreement Constitutes Legislative Act. Developer acknowledges and agrees that City has approved and entered into this Agreement in the sole exercise of its legislative discretion and that the standard of review of the validity and meaning of this Agreement will be that accorded legislative acts of City.

10.10. Cooperation; Further Assurances. Each Party will: (a) deal fairly and in good faith with the other Parties; (b) not impede the other Parties' right to receive the benefits of this Agreement; (c) cooperate with and provide reasonable assistance to the other Parties in the performance of this Agreement; and (d) execute such documents or take such further actions as may be reasonably necessary to consummate the performance or to carry out the purpose and intent of this Agreement.

10.11. Counterparts. This Agreement, and any documents implementing this Agreement, may be executed in multiple counterpart originals, each of which is deemed to be an original and all of which when taken together shall constitute one and the same instrument.

10.12. Entire Agreement. The Recitals set forth above in this Agreement and the Exhibits attached hereto are incorporated by references into this Agreement as an integrated portion hereof. This Agreement, including all such Recitals and Exhibits, constitutes the entire agreement of the parties regarding the subject matter hereof, and all prior or contemporaneous agreements and understandings, whether written or oral, are superseded.

10.13. Governing Law/Jurisdiction. This will shall be governed, construed and enforced in accordance with the laws of the State of California, and the state courts of Los Angeles County have jurisdiction.

10.14. Legal Challenges—Defense and Indemnification.

10.14.1 Cooperation in the Event of a Legal Challenge

In the event of any administrative, legal or equitable action or other proceeding instituted by any person or entity not a party to the Agreement challenging the validity of any provision of this Agreement; challenging any agreement between City and other government agencies entered into at the request of Developer to facilitate the development of the Property; challenging any of the Project Approvals; or challenging the sufficiency of any environmental review of either this Agreement or any Approval under CEQA (each a "Third Party Challenge"), each party must cooperate in the defense of such Third Party Challenge, in accordance with this Section. In light of the Parties' mutual interests in successfully defending against a Third Party Challenge, the Parties will enter into a joint nondisclosure, indemnity, and litigation defense agreement, which, among other things, will require all communications between Developer and City concerning a

Third Party Challenge must be kept confidential and cannot be disclosed by either party without the written consent of the other party. Developer agrees to pay City's costs of defending a Third Party Challenge, including all court costs and reasonable attorney's fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Action, as well as the time of City's staff spent in connection with such defense. Developer may select its own legal counsel to represent Developer's interests in any Third Party Challenge at Developer's sole cost and expense. City agrees that it will not enter into a settlement agreement to any Third Party Challenge without Developer's written consent. Developer's obligation to pay City's costs in the defense of a Third Party Challenge does not extend to those costs incurred on appeal unless otherwise authorized by Developer in writing. If Developer elects, in its sole and absolute discretion, not to contest such litigation challenges, City does not have any obligation to contest such challenges. If City elects to contest such challenges after Developer elects not to contest, City will do so at its sole cost.

10.14.2 Third Party Challenges Related to the Applicability of City Laws.

The provisions of this Section will apply only in the event of a legal or equitable action or other proceeding, before a court of competent jurisdiction, instituted by any person or entity not a party to this Agreement challenging the applicability to the Project or Project Site of a conflicting City Law (a "Third Party Enforcement Action"):

10.14.3 Cooperation in Case of a Third Party Enforcement Action.

In the event of a Third Party Enforcement Action, City must (i) promptly notify Developer of such action or proceeding, and (ii) cooperate with Developer so as to most effectively respond to the Third Party Enforcement Action. In no event will City take any action that would frustrate, hinder, or otherwise complicate Developer's efforts to respond. The Parties to this Agreement agree to cooperate, to the maximum extent permitted by law, in the defense of such action or proceeding. For purposes of this Section, the required cooperation between the Parties includes, without limitation, developing litigation strategies, preparing litigation briefs and other related documents, conferring on all aspects of the litigation, developing settlement strategies, and, to the extent permitted by law, jointly making significant decisions related to the relevant litigation, throughout the course thereof. In light of the Parties' mutual interests in successfully defending against a Third Party Enforcement Action, all communications between Developer and City concerning a Third Party Enforcement Action must be kept confidential and cannot be disclosed by either party without the written consent of the other party.

10.14.4 Litigation Costs.

City's costs of defending any Third Party Enforcement Action, including all court costs, and reasonable attorney's fees expended by City (including the time and cost of the City Attorney) in defense of any Third Party Enforcement Action, as well as the time of City's staff spent in connection with such defense (the "Enforcement Action Defense Costs"), will be paid in accordance with this Agreement. Notwithstanding the forgoing, in no event will the Enforcement Action Defense Costs extend to, nor will Developer or the Project be obligated to pay, any costs incurred on appeal unless otherwise authorized by Developer in writing.

10.14.5Settlement.

City must not enter into a settlement agreement or take any other action to resolve any Third Party Enforcement Action without Developer's written consent. City cannot, without Developer's written consent, take any action that would frustrate, hinder or otherwise prevent Developer's efforts to settle or otherwise resolve any Third Party Enforcement Action.

10.14.6Effect of a Judgment.

Provided that City complies with this Section and provided that Developer is a party to the relevant Third Party Enforcement Action, Developer agrees to be bound by any final judgment (i.e., following all available appeals) arising out of a Third Party Enforcement Action and further agrees that no default under this Agreement will arise if such final judgment requires City to apply to the Project or Project Site a City Law that conflicts with Applicable Law or this Agreement.

10.14.7Defense and Indemnity.

Developer must defend and indemnify City from and against any and all damages, claims, costs and liabilities arising out of the personal injury or death of any third party, or damage to the property of any third party, to the extent such damages, claims, costs or liabilities result from the construction of the Project by Developer or by Developer's contractors, subcontractors, agents or employees. Nothing in this Section will be construed to mean that Developer must defend or indemnify City from or against any damages, claims, costs or liabilities arising from, or alleged to arise from, activities associated with the maintenance or repair by City or any other public agency of improvements that have been offered for dedication and accepted by City or such other public agency or for any other public improvements constructed by City or constructed by Developer at direction of City. City and Developer may from time to time enter into subdivision improvement agreements, as authorized by the Subdivision Map Act, which agreements may include defense and indemnity provisions different from those contained in this Section. In the event of any conflict between such provisions in any such subdivision improvement agreement and the provisions set forth above, the provisions of such subdivision improvement agreement will prevail.

10.14.8Effect on Term. The Term of this Agreement will be tolled from the initiation of any Litigation until final court action is taken in such Litigation.

10.15. Notices. All notices, demands, correspondence and communications ("Notice") shall be in writing and shall be either personally delivered or sent by certified mail, postage prepaid, return receipt requested, or delivered by a nationally recognized overnight courier service (which provides a delivery receipt), at the addresses set forth below. Any such Notice will be deemed received on the date of personal delivery or on the date of receipt (or refusal to accept delivery) set forth in the certified mail receipt if sent by U.S. mail or in the receipt provided by the overnight courier service if sent by such service.

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

Attn: Ron Bow, City Manager

with a copy to:

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

Attn: Karl H. Berger, City Attorney

Caster Properties, Inc.
_____
_____

Attn: _____

with a copy to:

Ervin, Cohen & Jessup, LLP
9401 Wilshire Boulevard, 9th Floor
Beverly Hills, CA 90212

Attn: Mr. Jeffrey T. Harlan, Esq.

10.16. Private Undertaking. It is expressly understood and agreed by the Parties the development contemplated by this Agreement is a private development, no Party is acting as the agent of any other Party in any respect hereunder, and Developer has full power and exclusive control over its properties subject only to the limitations and obligations of Developer under the Vested Rules and this Agreement. Nothing contained in this Agreement or in any document executed in connection with this Agreement will be construed as making City and Developer joint venturers or partners.

10.17. Recordation. City will use best efforts to record a Memorandum of this Agreement with the Los Angeles County Recorder within 10 days after the Effective Date, pursuant to Development Agreement Statute § 65868.5. Thereafter, if this Agreement is terminated, modified or amended as provided herein, the City will record notice of such action with the Los Angeles County Recorder.

10.18. Section Headings. Article and Section headings in this Agreement are inserted for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions of this Agreement.

10.19. Severability. If any provision or term of this Agreement, or the application of any provision or term of this Agreement to any particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, then the remainder of the Agreement is unaffected and will remain in full force and effect unless enforcement of the Agreement, with such invalidation, would be unreasonable or inequitable under the circumstances or would frustrate the purposes of the Agreement or the rights and obligations of the Parties there under.

10.20. Successors and Assigns; Covenants Running with the Land. Subject to the provisions of Section 7.1 governing assignment, the rights and obligations of Developer under this Agreement will be binding upon and inure to the benefit of successor Owners of all or any portion of the Property and shall be covenants running with the land.

10.21. Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Parties and their successors and assigns, including the Owners. No other Person has any right of action based upon any provision of this Agreement.

10.22. Unavoidable Delays or Events. In addition to specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to war, terrorism, pandemic, insurrection, riots, floods, earthquakes, fires, casualties, governmental restrictions imposed or mandated by governmental entities (but only as to delays or performance by Developer), enactment of conflicting state or federal laws or regulations (but only if the Party claiming delay complies at all times with the provisions of this Agreement pertaining to such conflicting laws), litigation against this Agreement or any of the Project Approvals, referendum of this Agreement or any of the Project Approvals or similar bases for excused performance ("Unavoidable Delay" or "Unavoidable Event"). Upon the occurrence of an Unavoidable Event, the time for performance will be extended, for the duration of the Unavoidable Delay. Notwithstanding the foregoing, none of the following constitutes an Unavoidable Event: (i) delays caused by market forces beyond the Parties' control; (ii) delays caused by the delay or failure by any entity other than the Party claiming such delay to provide financing for construction of the Project or any portion thereof; (iii) delays related to the cost or unavailability of financing, construction contractors, consultants, or labor; or (iv) delays related to economic conditions locally, regionally, statewide, nationwide, or worldwide.

10.23. Waiver. No waiver of any provision of this Agreement is effective unless it is in writing and signed by a duly authorized representative of the Party against whom enforcement of the waiver is sought. No waiver of any right or remedy is deemed a waiver of any right or remedy with respect to any other occurrence or event.

10.24. Authorization. Each person executing this Agreement represents and warrants that he or she is authorized and has the legal capacity to execute and deliver this Agreement on behalf of the Party for which execution has been made.

IN WITNESS WHEREOF, the Parties have executed this Development Agreement to be effective as of the Effective Date first set forth above.

"CITY"

CITY OF MONTEREY PARK
a municipal corporation

Dated: _____, 2021

By: _____
Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

"Developer"
BR Caster Corp.
a California corporation

Dated: _____, 2020

By: _____

APPROVED AS TO FORM:
ERVIN, COHEN & JESSUP, LLP

By: _____
Jeffrey T. Harlan, Esq.
Developer's Attorney

Exhibit A:
The Property

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEREY PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 7 OF TRACT NO. 42611, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1012, PAGES 21 TO 27 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF A LINE OF SAID LOT 7 THAT BEARS NORTH 0 DEGREES 02 MINUTES 40 SECONDS WEST 154.89 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 40 SECONDS WEST 20.00 FEET; THENCE NORTH 30 DEGREES 57 MINUTES 00 SECONDS EAST 152.00 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 633.00 FEET. TO WHICH A RADIAL LINE THROUGH SAID POINT BEARS NORTH 4 DEGREES 21 MINUTES 23 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 29 DEGREES 57 MINUTES 04 SECONDS AN ARC DISTANCE OF 330.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE THROUGH SAID POINT BEARS NORTH 34 DEGREES 18 MINUTES 27 SECONDS EAST; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91 DEGREES 25 MINUTES 15 SECONDS AN ARC DISTANCE OF 39.89 FEET; THENCE SOUTH 35 DEGREES 43 MINUTES 42 SECONDS WEST 3.91 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 01 SECONDS WEST 390.79 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS, ASPHALTUM PETROLEUM, AND NATURAL GAS, TAR OR OTHER HYDROCARBON SUBSTANCES AND PRODUCTS, FROM UNDER OR UPON THE SAID LANDS WITH THE RIGHT TO REMOVE AND STORE AND SELL SUCH SUBSTANCES AND PRODUCTS THEREFROM TOGETHER WITH ALL RIGHTS FOR THE PURPOSE OF MINING, EXCAVATING BORING, DRILLING, SINKING OR OTHERWISE COLLECTING AND DEVELOPING SAID MINERAL SUBSTANCES AND RIGHT TO DEVELOP, STORE AND USE WATER FOR SUCH OPERATIONS AND DEVELOPMENT AS RESERVED IN DEED FROM HUNTINGTON LAND AND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION, RECORDED OCTOBER 25 1918 IN BOOK 6707 PAGE 300 OF DEEDS.

ALL OF WHICH RIGHTS WERE LIMITED TO THAT PORTION LYING BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND. BY DEED EXECUTED BY SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION. SUCCESSOR BY MERGER TO SECURITY FIRST NATIONAL BANK OF LOS ANGELES, AS TRUSTEE UNDER THE WILL OF HENRY E. HUNTINGTON, DECEASED (TRUST NO. 2-018442-01), RECORDED DECEMBER 17, 1980 AS INSTRUMENT NO. 80-1264035.

ALSO EXCEPT AND RESERVE ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS IN AND FROM THE LAND DESCRIBED IN DEED MENTIONED HEREINAFTER. PROVIDED, HOWEVER NO RIGHT IS RESERVED TO ENTER ON OR FROM THE SURFACE OF SAID LAND, THE RIGHT TO ENTER THE SUBSURFACE OF SAID PROPERTY WHICH IS ALSO RESERVED SHALL BE AT ANY POINT BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF (MEASURED VERTICALLY FROM THE SURFACE THEREOF) IN ORDER TO TAKE FROM SAID LAND AND REDUCE TO POSSESSION ANY OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS, AS EXCEPTED AND RESERVED BY CLARA HELLMAN HELLER, A WIDOW, ET AL., IN DEED TO BOBWILL BUILDING CO., A CORPORATION, RECORDED SEPTEMBER 13, 1955 IN BOOK 48924 PAGE 346, OFFICIAL RECORDS.

APN: **5237-024-061**

Exhibit B
CEQA Technical Studies

1. Noise Technical Memorandum, Taha Environmental Planners, October 19, 2020
2. Air Quality Analysis, Taha Environmental Planners, October 20, 2020
3. Green House Gas Emissions, Taha Environmental Planners, October 20, 2020
4. Low Impact Development and Drainage Study, K & S Engineering, April 24, 2020
5. Geotechnical Analysis, Southern California Geotechnical, September 30, 2019
6. Phase 1 Environmental Site Assessment, Partner Environmental, April 12, 2017
7. Traffic Impact Study, Linscott Law and Greenspan, April 21, 2020
8. Vehicle Miles Traveled Memorandum, Linscott Law and Greenspan, September 8, 2020

Exhibit C

DEVELOPMENT AGREEMENT 2500

DAVIDSON DRIVE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), BR Caster Corp., (A-1 Self Storage) agrees that it will comply with the following conditions for the City of Monterey Park's approval of DA-20-01 Development Agreement ("Project Conditions").

PLANNING:

1. BR Caster Corp., (A-1 Self Storage) ("Applicant") agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of DA-20-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of DA-20-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.

2. This approval is for the project as shown on the plans reviewed and approved by the City Council, dated October 28, 2020. Before the City issues a building permit, the Applicant must submit building plans showing that the project substantially complies with the plans referenced in this Resolution. Any subsequent modification must be referred to the City Planner for a determination regarding the need for Planning Commission review and approval of the proposed modification.

3. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.

4. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.

5. Before the City issues a certificate of occupancy, the Applicant must comply with all applicable development standards of the S-C (Shopping Center) zone unless otherwise granted under DA-20-01 and those set forth in the MPMC.

6. The real property subject to DA-20-01 must remain well-maintained and free of graffiti.

7. Building permits are required for any interior tenant improvements.

8. Landscaping/irrigation must be maintained in good condition at all times.

9. Landscaping for the project must be designed to comply with the MPMC's regulations governing efficient landscaping.

ENGINEERING:

10. Under the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit, issued under the National Pollutant Discharge Elimination System (NPDES) Program, the developer/owner is required to obtain a General Construction Storm Water Permit. This project will require the preparation of a Low Impact Development (LID) Plan and a Storm Water Pollution Prevention Plan (SWPPP). Upon approval of these plans, the developer/owner must submit an electronic copy of the approved files, including site drawings, prior to the issuance of a building or grading permit.

11. Prior to grading permit issuance, the developer must record with LA County Recorder's Office Master Covenant and Agreement as part of the MS4 Permit.

12. Prior to grading permit issuance, the developer must record with LA County Recorder's Office Master Covenant and Agreement. The developer/owner is responsible for ascertaining and paying all City development fees such as, but not limited to, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC. A sewer connection reconstruction fee will be assessed at the time of issuance of a building permit in accordance with the provisions of Chapter 14.06 of the Municipal Code.

13. All improvement plans, including grading and public improvement plans must be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.

14. As part of the water improvements (fire/domestic); the developer or his engineer must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention.

15. A site drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed so that the property drains to an approved device and subsequently to the street as appropriate or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.

16. The grading and drainage plan must incorporate all pertinent site development recommendations from the approved geological and geotechnical report submitted by the developer's consultant.

17. Project must install sidewalk along entire property frontage of Davidson Drive. Any damaged curb and gutter must be replaced.

18. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City prior to the issuance of the certificate of occupancy.

19. This project must install of ADA compliant curb ramps at the two corners of the intersection of Davidson Drive and Monterey Pass Road.

20. All electric, telephone and cable TV utility services must be installed fully underground from the right-of-way to the site. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards.

21. The developer must comply with the recommendations of the Transportation Impact Study prepared by Linscott Law & Greenspan, date April 21, 2020. Under Section 11 of the study, it is determined that the westbound left-turn egress movement would be restricted at the project driveway. This restriction may be lifted if adequate line of sight is demonstrated to be achievable during development to the satisfaction of City Engineer.

FIRE:

22. The minimum required fire flow is 6,000 gpm at 20 psi for a 4 hour duration. Plan submittal shall include fire low test data obtain within six months of the submittal date. The fire flow may be reduced by 50 per cent by written request to MPFD. **CFC App B.**

23. Prior to fire approval and/or map recordation, the applicant shall provide to the Fire Department, verification from the water purveyor that the water purveyor can provide the required fire flow of 6,000 gallons per minute at 20 psi for a minimum a 4-hour duration.

24. Prior to combustible construction on any parcel, a fire hydrant capable of providing 1,000 gallons per minute at 20 psi shall be provided and in service along the access road/driveway at a location approved by the Fire Code Official, but no further than 250 feet from the construction site. **The owner of the combustible construction is responsible for the cost of this installation.**

25. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the Fire Code 905.

26. Provide an approved automatic fire sprinkler system and fire alarm as set forth by Fire Code 903 and 907.

27. The Fire Department Connection shall be located no more than 100 feet away from a fire hydrant. **CFC 507.5.1.1**

28. An Emergency Responder Radio Coverage System shall be provided per Fire Code 510.

29. At least one elevator shall provide general stretcher dimensions and extend to the top floor. CBC 3002.4a

30. Stairwell I shall be provided with an exterior access door. **CFC 504.1**

31. Knox boxes shall be provided adjacent to the main entrances, Fire Control rooms, and at stairwells at approved locations. **CFC 506.1**

32. Provide a minimum of one standpipe system for use during construction. Such standpipe shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access. **CFC 3313**

POLICE:

33. Adequate exterior lighting shall be provided/maintained so that the area is visible from the street during the hours of darkness. At all times, all hallways, all stairwells, and any garage/carport, guest parking areas and parking entrances shall be well lit to deter any criminal activity. There shall also be adequate lighting in all common areas of the facility. During non-business hours motion sensor activated lights maybe used in the interior areas of the facility in order to reduce electricity usage.

34. Access to the roof of the building will be locked and secured. Access to the roof will be restricted to maintenance personnel, building management, or other authorized personnel.

35. The shrubbery on the property shall be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex shall be planted and maintained where the height of the greenery would not easily conceal persons.

36. Due to the high probability of theft associated with storage facilities an alarm system shall be installed at the main entrances and exits to the facility/lobby. In addition to the security alarm system, access control points/panels shall be installed on the entrances/gates/doors to the storage units in order to prevent unauthorized access to the common areas of the facility. These devices will serve as a deterrent to criminal activity and allow notification of the police and security in the event of any such attempt. Contact the Monterey Park Police Department Community Relations Bureau at (626) 307-1215 for additional information and alarm permits.

37. Due to the nature of this business and the high probability of theft and or burglary at storage facilities a camera surveillance/security system shall be installed covering

the interior and exterior areas of the property such as the driveway, entrances and exits to the property, common hallways, and exterior storage units, or other areas where property may be kept. The video surveillance/security should operate 24 hours a day, seven days a week. All cameras should record onto a recording medium and all recordings should be maintained in a secure and locked enclosure. It is recommended that recordings be maintained for a minimum of 30 days and made readily available for any law enforcement official who requests the recording(s) for official purposes. The permittee must submit plans to the Police Chief, or designee, demonstrating that the Project has adequate exterior lighting. The Police Chief, or designee, must approve the location and light intensity before the City issues a certificate of occupancy.

38. The below California Fire Code pertaining to radio coverage shall apply to the Police Department's radio communications also:

    a. 510.1 Emergency responder radio coverage in new buildings. Approved radio coverage for emergency responders shall be provided within all buildings meeting any one of the following conditions:

        i. There are more than 3 stories above grade plane (as defined by the Building Code Section 202);

        ii. The total building area is 30,000 square feet or more;

        iii. The total basement area is 5,000 square feet or more;

        iv. Where required by the fire code official and radio coverage signal strength levels are not consistent with the minimum levels set forth in Section

MISCELLANEOUS:

39. The applicant/owner is responsible for ascertaining and paying all City fees and costs required by MPMC including, without limitation, legal costs associated with processing this CUP. All fees must be paid before the City issues a final certificate of occupancy.

By signing this document, Tom Kearney, on behalf of BR Caster Corp., certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Tom Kearney 2-8-2021

Tom Kearney, on behalf of BR Caster Corp. (A-1 Self-Storage), Applicant

Exhibit D
Approved Development Standards

SUMMARY:

PERMITTED LAND USES:

The Property will be used for a self-storage facility.

INTENSITY OF USE:

The Project involves the development of a multi-story self-storage facility with a gross total building area of 107,850 square feet on the 40,674 square foot site. The proposed Floor Area Ratio ("FAR") is 2.65.

MAXIMUM HEIGHT AND SIZE OF BUILDINGS:

The Project height is 36 Feet

The multi-level building (three stories above three cellar levels) has a gross floor area of 107,850 square feet. Total parking provided is 13 spaces.

(SEE ATTACHED BUILDING & SITE DEVELOPMENT PLANS)

Exhibit E

Fee Estimate[4]

Development Impact Fee ("DIF") ***(Fees to increase July 1, 2021)***

		Rate	Sq/ft	Fee	
Law Enforcement	$	0.043	107,850	$	4,637.55
Fire Supression/Medic	$	0.016	107,850	$	1,725.60
Public Meeting Facilities	$	-	107,850	$	-
Library Facilities and Collection	$	-	107,850	$	-
Water Distribution	$	0.328	107,850	$	35,374.80
Sewer Collection	$	0.059	107,850	$	6,363.15
Aquatics Facilities	$	-	107,850	$	-
Park Land Improvements	$	0.028	107,850	$	3,019.80
Circulation	$	1.109	107,850	$	119,605.65
Total Development Impact Fees	**$**	**1.583**	**107,850**	**$**	**170,726.55**

Plan Check Fees

Building	*Building/Electrical/Mechanical/Plumbing Plan*	$	88,640.00
Fire		$	1,773.00
Public Works	*(Consultant Estimate)*	$	9,100.00
Total Plan Check Fees		**$**	**99,513.00**

Permit and Inspection Fees

Building	*Building/Electrical/Mechanical/Plumbing Plan*	$	102,270.00
Public Works	*Permit*	$	625.00
Public Works	*Inspection*	$	4,000.00
Total Plan Check Fees		**$**	**106,895.00**

Misc. Fees

Record Management		$	6,038.00
General Plan Revision		$	12,075.00
Strong Motion Tax		$	1,268.00
Green		$	242.00
Total Misc. Fees		**$**	**19,623.00**

Water and Fire Connection Fees

Water and Fire Connection Fees		$	24,570.00
Total Connection Fees		**$**	**24,570.00**

School Fees

School Impact Fee (Estimate) (Fees determined by applicable school district)		$	67,237.00
Total School Fees		**$**	**67,237.00**

County Sanitation Fee

Sanitation Fee (Estimate)	$	6,958.00
Total County Sanitation Fee	**$**	**6,958.00**
Total Estimated Fees	**$**	**495,522.55**

[4] The fees listed are an estimate only; the final amounts may be different. These fees do not include time and materials costs associated with processing the Project or administrative costs including, without limitation, third-party consultants and legal fees. All such amounts must be paid before the City issues a building permit.

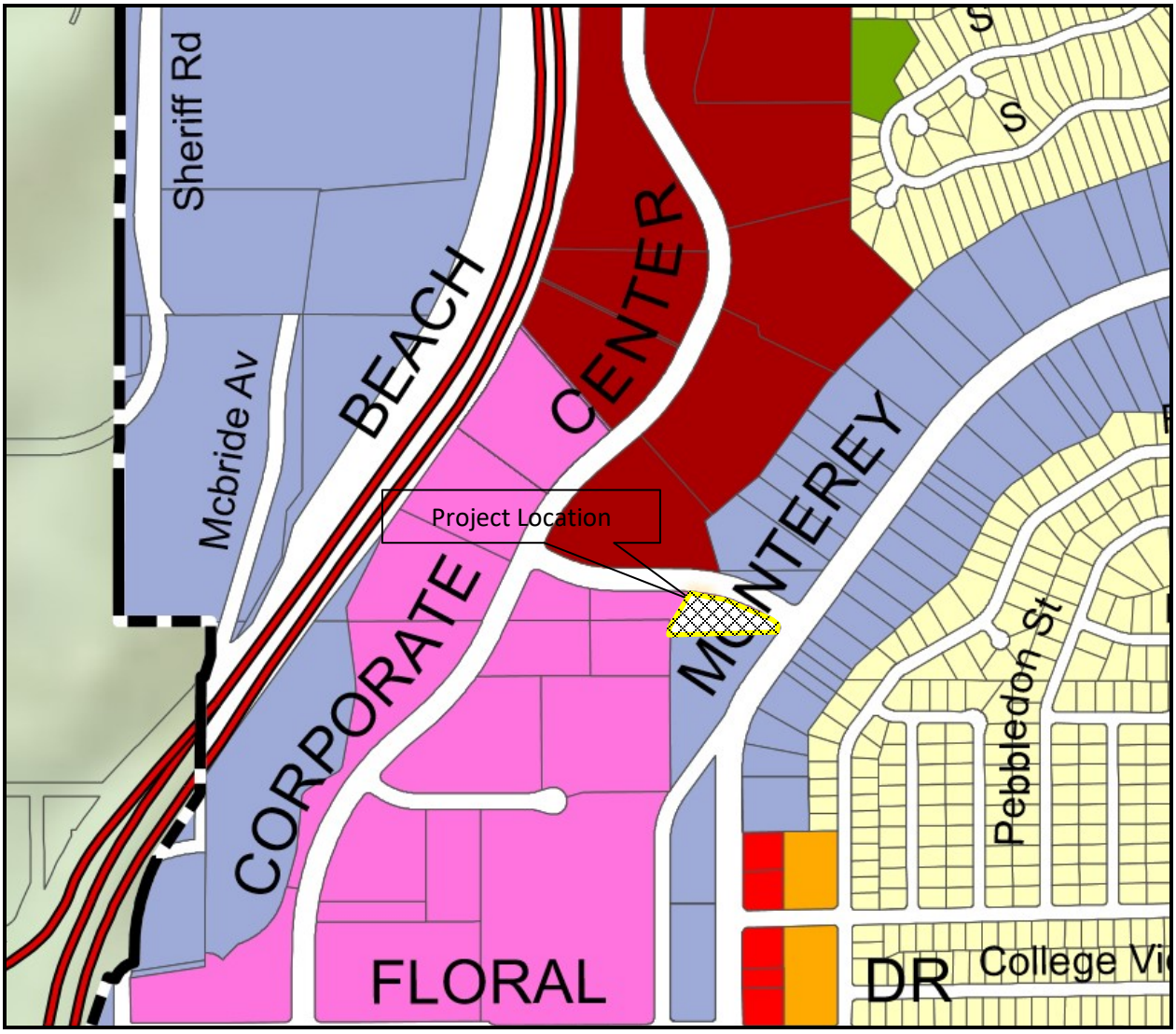
Exhibit B to Ordinance

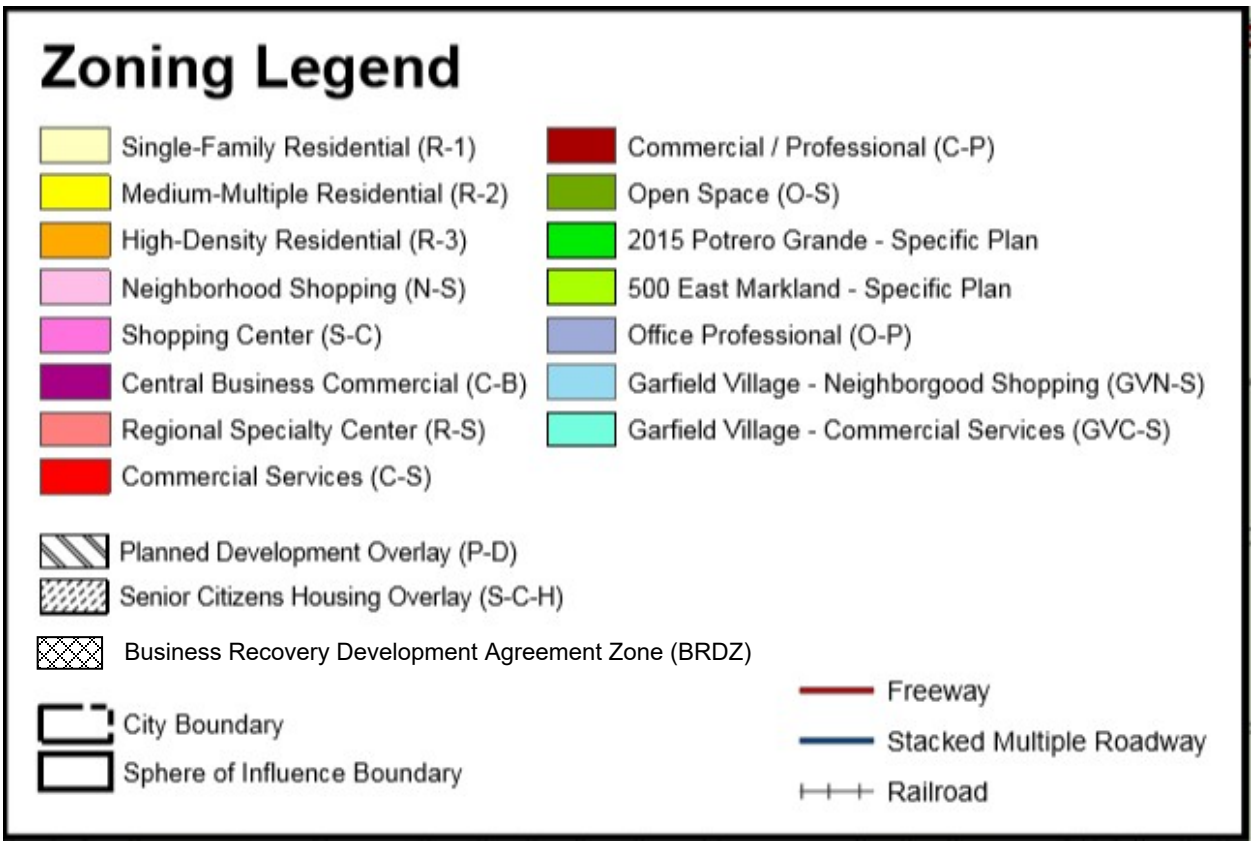
Zone Map Amendment

2500 Davidson Drive

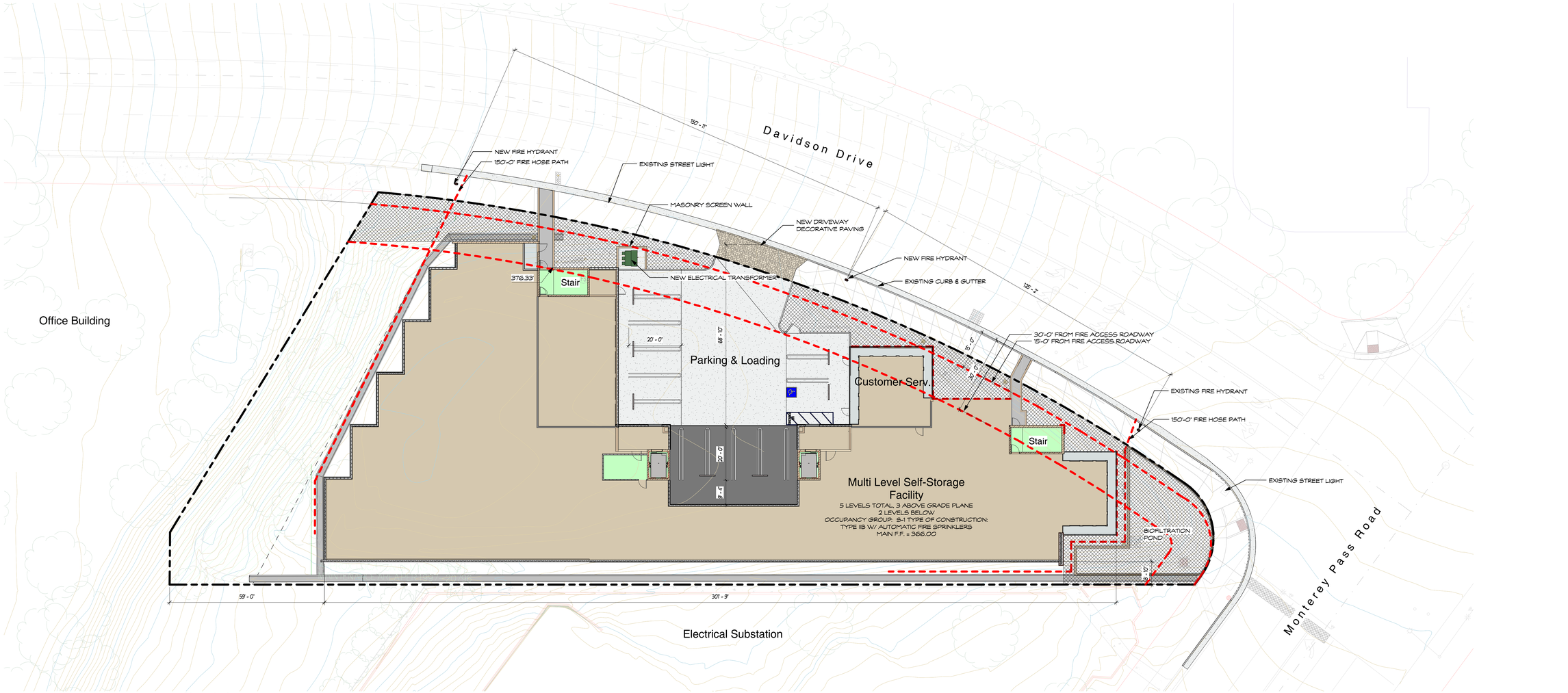
Existing Zone: S-C

Proposed Zone: S-C with BRDZ Overlay




Zoning Legend
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)
Commercial / Professional (C-P)
Open Space (O-S)
2015 Potrero Grande - Specific Plan
500 East Markland - Specific Plan
Office Professional (O-P)
Garfield Village - Neighborgood Shopping (GVN-S)
Garfield Village - Commercial Services (GVC-S)
Planned Development Overlay (P-D)
Senior Citizens Housing Overlay (S-C-H)
Business Recovery Development Agreement Zone (BRDZ)
City Boundary
Sphere of Influence Boundary
Freeway
Stacked Multiple Roadway
Railroad

ATTACHMENT 2
Architectural Plans



Sheet Index

Sheet Number	Sheet Name	Sheet Issue Date
A-1.1	Site Plan	DA Submittal - October 20, 2020
A-1.2	Site Plan Context	DA Submittal - October 20, 2020
C-1.1	Title Sheet	April 24, 2020
C-1.2	Existing Topography	April 24, 2020
C-1.3	Conceptual Grading Plan	April 24, 2020
C-1.4	BMP Plan	April 24, 2020
C-1.5	Conceptual Street Plan	April 24, 2020
L-1	Preliminary Landscape Plan	DA Submittal - October 20, 2020
A-2.1	Level B0 Floor Plan	DA Submittal - October 20, 2020
A-2.2	Level B1 Floor Plan	DA Submittal - October 20, 2020
A-2.3	Level B2 Floor Plan	DA Submittal - October 20, 2020
A-2.4	Main Level Floor Plan	DA Submittal - October 20, 2020
A-2.5	Second Level Floor Plan	DA Submittal - October 20, 2020
A-2.6	Third Level Floor Plan	DA Submittal - October 20, 2020
A-2.7	High Roof Plan	DA Submittal - October 20, 2020
A-3.1	Site Sections	DA Submittal - October 20, 2020
A-4.1	Exterior Elevations	DA Submittal - October 20, 2020
A-4.2	Exterior Elevations	DA Submittal - October 20, 2020
A-5.1	Massing	DA Submittal - October 20, 2020
A-5.2	Project Views	DA Submittal - October 20, 2020
A-5.3	Project Views	DA Submittal - October 20, 2020
A-5.4	Project Views	DA Submittal - October 20, 2020

Parking Analysis

Parking Required		
Self-Storage		13 spaces required
Total		13 spaces required

Parking Provided		
	Full Size	8 spaces provided
	Loading (30% max)	4 spaces provided
	Disabled Access	1 spaces provided
Total Provided:		13 spaces provided

Bicycle Parking Required	5% Vehicle Spaces 2 spaces minimum	1 space required.

Site Statistics	Provided	
Total Site Area	40,674 s.f.	
Pad Area (CC&R)	24,472 s.f.	
Pad Area + 5' (CC&R)	27,865 s.f.	
Floor Area Ratio	107,850 s.f.	2.65

Building Areas

	Customer Service	Display	Covered Loading	Stairs & Elevators	Mech & Elec	Int Access Storage	Ext Access Storage	CBC Total	Exterior Walls	Gross Total
Level B0 (Cellar)				506	137	10,021		10,664	700	11,364
Level B1 (Cellar)				861		19,871		20,732	1,166	21,899
Level B2 (Cellar)		216		506		19,950		20,672	1,226	21,898
Main Level	912	216	1,800	512	97	15,792	1,460	20,790	834	21,624
Second Level		460		665	50	18,344		19,518	602	20,120
Third Level				583		10,238		10,822	124	10,946
Total	912	892	1,800	3,634	284	94,216	1,460	103,199	4,652	107,850
									Net Rentable:	75,495

Site Plan

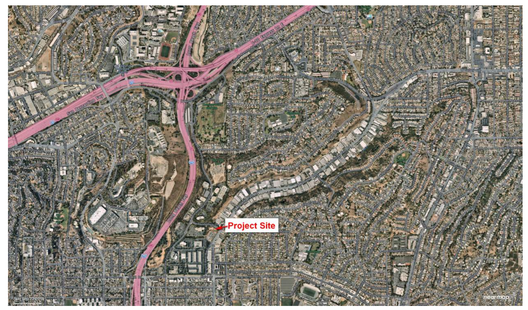
0 16' 32' Feet

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

DA Submittal - October 20, 2020
1921-05.1

Project Description and Scope of Work

An application for a Develoment Agreement for a new multi-level self storage facility and related site work.
Portion of Lot 7, Tract 42611, APN 5237-024-061



A New Self-Storage Facility for:

A-1 Self Storage

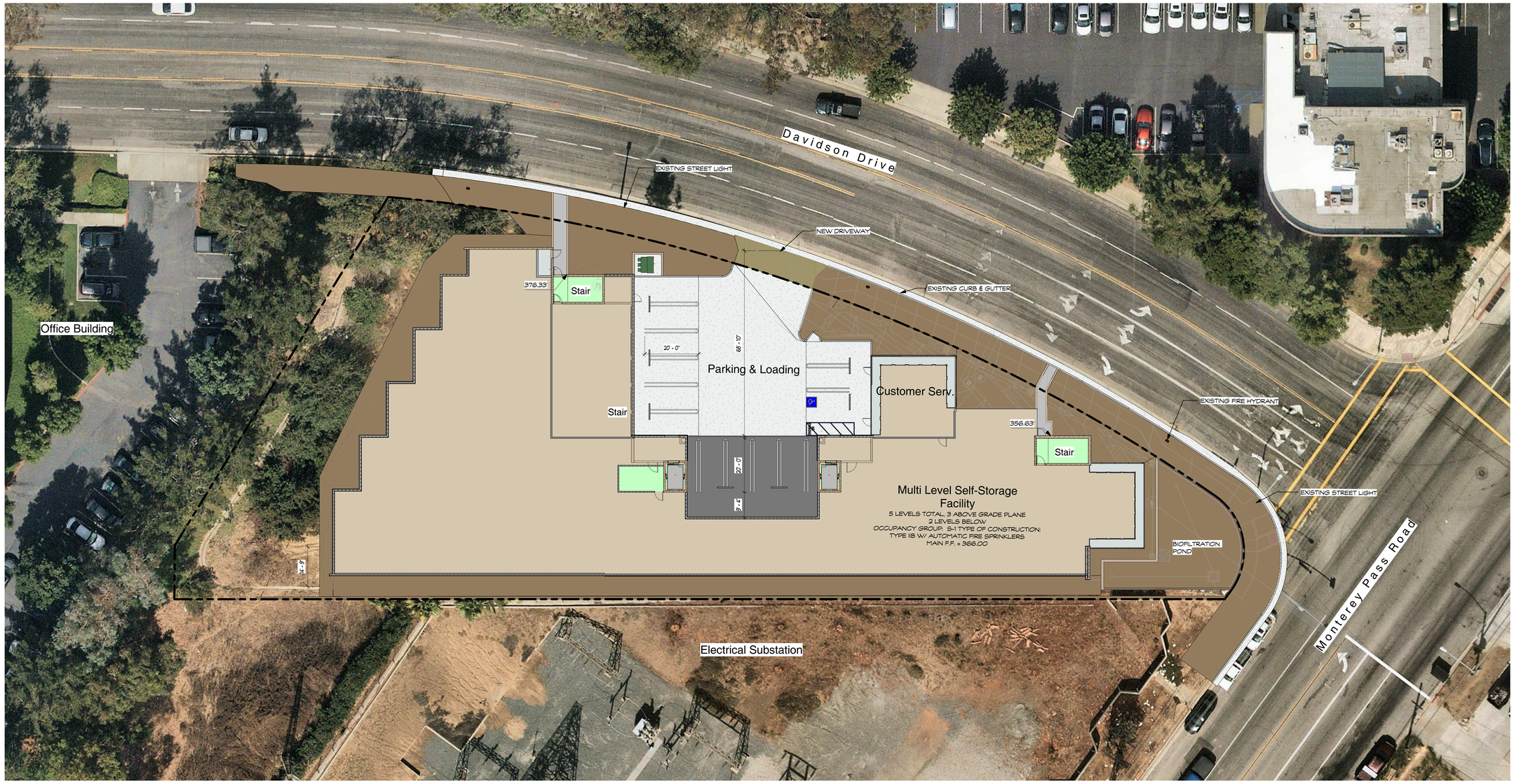
2500 Davidson Drive
Monterey Park, CA 91754

James Goodman ARCHITECTURE
An Architectural Corporation , Member American Institute of Architects

26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

A-1 Self-Storage - Tom Kearney
Environs, Inc. - Landscape Architecture
K&S Engineering, Inc - Civil Engineering

A-1.1



Site Plan Context

0 16' 48' Feet

Use Graphic Scale if this drawing is not printed on 30"x42" Paper

DA Submittal - October 20, 2020
1921-05.1

A New Self-Storage Facility for:

A-1 Self Storage

2500 Davidson Drive
Monterey Park, CA 91754

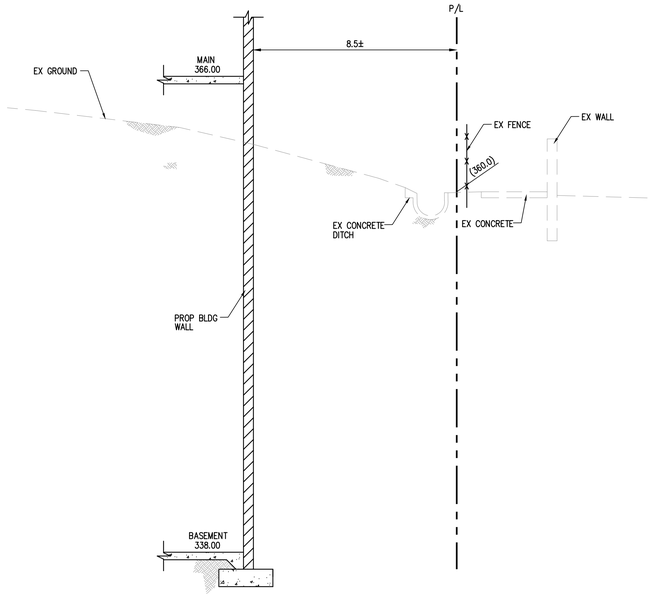
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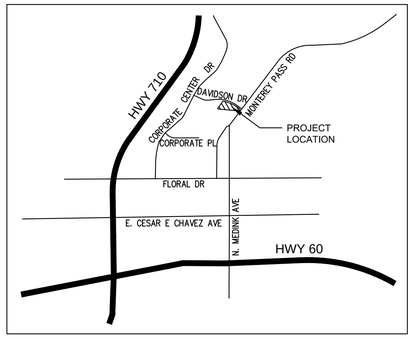
A-1 Self-Storage - Tom Kearney
Environs, Inc. - Landscape Architecture
K&S Engineering, Inc - Civil Engineering

A-1.2

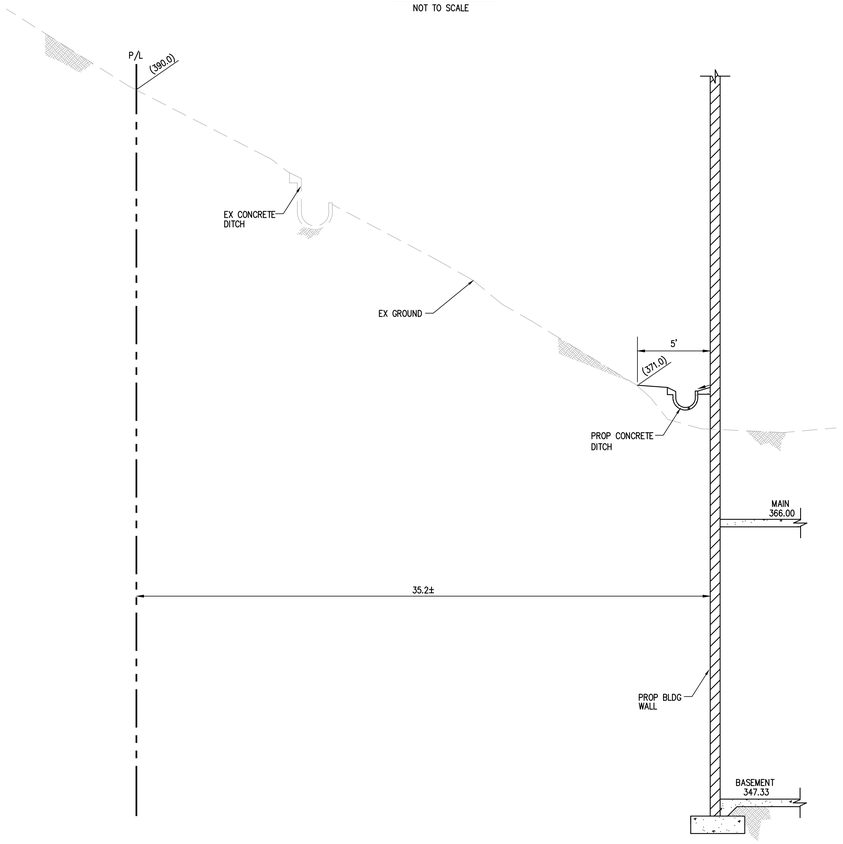
A-1 SELF STORAGE
MONTEREY PARK



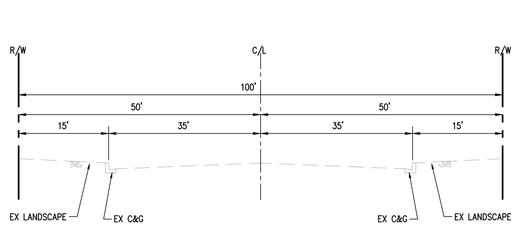
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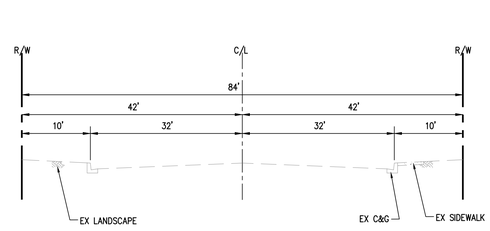
VICINITY MAP
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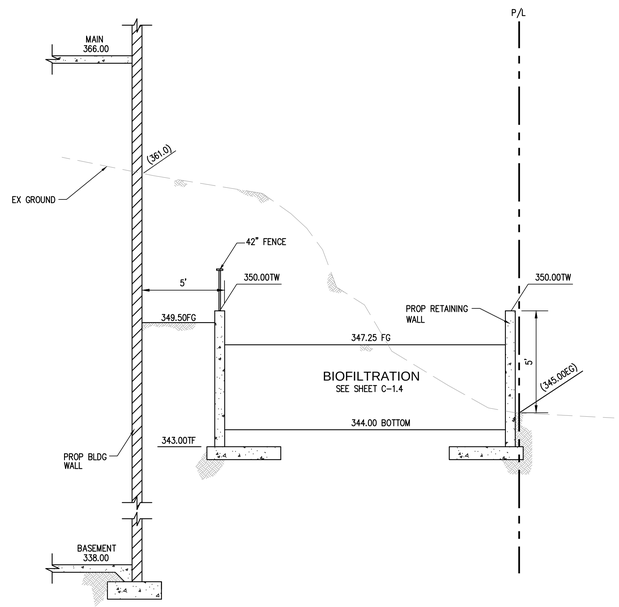
SECTION "B"
NOT TO SCALE



MONTEREY PASS ROAD
NOT TO SCALE



DAVIDSON DRIVE
NOT TO SCALE



SECTION "C"
NOT TO SCALE

LEGEND

ITEM	SYMBOL
INDICATES PROPERTY BOUNDARY	
CENTERLINE	
RETAINING WALL	
CONCRETE	
DRIVEWAY	
CONCRETE DITCH	
CATCH BASIN	
STORM DRAIN PIPE	
SLOPE	
SEWER LATERAL	S
WATER SERVICE	W
FIRE SERVICE	FS
CURB RAMP PER CALTRANS STD PLANS NO. A88A (TYPE B & F)	
BIOFILTRATION	

SITE ADDRESS:

2500 DAVIDSON DRIVE
MONTEREY PARK, CA 91754

LEGAL DESCRIPTION:

LOT 7 OF PARCEL MAP NO. 42611

PROJECT AREA:

TOTAL GROSS	0.93 AC
TOTAL NET	0.69 AC

APN:

5237-024-061

BENCH MARK:

LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION BENCH MARK NO. LY6718
ELEVATION: 336.678
DESCRIPTION: L&BR IN E CB MONTEREY PASS RD 35FT E/O C/L & 125FT N/O PI WITH KERN AVE @ BLDG# 1350 (20 FT NLY OF SLY P/L)

SOURCE OF TOPOGRAPHY:

AERIAL TOPOGRAPHY AND FIELD SURVEY BY:
K & S ENGINEERING, INC
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO CA 92108
DATED AUGUST 26, 2019

OWNER/APPLICANT

A-1 SELF STORAGE
4607 MISSION GORGE PLACE
SAN DIEGO, CA 92120
(619) 287-8873

PREPARED BY:

K & S ENGINEERING, INC
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO CA 92108
HOSSEIN ZOMORRODI RCE 43235
(619) 296-5565 EXT 120

SHEET INDEX:

TITLE SHEET, CROSS SECTIONS AND DETAILS.....C-1.1
EXISTING TOPOGRAPHY.....C-1.2
CONCEPTUAL GRADING PLAN.....C-1.3
BMP PLAN.....C-1.4
CONCEPTUAL STREET PLAN.....C-1.5

PRELIMINARY GRADING NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

TITLE SHEET

A New Self-Storage Facility for:

2500 Davidson Drive
Monterey Park, CA 91754

K&S ENGINEERING, INC.
Planning . Engineering . Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

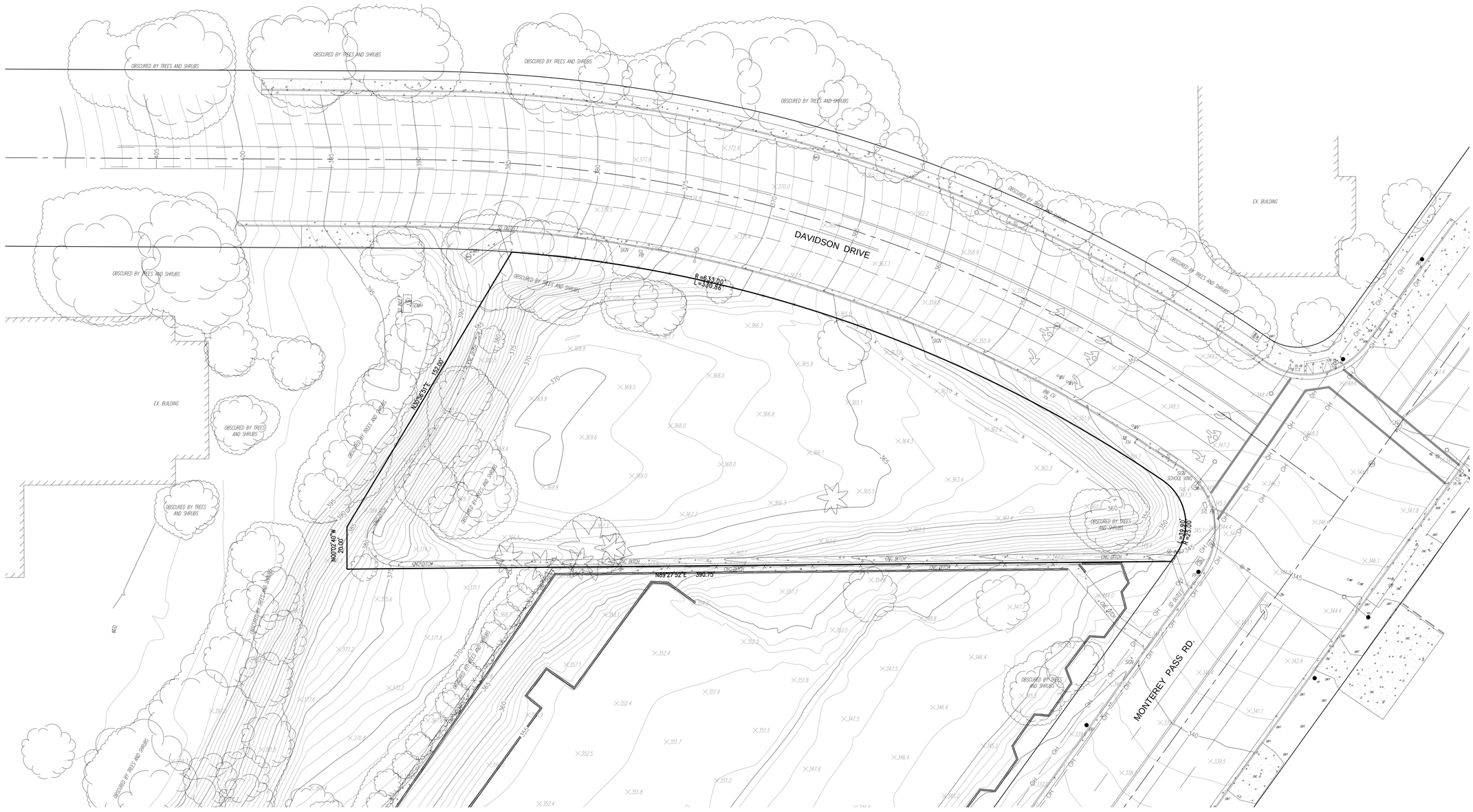
REGISTERED PROFESSIONAL ENGINEER HOSSEIN ZOMORRODI NO.43235 EXP 3-31-22 CIVIL STATE OF CALIFORNIA

James Goodman ARCHITECTURE
An Architectural Corporation . Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

K&S Engineering, Inc - Civil Engineering
Environs, Inc. - Landscape Architecture

C-1.1

April 24, 2020



EXISTING TOPOGRAPHY

A New Self-Storage Facility for:

2500 Davidson Drive
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(619) 296-5565 Fax (619) 296-5564

REGISTERED PROFESSIONAL ENGINEER
NO. 43235
EXP 3-31-22
CIVIL
STATE OF CALIFORNIA

K&S Engineering, Inc - Civil Engineering
Environs, Inc. - Landscape Architecture

C-1.2

April 24, 2020

FOR IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY SEE SHEET C-1.5

DAVIDSON DRIVE

MONTEREY PASS RD

OBSCURED BY TREES AND SHRUBS

EX. BUILDING

FFE 347.33 (BASEMENT)
PAD 345.33

OFFICE
FFE 366.00

FFE 366.00 (MAIN)
FFE 338.00 (BASEMENT)
PAD 336.00

N02°56'51"E 152.00'

N00°03'09"W 20.00'

N89°27'52"E 390.75'

R=633.00' L=330.86'

GRAPHIC SCALE: 1" = 20'

CONCEPTUAL GRADING PLAN

A New Self-Storage Facility for:

2500 Davidson Drive
Monterey Park, CA 91754

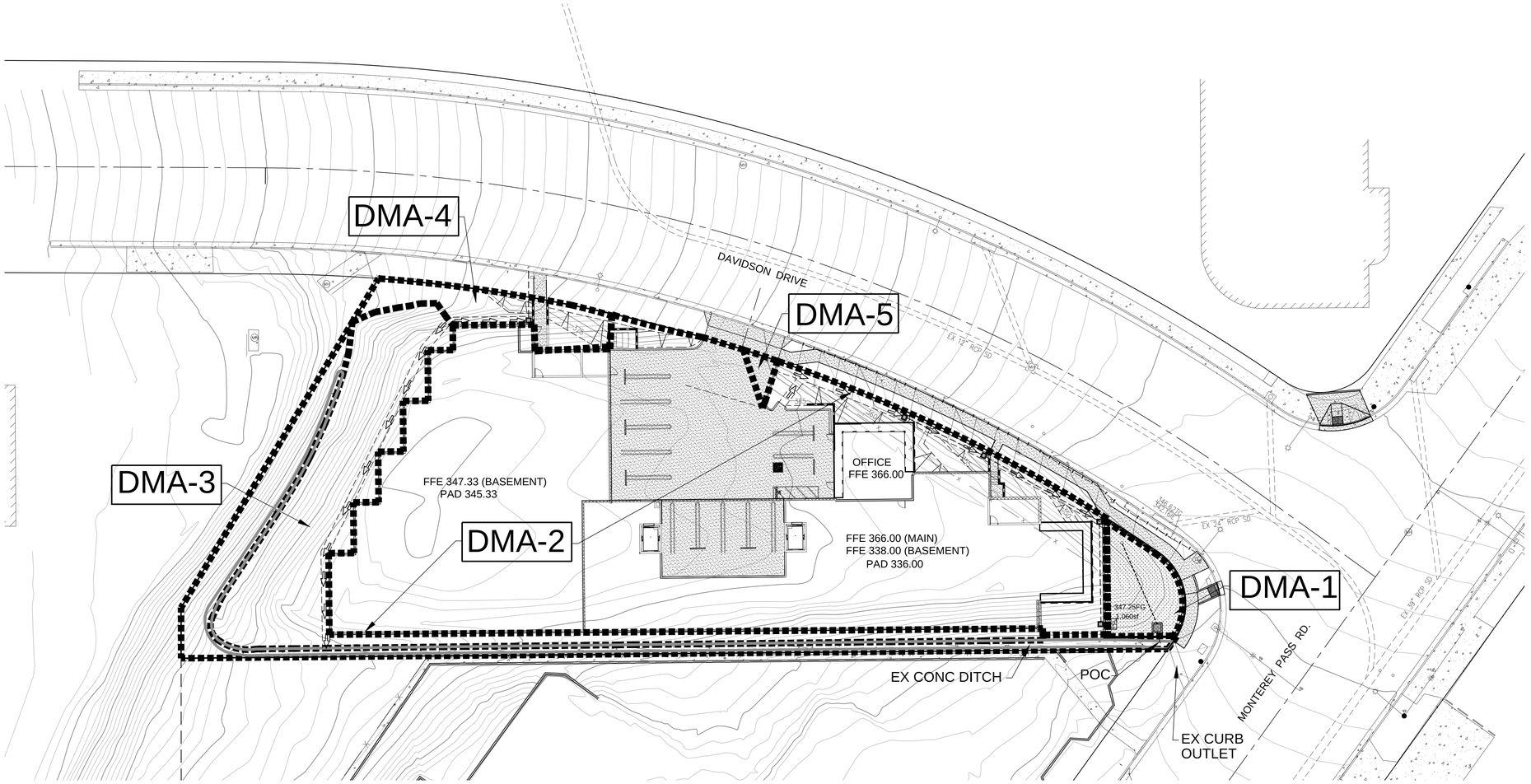
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K&S Engineering, Inc - Civil Engineering
Environs, Inc. - Landscape Architecture

C-1.3

April 24, 2020



AREA CALCULATION
BIOFILTRATION FACILITY (FOR WATER QUALITY ONLY)

DMA TREATMENT AREA	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	SOIL TYPE * PER WEBSOILS NRCS	BMP		
					"C"	BIOFILTRATION (BIO-1)		
DMA-1 & DMA-2	27,255	CONCRETE/ASPHALT/ROOF	0.9	24,529	IMP SIZING FACTOR		PROPOSED AREA	
DMA-1 & DMA-2	2,468	LANDSCAPE	0.1	246	(WM ONLY)	MINIMUM AREA		
				24,775	0.03	743	1,060	IMP AREA

DRAINAGE MANAGEMENT AREAS

DMA	SURFACE SF		TOTAL SF	TYPE OF STRUCTURAL BMP
	IMPERVIOUS	PERVIOUS		
DMA-1	0	1,025	1,025	BIOFILTRATION
DMA-2	27,255	1,443	28,698	BIOFILTRATION
DMA-3	426	5,793	6,219	SELF-MITIGATED
DMA-4	188	1,175	1,363	SELF-MITIGATED
DMA-5	141	0	141	DEMINIMUS
TOTAL			37,446	

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Planning . Engineering . Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

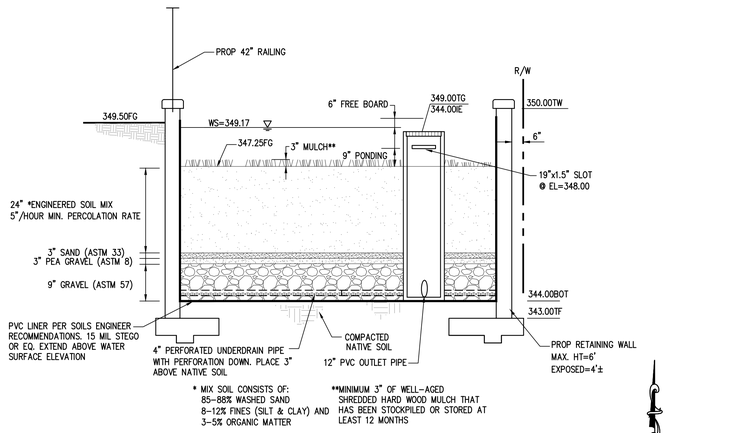
REGISTERED PROFESSIONAL ENGINEER
HOSSEIN ZOMORODI
NO.43235
EXP 3-31-22
CIVIL
STATE OF CALIFORNIA

NO DUMPING THIS DRAINS TO OCEAN

ALL STORMDRAIN INLETS AND CATCH BASINS WITHIN PROJECT MUST BE STENCILED TO DISCURAGE ILLEGAL DUMPING.

NOTES:
1. THESE ARE SAMPLE TILES AND SIGNS.
2. CITY ENGINEER TO DESIGNATE OR APPROVE SIGNS, TILES OR STENCILS.
3. PROVIDE LABELING WITH PROHIBITIVE LANGUAGE ("THIS DRAINS TO THE OCEAN")
4. SIGN SHOULD BE PLACED ON THE CATCH BASIN GRATE.
5. SIGN SHALL HAVE A WHITE BACKGROUND WITH BLUE LETTERING.

STORM DRAIN SIGNAGE
NOT TO SCALE



BMP-1 BIOFILTRATION
1,060 SF
NOT TO SCALE

0 10 20 40 60
GRAPHIC SCALE: 1" = 20'

PROJECT TYPE
-NEW DEVELOPMENT, NEW IMPERVIOUS AREA

SOURCE CONTROL MEASURE CHECKLIST:

	APPLIED
-STORM DRAIN MESSAGE AND SIGNAGE (S-1)	YES
-OUTDOOR TRASH STORAGE/WASTE HANDLING AREA (S-3)	YES
-LANDSCAPE IRRIGATION PRACTICES (S-8)	YES
-BUILDING MATERIALS (S-9)	YES

STORMWATER QUALITY CONTROL MEASURE:
-BIOFILTRATION (BIO-1)

BMP PLAN

A New Self-Storage Facility for:

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Monterey Park, CA 91754

James Goodman ARCHITECTURE
An Architectural Corporation , Member American Institute of Architects
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C-1.4

April 24, 2020

DAVIDSON DRIVE

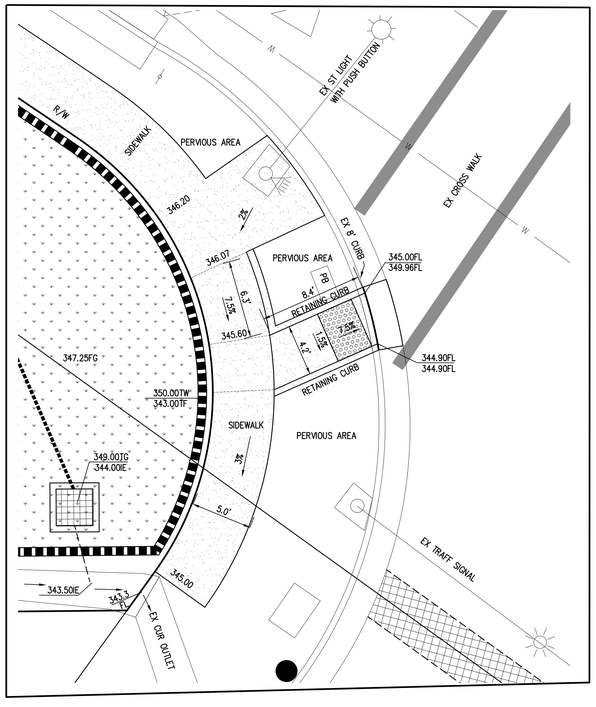
OFFICE
FFE 366.00

SEE SETAIL "A"

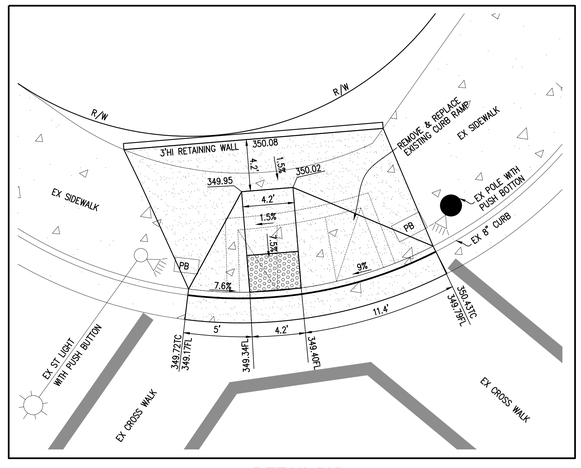
SEE SETAIL "B"

MONTEREY PASS RD.

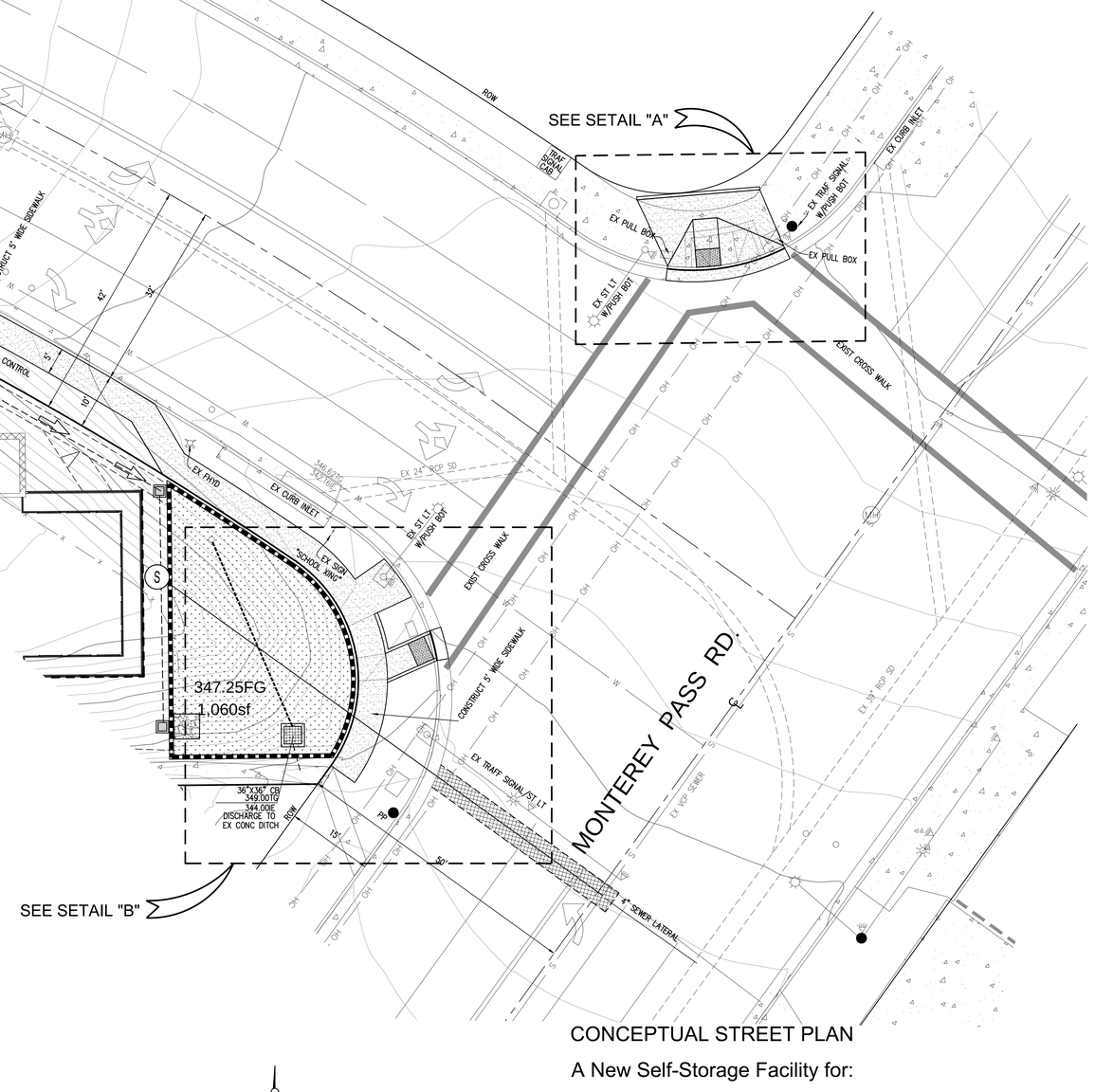
347.25FG
1,060sf

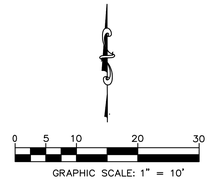


DETAIL "B"
SCALE: 1"=5'



DETAIL "A"
SCALE: 1"=5'





CONCEPTUAL STREET PLAN

A New Self-Storage Facility for:

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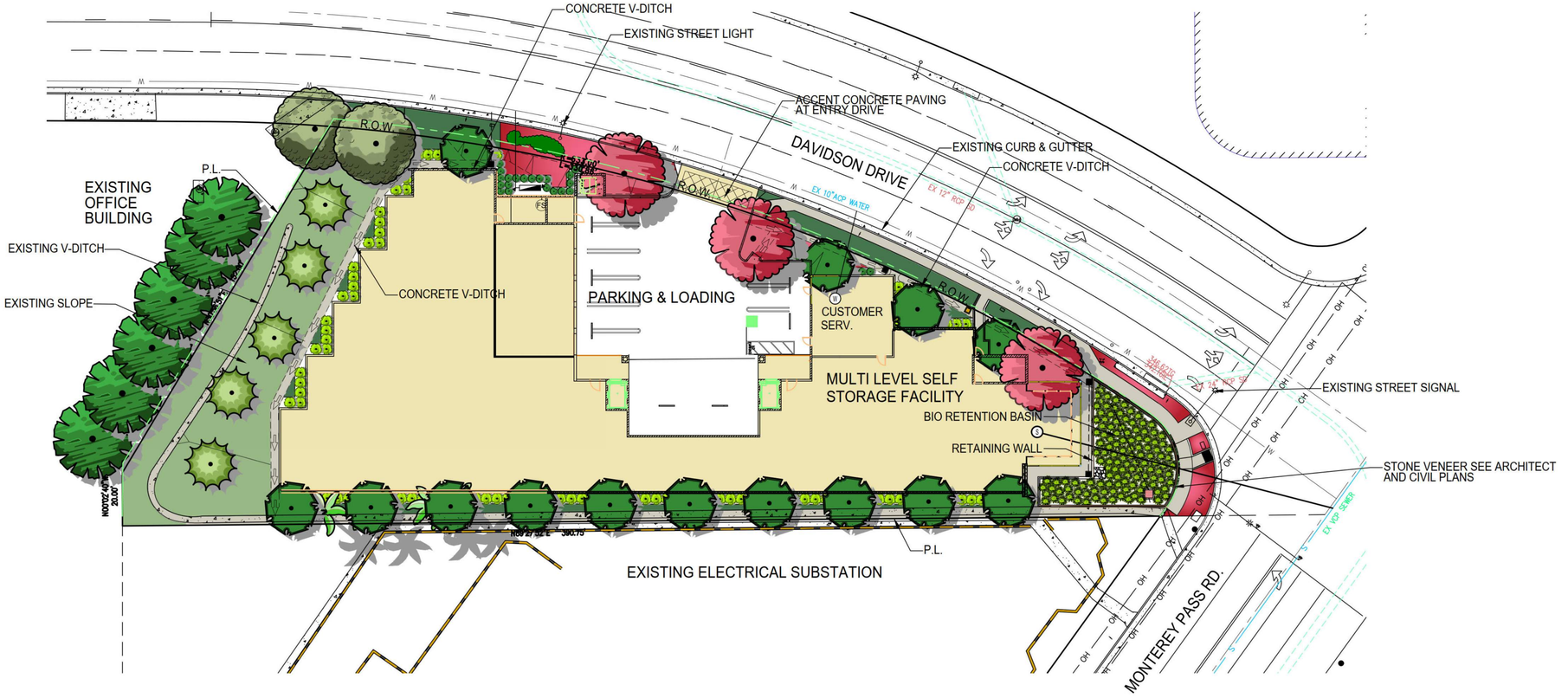
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REGISTERED PROFESSIONAL ENGINEER
KENNETH ZOMBRONO
NO.43235
EXP 3-31-22
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STATE OF CALIFORNIA

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C-1.5

April 24, 2020



GROUND COVER PALETTE - LOW WATER USE - 1 GAL
Acacia redolens 'Desert Carpet' TM / Bank Catclaw Space 4' o.c.
Baccharis pilularis 'Pigeon Point' / Coyote Brush - Space 4' o.c.
Lantana montevidensis 'Nen Gold' / Trailing Lantana
Myoporum parvifolium 'Putah Creek' / Putah Creek Myoporum Space 3' o.c.
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary

GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL
Hemerocallis x 'Bitsy' / Yellon Daylily Space 2' o.c.
Rosa x 'Flower Carpet Pink' / Rose Space 3' o.c.
Rosa x 'Flower Carpet Red' / Rose Space 3' o.c.
Trachelospermum jasminoides / Star Jasmine Space 18" o.c.

EXISTING GROUND COVER & SHRUBS TO REMAIN
Festuca arundinacea 'Marathon' / Dwarf Cool Season Turf

NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE OR ADJACENT TO SCE EASEMENT SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10' OR TO EDGE OF PLANTER AT SCE EASEMENT.
2. NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURBS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
3. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY . CONTRACTOR REPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260

SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
Callistemon citrinus 'Little John' / Dwarf Bottle Brush- Space 3' o.c.
Eleagnus pungens / Silverberry Space 4' o.c.
Nerium oleander 'Petite Pink' / Petite Pink Oleander - Space 4' o.c.
Olea europaea 'Little Ollie' TM / Little Ollie Olive Space 3' o.c.
Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary - Space 3' o.c.
Westringia fruticosa / Coast Rosemary - Space 4' o.c.

GRASSES - LOW / MEDIUM WATER
Miscanthus transmorrisonensis / Evergreen Eulalia
Muhlenbergia capillaris 'Autumn Blush' / Pink Muhly
Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly
Muhlenbergia rigens / Deer Grass
Pennisetum 'Fairy Tails' / Fairy Tails Fountain Grass

ACCENT SHRUBS - 5 GAL - LOW WATER USE
Agave attenuata / Agave - Space 4' o.c.
Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw - Space 3' o.c.
Anigozanthos x 'Gold Velvet' / Kangaroo Paw - Space 3' o.c.
Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry - Space 4' o.c.
Bougainvillea x 'Texas Dawn' TM / Texas Dawn Bougainvillea Space 5' o.c.
Callistemon citrinus 'Little John' / Dwarf Bottle Brush- Space 3' o.c.
Muhlenbergia capillaris / Pink Muhly Space 4' o.c.
Muhlenbergia capillaris 'Autumn Blush' / Pink Muhly
Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly Space 4' o.c.
Nerium oleander 'Petite Pink' / Petite Pink Oleander - Space 4' o.c.
Olea europaea 'Little Ollie' TM / Little Ollie Olive Space 3' o.c.
Pennisetum advena 'Rubrum' / Fountain Grass Space 4' o.c.
Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary - Space 4' o.c.
Salvia clevelandii 'Allen Chickering' / Cleveland Sage - Space 4' o.c.
Salvia greggii 'Furmans Red' / Furman's Red Salvia - Space 3' o.c.
Westringia fruticosa / Coast Rosemary - Space 4' o.c.
Yucca filamentosa 'Color Guard' / Adam's Needle - Space 4' o.c.

ACCENT SHRUBS- 1 & 5 GAL - MEDIUM WATER USE
Abelia x grandiflora 'Edward Goucher' / Glossy Abelia - 5 gal. Space 4' o.c.
Cordyline x 'Electric Pink' / Pink Cordyline Space 3' o.c.
Miscanthus transmorrisonensis / Evergreen Eulalia - Space 5' o.c.
Phormium tenax 'Yellon Wave' / New Zealand Flax - 5 gal. Space 4' o.c.
Rhaphiolepis indica 'Jack Evans' / Indian Hawthorn - 5 gal. Space 4' o.c.
Rosa floribunda 'Iceberg' / Iceberg Rose - 5 gal. Space 3'-6" o.c.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	Existing Elm Tree to be Remain	Existing	Low	2
	Existing Mexican Fan Palm to be Removed	Existing	Low	4
	Existing Pine to Remain	Existing	Low	6
	Koelreuteria bipinnata / Chinese Flame Tree Standard	36"box	Med	3
	Pinus eldarica / Afghan Pine SIZE - 24" BOX - WATER USE - WULCOL - LOW	24"box	Low	5
	Tristania conferta / Brisbane Box	24"box	Med	14

CONCEPT PLANT SCHEDULE

FOUNDATION SHRUB - 5 GAL - MED WATER
Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
Nandina domestica / Heavenly Bamboo- Space 3' o.c.
Pittosporum tenuifolium 'Silver Sheen' / Tawhiwhi - Space 5' o.c.
Podocarpus gracilior 'Column' / Fern Pine - Space 4' o.c.
Rhaphiolepis indica 'Jack Evans' / Indian Hawthorn - 5 gal. Space 4' o.c.
Xylosma congestum / Shiny Xylosma - Space 4' o.c.

Preliminary Landscape Plan

0 20' 60' Feet

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DA Submittal - October 20, 2020
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A New Self-Storage Facility for:

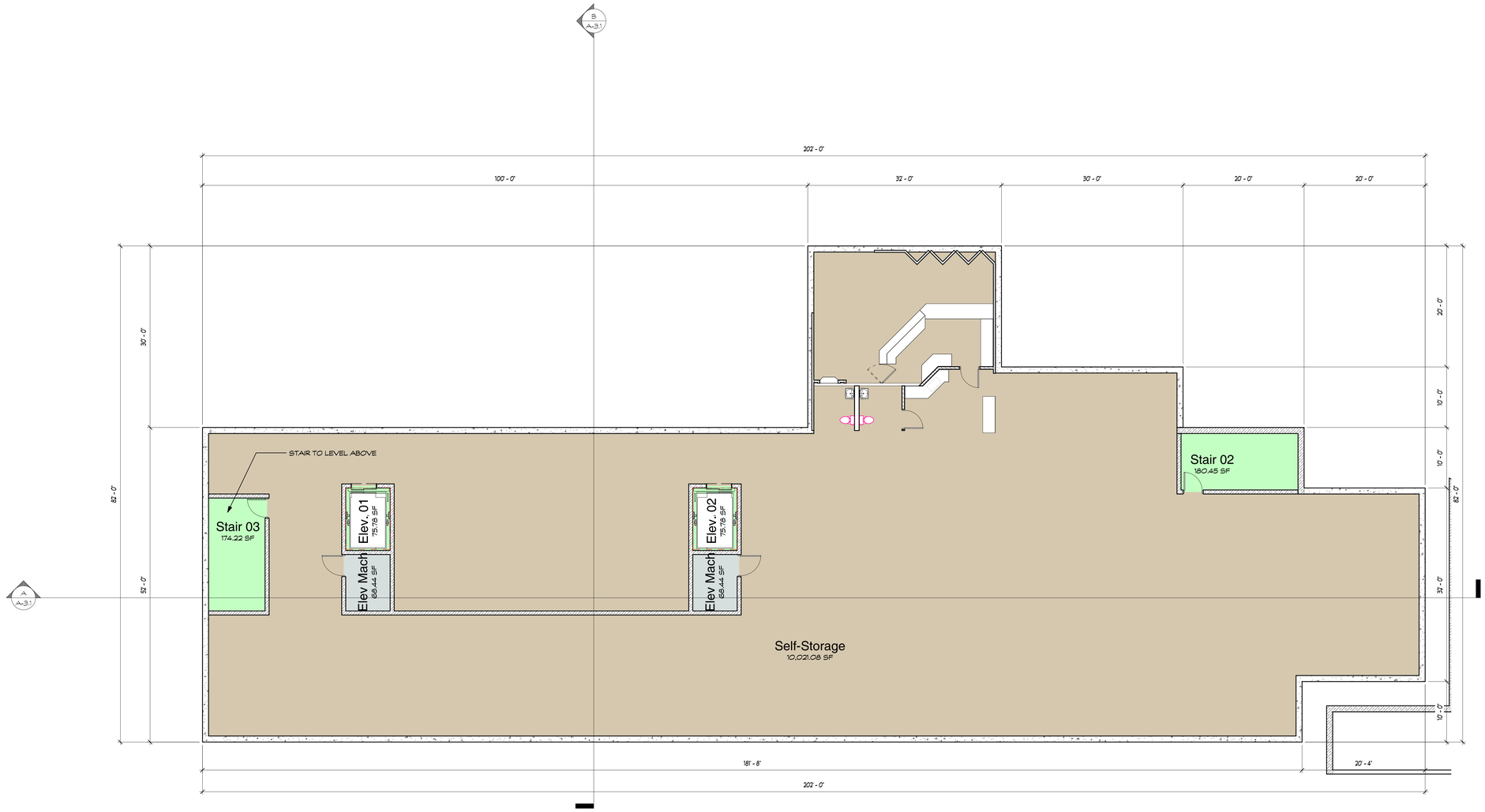
A-1 Self Storage

2500 Davidson Drive
Monterey Park, CA 91754

James Goodman ARCHITECTURE
An Architectural Corporation . Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

A-1 Self-Storage - Tom Kearney
Environs, Inc. - Landscape Architecture
K&S Engineering, Inc - Civil Engineering

L-1



Level B0 Floor Plan

0 10' 30' Feet

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A New Self-Storage Facility for:

A-1 Self Storage

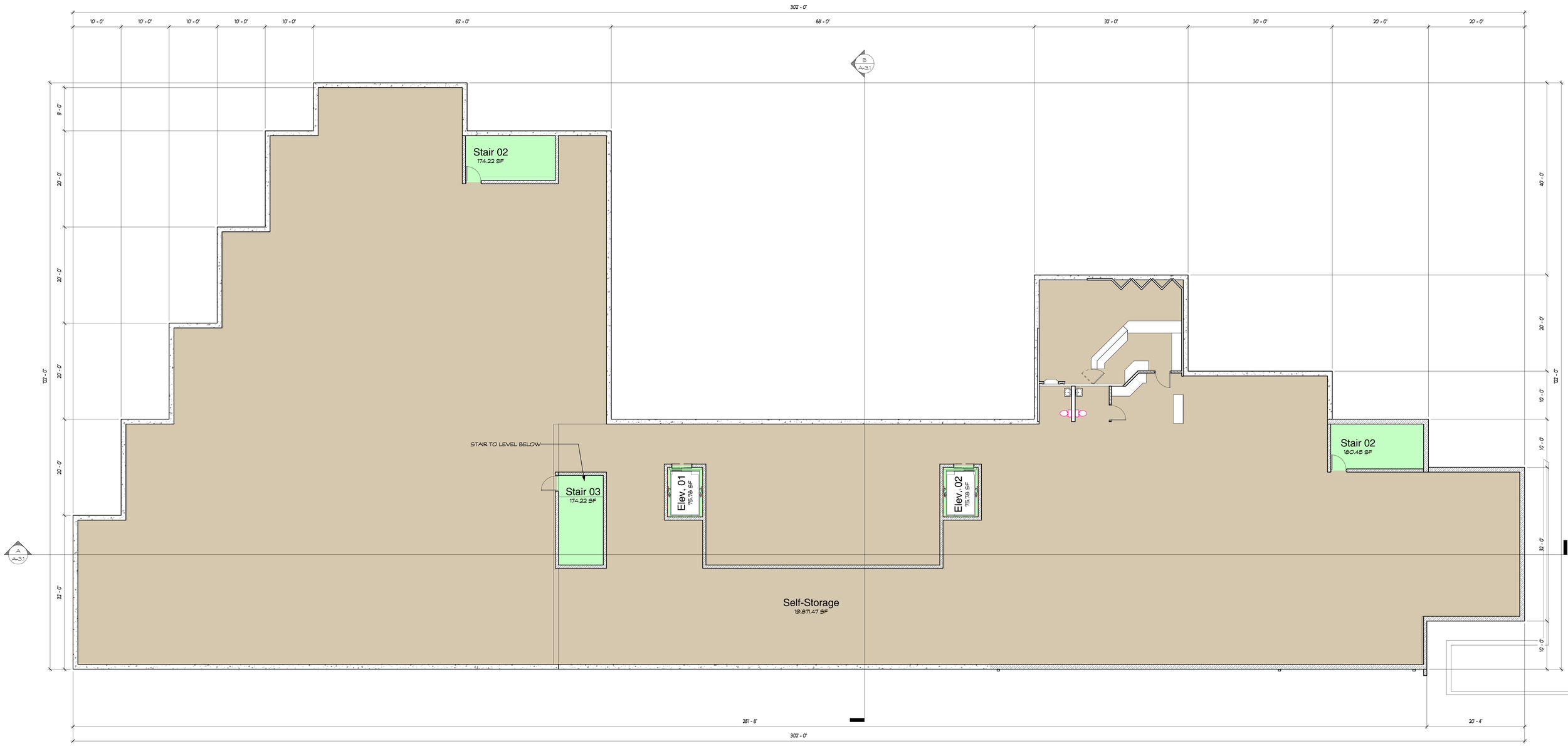
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A-2.1



Level B1 Floor Plan

0 8' 24' Feet

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A New Self-Storage Facility for:

A-1 Self Storage

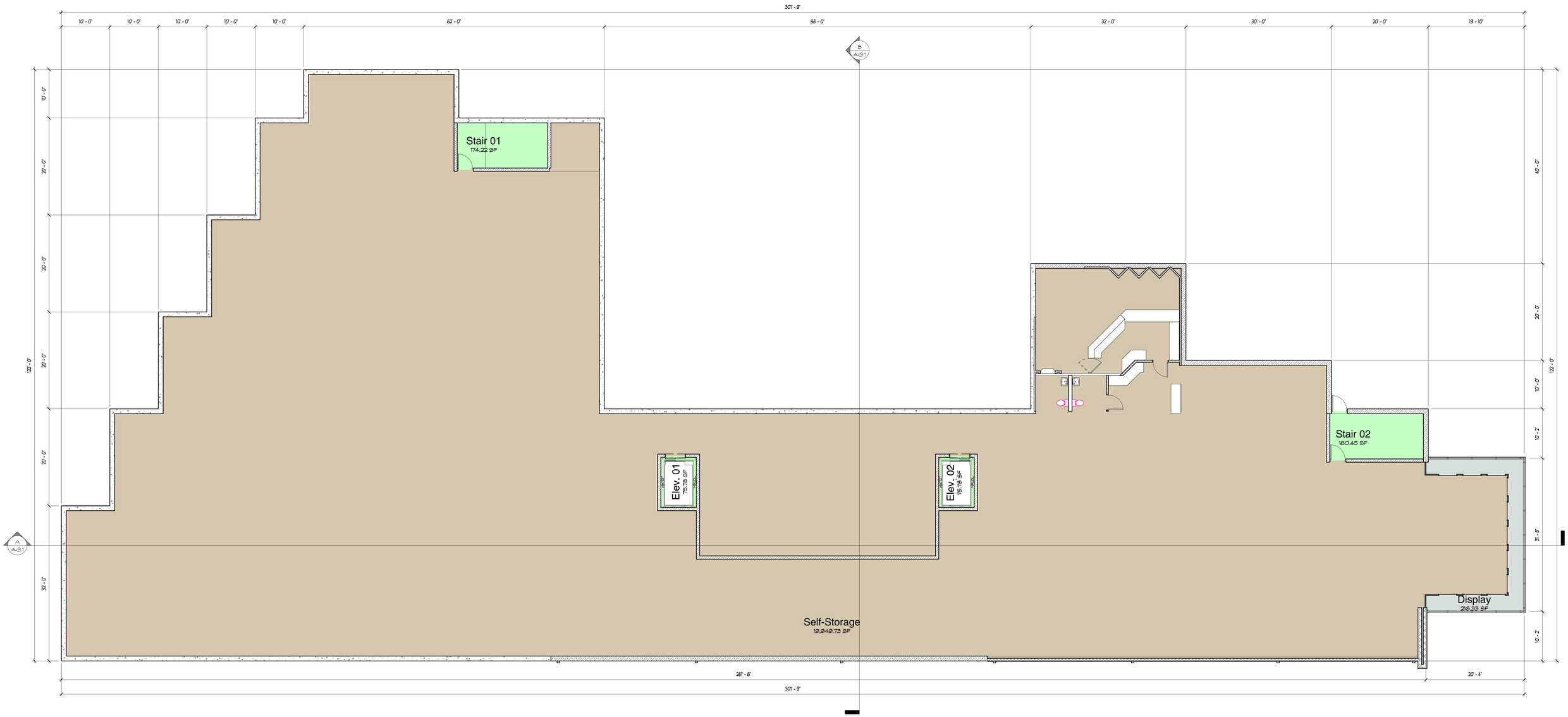
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A-2.2



Level B2 Floor Plan

0 10' 30' Feet

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A New Self-Storage Facility for:

A-1 Self Storage

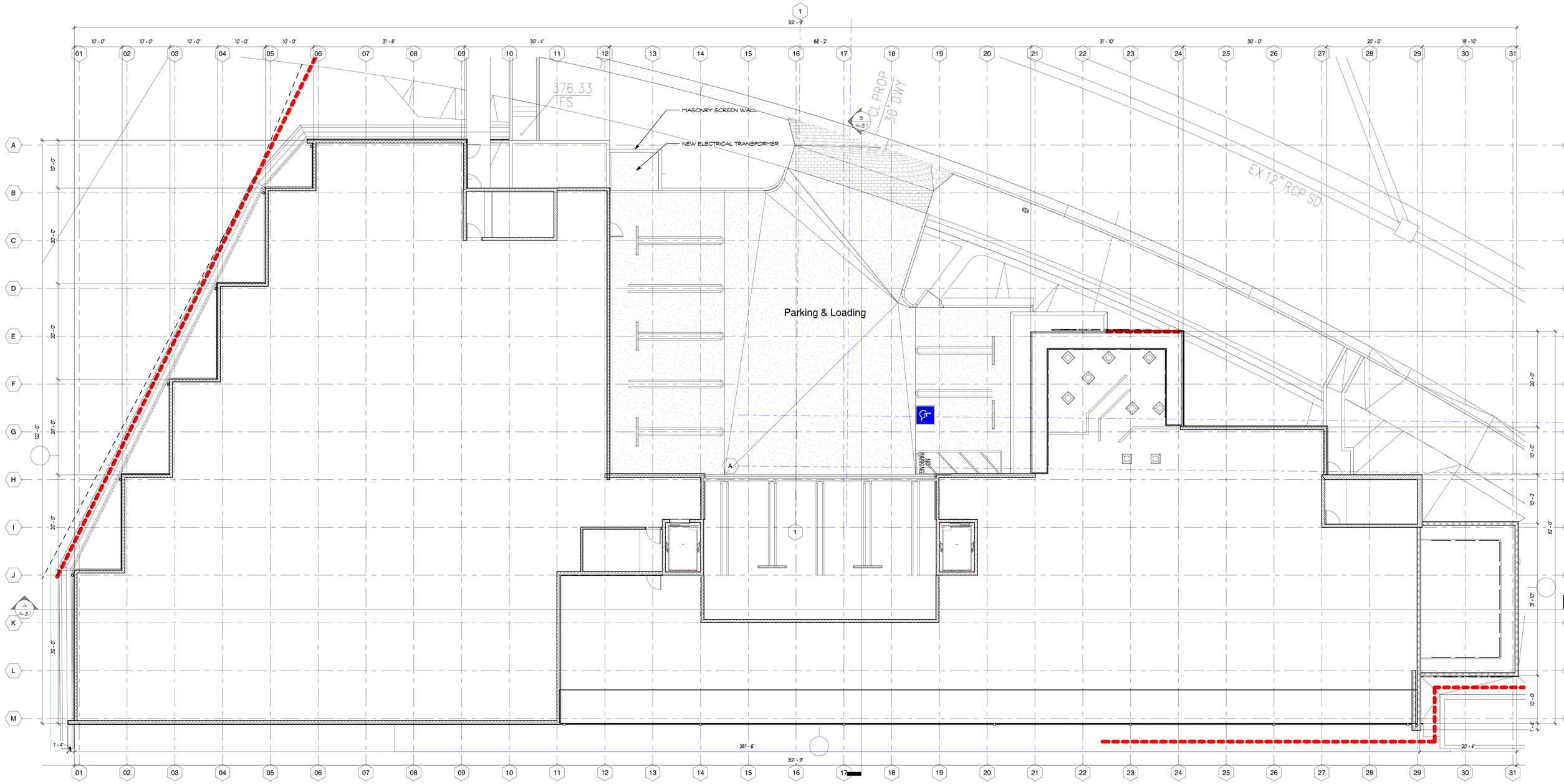
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A-2.3



Main Level Floor Plan

0 10' 30' Feet

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A-2.4



Second Level Floor Plan

0 10' 30' Feet

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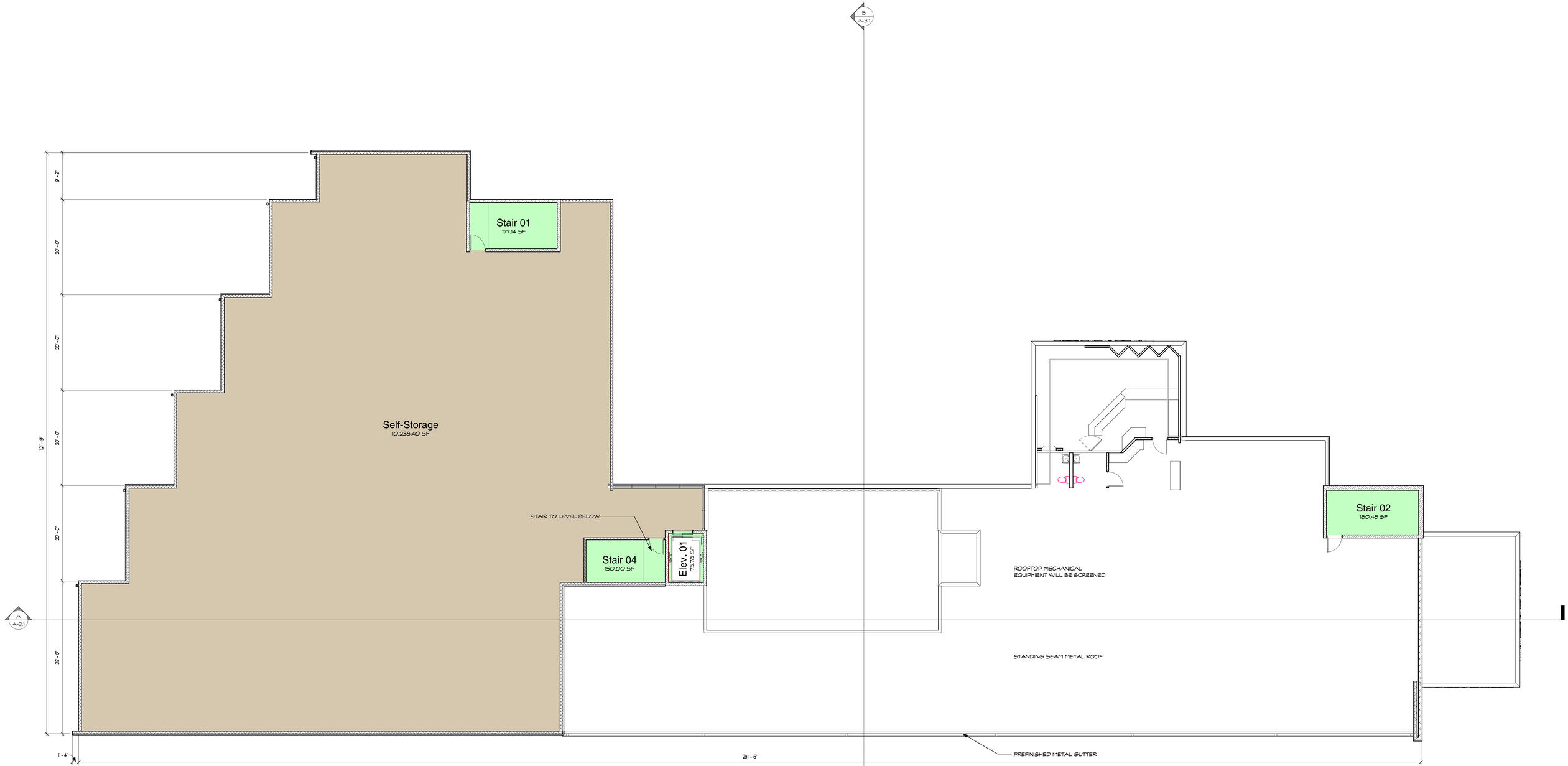
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A-2.5



Third Level Floor Plan

0 10' 30' Feet

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A-2.6



High Roof Plan

0 10' 30' Feet

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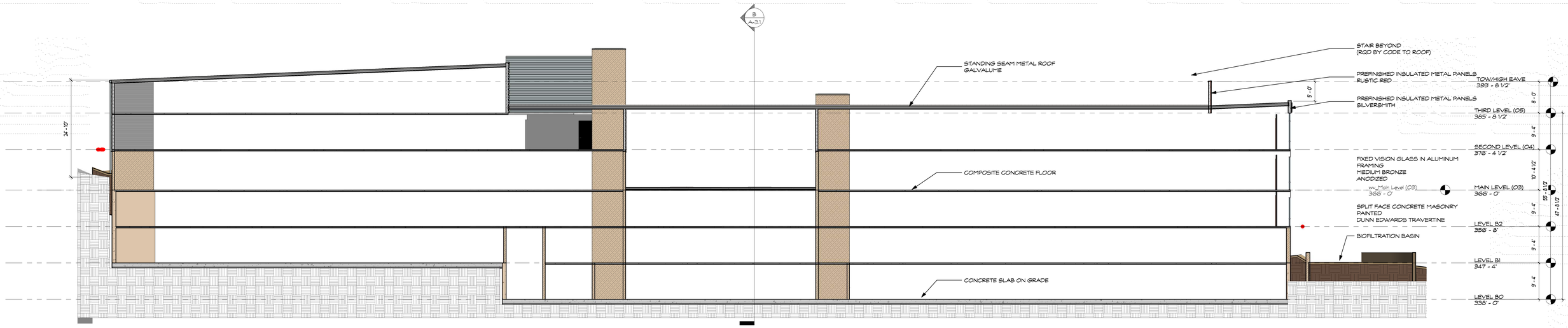
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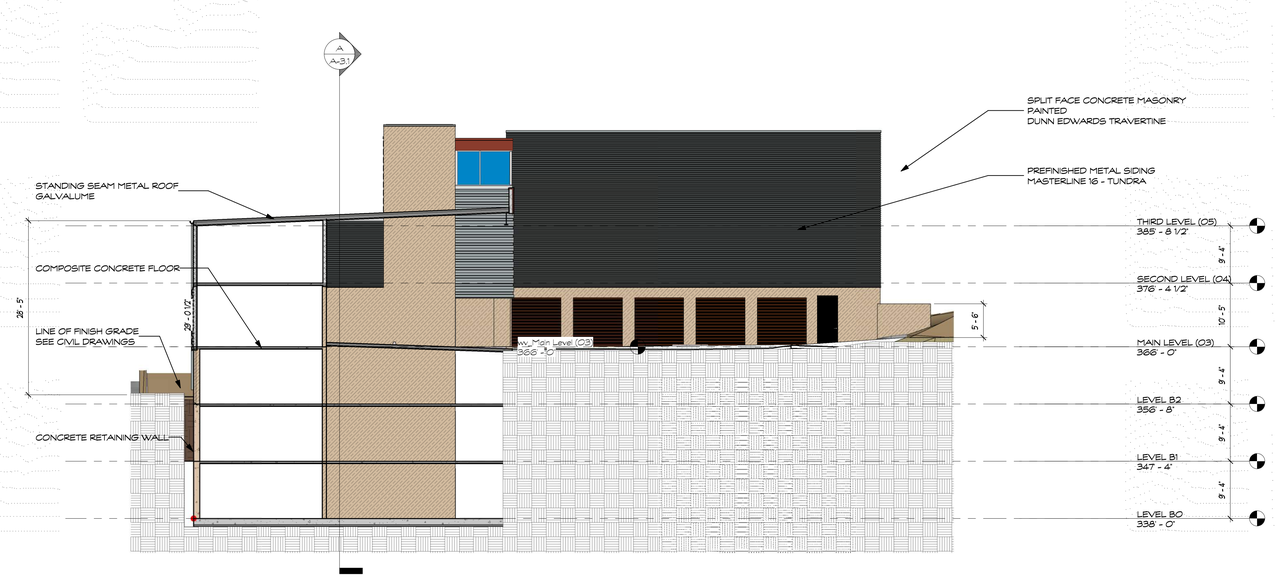
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A-1 Self-Storage - Tom Kearney
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A-2.7



Section A



Section B

Site Sections

0 10' 30' Feet

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A-1 Self Storage

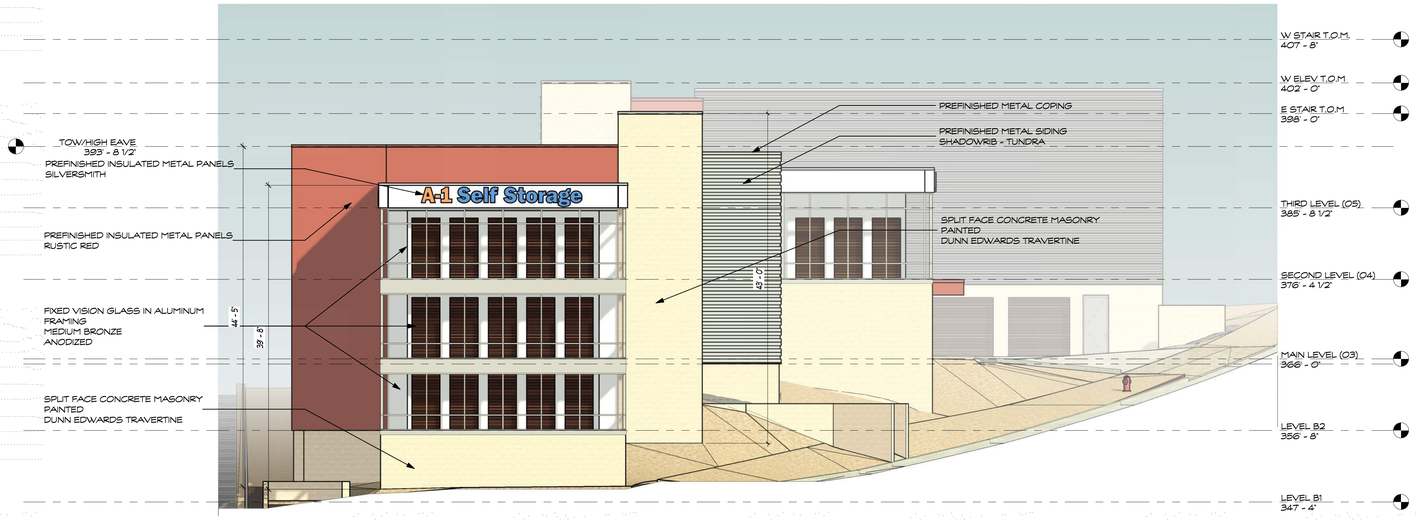
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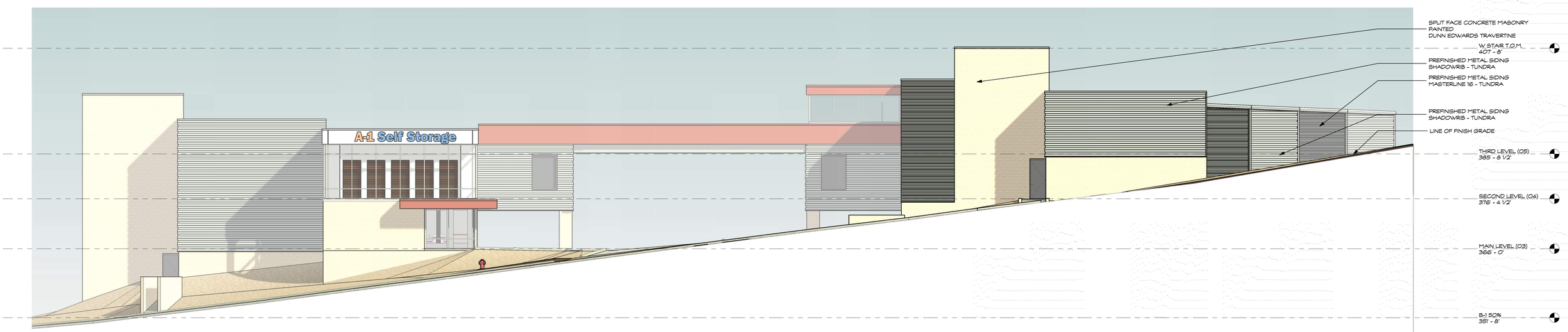
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A-3.1



East Elevation (Monterey Pass Road)



North Elevation (Davidson Drive)

Exterior Elevations

0 8' 16' Feet

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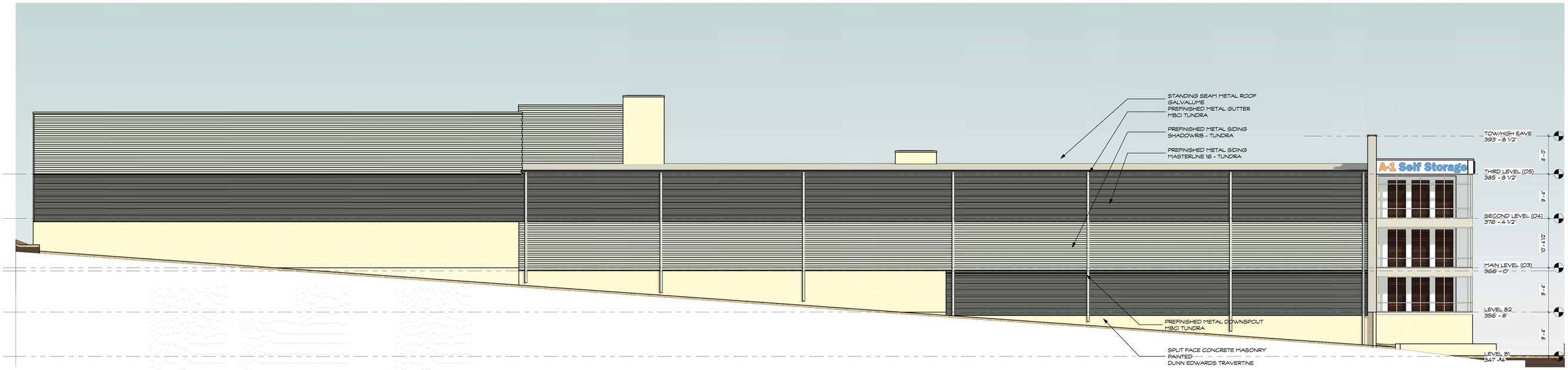
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A-4.1



West Elevation



South Elevation

Exterior Elevations

0 8' 16' Feet

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1921-05.1

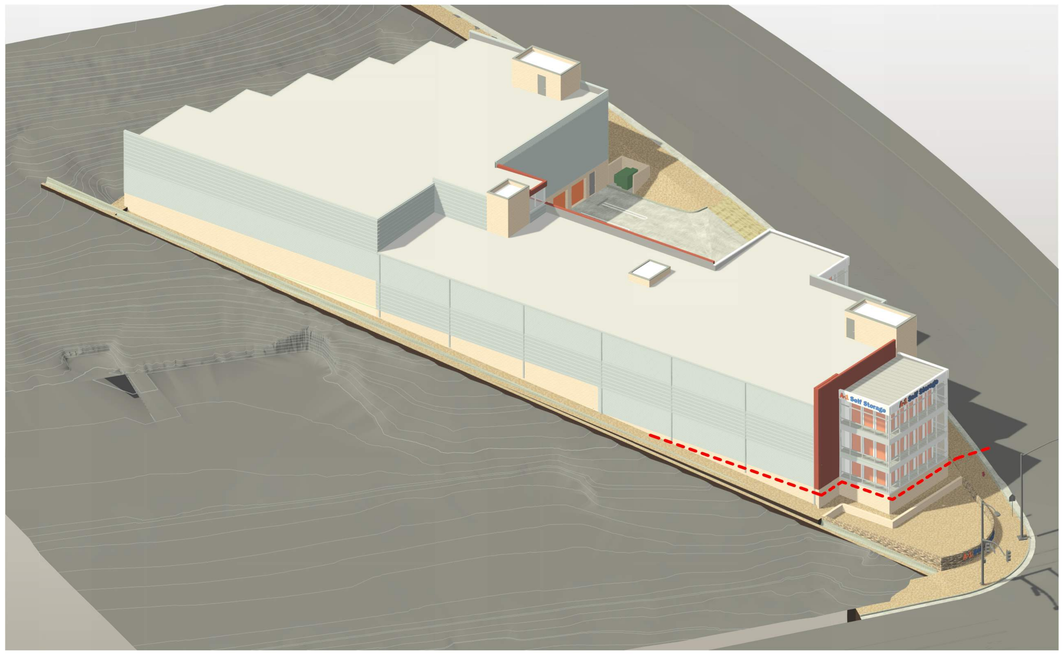
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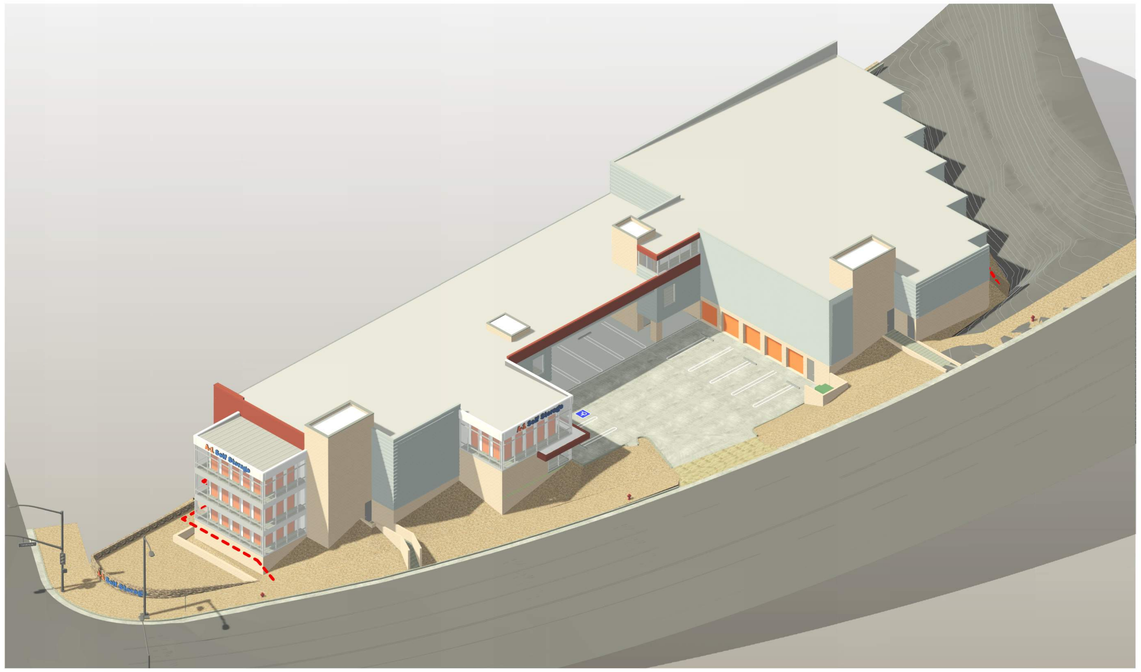
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A-4.2









Massing

0 20' 40' Feet

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A-5.1



From Monterey Pass Road looking Northwest Existing



From Monterey Pass Road looking Northwest Proposed



From Monterey Pass Road looking West Existing



From Monterey Pass Road looking West Proposed

Project Views

A New Self-Storage Facility for:
A-1 Self Storage

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1921-05.2 Project
Views

A-5.2



Customer Service Office Existing



Customer Service Office Proposed



From Davidson Drive looking West Existing



From Davidson Drive looking West Proposed

Project Views

DA Submittal - October 20, 2020
1921-05.2 Project Views

A New Self-Storage Facility for:
A-1 Self Storage

2500 Davidson Drive
Monterey Park, CA 91754

James Goodman ARCHITECTURE
An Architectural Corporation • Member American Institute of Architects
26901 Camino de Estrella, Suite A, Capistrano Beach, California 92624 949.493.0740 information@jgaia.com

K&S Engineering - Civil Engineering
Environs, Inc. - Landscape Architecture

A-5.3



From Davidson Drive looking Southeast Existing



From Davidson Drive looking Southeast Proposed

Project Views

DA Submittal - October 20, 2020
1921-05.2 Project
Views

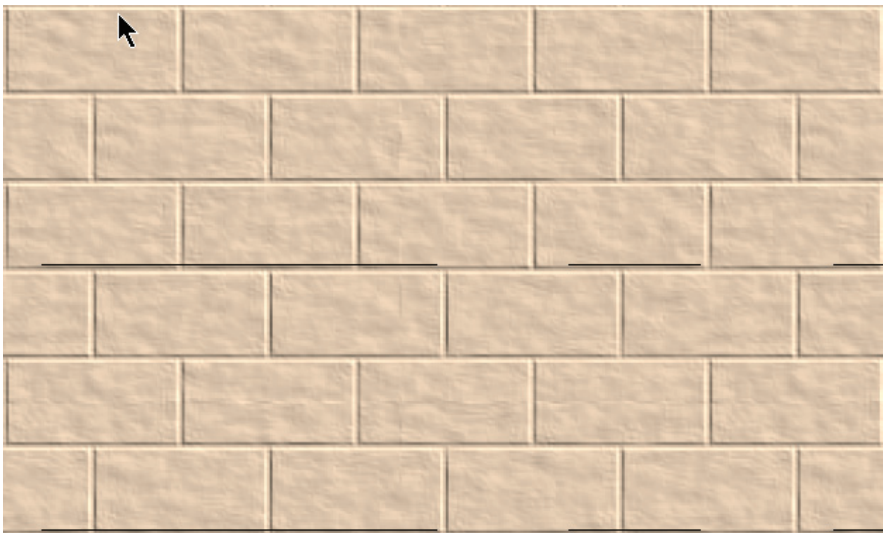
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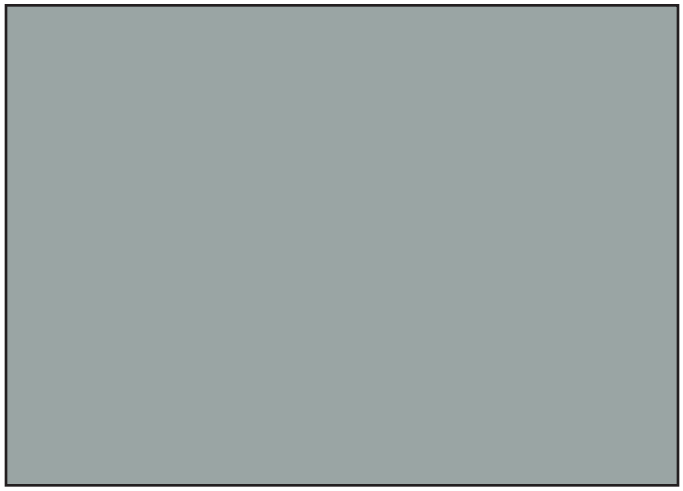
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A-5.4



Masonry Walls
Splitface - Painted Dunn Edwards Travertine



Prefinished Metal Siding
MBCI Shadow Rib & Masterline 16 - Tundra

Exterior Colors & Materials

A New Self-Storage Facility for:

A-1 Self Storage

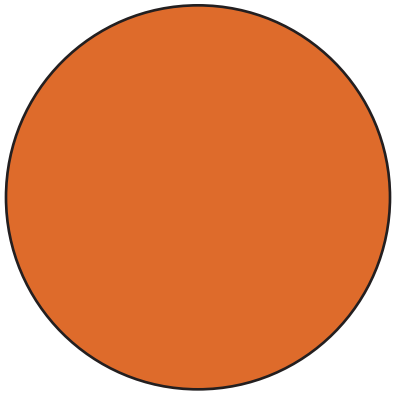
2500 Davidson Drive
Monterey Park, California

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Aluminum Storefront
Natural Clear Anodized



Prefinished Roll-up Doors
Janus Sunset Orange



Prefinished Metal Fascias & Insulated Panels
MBCI Rustic Red

Exterior Colors & Materials

A New Self-Storage Facility for:

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City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: Public Hearing
Agenda Item 4-B

TO: The Honorable Mayor and City Council

FROM: Frank A. Lopez, Interim Director of Public Works/City Engineer/City Planner

SUBJECT: Consideration and possible action to introduce and waive first reading of an Omnibus Ordinance amending and repealing various sections of the Monterey Park Municipal Code as specified, to codify portions of the Monterey Park Business Recovery Program and repeal regulations governing fortunetelling.

RECOMMENDATION:
It is recommended that the City Council consider:

1. Opening the public hearing;
2. Taking documentary and testimonial evidence;
3. Close the public hearing;
4. After considering the evidence from the public hearing, introducing and waiving first reading of the ordinance; and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
Adopting the Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq*.) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; and minor alterations in land use. The ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; and 15304(e). Further, adopting the ordinance is exempt from review under CEQA pursuant to CEQA Guidelines §15061(b)(3) because the ordinance is for general policies and procedure-making.

EXECUTIVE SUMMARY:
The proposed amendments are to further enact and make permanent procedural changes that further implement and carry out the city's goals and policies established by the Monterey Park Business Recovery Program ("BRP"). As part of the BRP, various elements of the Monterey Park Municipal Code ("MPMC"), specifically Title 21 as it relates to variances, conditional use permits, minor modifications, and administrative use permits warranted further refinement to establish consistency amongst the aforementioned sections including, without limitation, processing procedures, public hearing requirements, standards and expirations.

Additionally, the ordinance would repeal regulations governing fortunetelling within the MPMC. A series of court cases over the past decade made it plain that the practice of fortunetelling constitutes a First Amendment activity as both an exercise of religion and free speech. Most recently, an individual seeking to open a fortunetelling business in Monterey Park threatened litigation in December 2020. The matter was resolved, in part, by the City agreeing to propose amendments to the MPMC to reflect current federal and California law governing fortunetelling activities. These changes were vetted, among other City departments, with the Monterey Park Police Department. There were no objections to the changes.

FISCAL IMPACT:
None

Respectfully submitted by:

Frank A. Lopez
Interim Director of Public Works /
City Engineer / City Planner

Prepared by:

Jason Moquin
Planning Manager

Approved by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:
1. Draft Ordinance

ATTACHMENT 1
Draft Ordinance

ORDINANCE NO. ____

AN OMNIBUS ORDINANCE AMENDING AND REPEALING VARIOUS SECTIONS OF THE MONTEREY PARK MUNICIPAL CODE AS SPECIFIED.

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

SECTION 1. Monterey Park Municipal Code ("MPMC") Title 21 is amended as set forth in attached Exhibit "A," which is incorporated by reference. Unless amended as set forth in Exhibit A, all other regulations in Title 21 remain the same.

SECTION 2. MPMC Chapter 5.80 captioned "Fortunetelling" is repealed. MPMC §§ 5.12.230, 21.04.401, 21.10.030, 21.10.040, 21.12.020, and 21.22.120 are amended to remove regulations affecting "fortunetelling," as set forth in attached Exhibit "B," which is incorporated by reference.

SECTION 3. MPMC § 6.16.010 is amended to read as follows:

"6.16.010 Keeping within city. It is unlawful for ~~No~~ any person ~~shall keep a~~to operate or maintain a slaughterhouse or enclosure for the slaughtering of hogs, cattle or sheep within the city."

SECTION 4. MPMC § 9.78.010 is repealed:

~~9.78.010 Prohibited. No person shall wilffully and maliciously throw stones, or other substances at, against, or upon any person or any house or other building within the city.~~

SECTION 5. MPMC § 10.44.010 is repealed:

~~10.44.010 Animal-drawn vehicles. No person shall drive any animal-drawn vehicle into or within a business district between the hours of four-thirty p.m. and six p.m. of any day.~~

SECTION 6. MPMC § 12.04.150 is amended to read as follows:

"12.04.150 ~~Games~~Park Activities. It is unlawful ~~prohibited to play or engage in any game, except at such places as shall be especially set apart for that purpose. No person shall~~to use any park area for the purpose of golfing; ~~in any manner, for the~~ flying ~~of gasoline powered model airplanes~~remote controlled vehicles; ~~, for~~ archery; or for driving ~~gasoline powered~~ vehicles ~~without the express permission of the recreation and parks commission or~~ unless ~~the~~ such activity is ~~under the aegis of the recreation department~~pursuant to a permit issued by the city manager, or designee."

SECTION 7. MPMC § 12.04.170 is repealed:

~~12.04.170 Loud, boisterous conduct. It is prohibited to indulge in any loud, boisterous or riotous conduct or to use profane, vulgar, obscene or indecent language.~~

SECTION 8. MPMC § 12.04.180 is repealed:

~~12.04.180 Public toilets. No male person over eight years of age shall enter or use any toilet or water closet designated for "WOMEN" and no female person over eight years of age shall enter or use any toilet or water closet designated for "MEN" in any public park or recreation center.~~

SECTION 9. *Preservation.* Repeal of any provision of the MPMC will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 10. *Conflicts*. In the event of a conflict between the provisions of this Ordinance and the provisions the MPMC, any other ordinance, or any resolution, the provisions of this Ordinance and the Program govern. The Director is authorized to resolve any ambiguities in the manner set forth in the MPMC. Any such determination must be forwarded to the City Council as an informational item when practicable.

SECTION 11. *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 12. *Construction*. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 13. *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 14. *Recordation*. The City Clerk, or his duly appointed deputy, 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 15. *Effective Date.* This Ordinance will take effect on the 30th day following its final passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2021.

_____
Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM

_____
Karl H. Berger, City Attorney

Exhibit A

Omnibus Ordinance Updating MPMC

Chapter 21.32 PERMIT PROCEDURES—GENERALLY

21.32.010 Variances.

A. ~~When difficulties, hardships or results inconsistent with the general intent and purpose of this title occur by reason of the strict and literal interpretation of any of its provisions, a variance may be granted in the manner hereinafter set forth in~~A variance may be granted pursuant to this chapter. A variance will not be granted to permit a use not permitted in the zone by this title.

~~B. Standards for Issuance. Before any variance shall be granted, the applicant must show, to the satisfaction of the Planning Commission or the City Council, all of the following facts:~~

B. To grant a variance the Planning Agency must find, based upon substantial evidence:

~~1.~~ That there are special circumstances applicable to ~~the~~real property~~, including~~ involving size, shape, topography, location or surroundings, that do not generally apply to other properties in the same zone~~; and~~

~~2.~~1. ~~That because of such circumstances or conditions, such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and in the same zone, but which is denied to the property in question;~~

~~3. That the granting of the variance is consistent with the General Plan and purpose of this title;~~

~~4. That the granting of the variance will not result in material damage or prejudice to other~~ property in the vicinity, ~~nor be detrimental to public safety or welfare; and~~

~~5.~~1. ~~That the variance does not grant special privilege to the applicant.~~

~~C.~~1. ~~Applicability of special circumstances shall be determined by physical characteristics related to the property.~~ Economic hardship, existing building configuration and intensification of land uses are not considered hardships~~.~~.;

2. That because of such circumstances or conditions, a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other real property in the vicinity and in the same zone, but which is denied to the property in question because of the special circumstances;

3. That the granting of the variance is consistent with the General Plan and applicable law; and

4. That the granting of the variance will not result in material damage or prejudice to other real property in the vicinity nor be detrimental to public safety or welfare.

C. Applicability of special circumstances is determined by physical characteristics related to the property.

* * *

21.32.020 Conditional Use Permits.

A. ~~The purposes of any~~A conditional use permit is intended to ensure that ~~the~~a proposed use ~~will be rendered~~ is compatible with ~~other existing and permitted~~surrounding legal uses ~~located in the general area of the proposed use pursuant to the satisfaction of specific conditions of approval~~.

B. ~~Standards for Issuance. Before any~~To grant a conditional use permit ~~is granted,~~ the ~~applicant~~Planning Agency must ~~show, to the satisfaction of the granting agency, the existence of the following facts~~find, based upon substantial evidence:

1. That the site is adequate in size, shape and topography for the proposed use including, without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards ~~prescribed~~required in this code;

2. That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

3. That the proposed use is consistent with the General Plan ~~and~~, any applicable specific plan~~;~~, and applicable law;

4. That the proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City; ~~and~~

5. That the proposed use will not have an adverse effect on the public health, safety and general welfare; and

6. That the use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to ~~the Zoning Code~~this code.

* * *

21.32.030 Minor Modification.

A. The purpose of a minor modification is to streamline and expedite the permitting process involving minor deviations to ~~Zoning Code~~land use requirements. The City Planner ~~shall have the authority to~~may grant minor modifications to certain development standards and land use regulations of this ~~Zoning Code~~code when such requests constitute a reasonable use of the property not otherwise permissible ~~under a strict interpretation of the Zoning Code~~when strictly interpreting this code.

B. ~~Standards for Issuance. When the strict interpretation of the Zoning Code precludes a reasonable use and enjoyment of the property not otherwise permissible under the existing regulations~~For good cause shown, the City Planner may grant approval of deviations listed in Table 21.32(A).

Table 21.32(A)
Minor Modification Allowance

Development standard	Maximum deviation
Decrease in required front yard depth	Not more than 10%
Decrease in required rear yard depth	Not more than 10%
Decrease in required side yard width	Not more than 10%
Increase in maximum fence/wall height	Not more than 10%
Decrease in driveway width	Not more than 10%

~~1.~~C. ~~A~~The City Planner may grant minor modification ~~may be granted by the City Planner~~ only if no other entitlements are required and the City Planner makes the findings ~~specified~~ in ~~paragraph (2) of~~ this ~~subsection are met. Deviations~~section. Proposed deviations beyond the ~~ten (~~10~~) percent~~% limitation ~~shall~~ require a variance. ~~Any minor modification~~The City Planner may ~~be subject to~~impose conditions ~~which~~of approval to ensure that the deviation authorized does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity within the zoning district in which the property is located.

~~2.~~D. ~~A~~To grant a minor modification ~~to~~requires that the ~~development standards in this Zoning Code shall not be granted unless the following findings are met~~City Planner find:

1. ~~(a)~~ The maintenance or operation of the use, building or

structure ~~shall~~is not ~~be~~ detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity or to property and improvements in the neighborhood and vicinity.

2. ~~(b)~~ The maintenance or operation of the use, building or structure ~~shall be~~is consistent with the General Plan and compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures and open space and any other applicable features relative to a compatible and attractive development of the area.

3. ~~(c) Granting the~~The minor modification would not grant special privileges not enjoyed by surrounding property owners.

4. ~~(d) That there~~There are physical circumstances due to the shape or condition of the property which would result in a hardship under existing regulations.

21.32.040 Procedures—Application Filing and Withdrawal.

A. Applications for a variance, conditional use permit or minor modification ~~shall~~must be filed with the ~~Community Development Department~~City Planner on forms furnished by the City~~, setting forth fully the nature of the proposed use, and the facts deemed sufficient to justify the granting of the variance, conditional use permit or minor modification, in accordance with the provisions of this title~~.

B. Every application ~~shall~~must be signed by the owner of the subject property or by ~~his or her~~an authorized agent who files a letter of authorization with the application. ~~However, the City Planner shall not accept any such application for the same use, or substantially the same use, in any case where the City Council or the Planning Commission has taken final action on a previous application within one year prior thereto, and that action was to deny the application.~~

C. Any applicant may withdraw ~~his or her~~an application ~~prior to a decision thereon,~~ by filing a written request ~~to do so~~ or by ~~requesting~~verbal request same at a public hearing~~;~~ (followed by written confirmation); no refund of the filing fee ~~shall be permitted in case of withdrawal and the application shall be deemed null and void~~is allowed.

* * *

21.32.060 Hearings.

~~Every application~~Applications for a variance or conditional use permit ~~deemed~~found complete by the City Planner ~~shall~~will be ~~set~~noticed for a public hearing before the Planning ~~Commission. If an appeal is taken from a Planning Commission decision, in the manner hereinafter specified, the matter shall be set for public hearing~~Agency. Appeals are governed by ~~the City Clerk, for consideration by the City Council, as soon as possible. Hearings may be continued from time to time, by the Planning Commission or City Council, as may be deemed necessary.~~ Chapter 1.10.

21.32.070 Public Notices.

A. ~~Notices of the time and place of public hearings before the Planning Commission and City Council, on variance and conditional use permit applications shall be given~~Public hearing notices will be given at least 10 days before the hearing by United States mail, postage prepaid, addressed to the applicant, the owners of the subject property, and all owners of property located within a radius of ~~three hundred (~~300~~)~~ feet from the ~~external boundaries~~parcel lines of the subject property ~~to which the application relates, addressed to the owners~~. Addressees will be as shown on the latest equalized assessment roll of the County of Los Angeles, or from other records of assessor or county tax collector which contain more recent and accurate addresses~~, ten (10) days prior to the hearing date~~.

B. Notices ~~shall~~must contain a description of the subject property, a brief description of the proposed use, or variance request, and the date, time and place of hearing.

21.32.080 City Planner Action.

The City Planner is responsible for approving or denying ~~the~~ minor ~~modification.~~modifications. Notice of the City Planner's decision ~~shall~~must be given within five days ~~of the~~before a decision to the City Council, Planning Commission, the applicant, and all owners located within a radius of ~~one hundred (~~100~~)~~ feet from the ~~external boundaries~~parcel lines of the subject property.

21.32.100 Planning ~~Commission~~Agency Action.

A. The Planning ~~Commission~~Agency may approve, approve with conditions, or disapprove ~~the application~~ applications in accordance with ~~applicable criteria and requirements specified~~this chapter. Unless extended by ~~law for~~mutual agreement with the ~~particular entitlement, and shall render its~~applicant, a decision ~~within forty (~~must be rendered 40~~)~~ days after ~~the~~ conclusion of the public hearing. ~~Should the vote of~~ If the Planning Commission ~~result~~acts as the Planning Agency and a vote regarding the application results in a tie, then the ~~application shall be scheduled~~City Clerk will schedule a public hearing for the ~~first~~next available regular meeting of the City Council.

A. The Planning Agency's decision must be memorialized by written resolution and supported by substantial evidence. A decision must be made by not less than three votes. The City Clerk will provide the applicant with a copy of the the decision within 10 days after proper notice of the hearing has been provided pursuant to Section 21.32.070. A hearing may be continued without additional mailed notice; provided, that the time and place to which the hearing will be continued are announced before adjournment. If this code otherwise requires notice of a hearing to be posted at the site of the property thatit is the subject of the application, notice of the continuance shall be posted on site in a manner that complies with the requirements of this section until the new date of hearing.

B. The decision shall be by resolution adopted by the affirmative votes of not less than a majority of a quorum, setting forth the facts on which the decision is based. Within ten (10) days following adoption of the resolution by the Planning Commission, the City Planner shall cause to be forwarded a copy thereof, by United States mail, postage prepaid, addressed to the applicant and any other person requesting the same, at his or her last known address, and reported to City Council according to procedures established by the City Planner.adopted.

21.32.120 Effect of Indecision by Planning Commission.

Where, for any reason, the Planning Commission acts as the Planning Agency and is unable to reach a determination as to a variance or conditional use permit application, within forty (40) days after the close ofclosing the public hearing relating thereto, the matter shall beis deemed automatically appealed to the City Council, without decision by the Planning Commission. In such event, the matter shall be placed upon the City Council's agenda and a de novo public hearing held thereon, and the matter shall be finally determined by the City Council.

21.32.140 City Council Action.

C. Upon the filing of an appeal, the secretary of the Planning Commission shall forward to the City Clerk the Planning Commission's files with regard to the application subject to appeal. Upon receipt of the same, the City Clerk shall promptly set the matter for a public hearing before the City Council. The City Council shall conduct a de novo public hearing on the matter. It may approve, approve with conditions, or disapprove the application in accordance with applicable criteria and requirements specified by law for the particular application, and shall render its decision within forty (40) days after the conclusion of the hearing.Chapter 1.10.

21.32.140 Application Denial – Reapplication.

D. Whenever In its discretion, the City Council may refer, prior to its decision,

~~such matter to the Planning Commission for a further report within a period of time specified by the City Council, with or without further public hearings before the Planning Commission. If the Planning Commission fails to report within the time specified by the City Council, the Council thereafter may make its determination.~~

A. an application or portion of an application is denied or revoked and the denial or revocation becomes final, no new application for the same or similar request may be accepted within one year of the date from the denial, unless the City Planner finds that the conditions surrounding the application have sufficiently changed to warrant a new application.

B. For the purpose of this section, "changed conditions" means a substantial change in land use on properties in the vicinity, improved infrastructure in the vicinity, altered traffic patterns, or any such similar change resulting in a changed physical environment.

~~E. The determination of the City Council shall be by resolution, setting forth the facts on which the decision is based. The decision of the City Council shall be final and conclusive in all cases. Within five days following the adoption of the resolution of the City Council, the City Clerk shall mail a copy thereof to the applicant, appellant, and any other person requesting the same.~~

21.32.150 Revocation or Suspension.

A. Revocation or Suspension. Upon recommendation by the City Planner, Planning Commission, or the City Council, by motion~~,~~ carried by at least three affirmative votes, the body which granted a variance or conditional use permit may conduct a noticed public hearing to determine whether ~~such should be revoked. This revocation procedure applies to conditional use permits or variances granted before and after the adoption of these regulations.~~it should be revoked. If the granting body finds, upon substantial evidence, any of the following facts to be present, it may revoke the variance or conditional use permit:

1. That the variance or permit was obtained by fraud;

2. That the use for which such approval was granted has ceased to exist or has not operated for a period of one year, as determined by ~~records from either City business license records, the California Department of Alcoholic Beverage Control or City Planner, or designee, observation~~substantial evidence;

3. That the permit or variance granted is being, or has been, exercised contrary to any conditions imposed upon such permit or variance, or in violation of any law;

4. That an owner's association required by a conditional use permit was never formed, was dissolved, regularly fails to enforce covenants, conditions or restrictions ("CC&Rs") recorded on the property, or fails to enforce conditions of approval imposed upon the development; or

5. That the use for which the approval was granted is being exercised so as to be detrimental to the public health or safety, or as to constitute a nuisance.

B. ~~If the~~The granting body ~~determines that facts of either subsection (A)(3) or (5) are present, and that such facts can be corrected and are~~may, but is not ~~likely~~required to ~~recur, it may~~, suspend~~, rather than revoke,~~ a conditional use permit or variance ~~for a period of time that it deems appropriate for the implementation of corrective measures.~~if it finds that timely compliance will occur without additional violations.

C. If the granting body determines that facts of subsection (A)(4) are present, it may, revoke or suspend the conditional use permit. It may also refer the matter to the City Attorney for enforcement pursuant to Chapter 4.10 of this code.

D. If the revocation hearing is conducted by the Planning Commission, its decision ~~is subject to review on appeal as provided by this code.~~may be appealed in accordance with Chapter 1.10.

21.32.160 Expiration.

A. ~~Any variance or conditional use permit shall be null and void if the use permitted thereunder is not exercised within the time specified in the resolution approving such variance or conditional use permit, or, if no time is so specified, if the same is not exercised within one year from the date the variance or conditional use permit is granted; provided that if litigation is filed prior to the exercise of such rights, attacking the validity of such variance or conditional use permit, the time for exercising such rights shall be automatically extended pending a final determination of such litigation.~~Except as otherwise provided, failure to utilize a variance or conditional use permit within one year after it is issued renders it void. Such invalidity must be confirmed in accordance with section 21.32.150. If litigation is filed to challenge a before a variance or conditional permit, then this one year time period is tolled. The granting body, upon good cause shown by the applicant, may extend the time limitations imposed by this section, once, for a period of not to exceed one year without a public hearing.

~~B. Any variance or conditional use permit shall automatically be deemed abandoned and null and void for any use that was granted a variance or conditional use permit that has ceased to exist or operate for more than one year as determined by a lapse of business license per City business license records. Notice of the determination that the variance or conditional use permit has expired shall be sent by United States mail to the property owner and person identified on the business license, if applicable. The property owner or business license holder may file a written appeal with the secretary of the Planning Commission within nineteen (19) days of the date of written notice of determination. The matter shall be set for public hearing before the Planning Commission. After hearing the staff report and all evidence the Planning Commission may uphold the City Planner's determination that the variance or conditional use permit has expired, or grant the appellant a certain amount of time to reinstate the use with or without additional reasonable conditions.~~

~~Any condition~~21.32.165 Modifications.

A. Conditions imposed upon the granting of a variance or conditional use permit, including such granted ~~prior to~~before the adoption of these regulations, may be modified or eliminated~~, or~~. Additionally, new conditions may be added~~, providing that the Planning Commission shall first conduct a public hearing thereon, in the same manner as is required for the granting of the same. A modification~~. Modifications may be initiated by the City Planner, Planning ~~Commission~~Agency, or property owner. If the modification is initiated by the applicant, the applicant ~~shall~~must pay ~~the same~~a filing fee ~~as required by the original application. The applicable expiration period shall be extended for a period equal to that required for processing the modification.~~established by city council resolution.

B. ~~No such modification shall be made unless~~To modify a variance or conditional use permit, the Planning ~~Commission finds~~Agency must find that:

1. The proposed modification is consistent with ~~State and local~~applicable law;

2. The proposed modification is consistent with the General Plan ~~and Zoning Code~~;

3. The ~~proposed~~ modification is consistent with the findings and intent of the original approval; and

4. The proposed modification will promote the public convenience, health, interest, safety, or welfare of the City, and will not adversely affect the orderly development of property or the preservation of

property values.

~~C. The decision of the Planning Commission shall be subject to review on appeal, taken in the time and manner set forth in Chapter 1.10.~~

* * *

21.32.180 Review of Conditions.

Conditions of approval attached to conditional use permits and variances may be reviewed annually by the City ~~staff~~Planner for compliance, and reported to the ~~final decision making~~granting body on the applicable conditional use permit or variance. Failure to conduct this review ~~shall~~does not void or otherwise affect the enforcement of any condition of approval. City Council may establish a fee for ~~said~~such review as set by resolution.

21.32.190 Acceptance.

~~The acceptance of any of the benefits of such grant shall constitute acceptance of the burdens and the conditions attached thereto. The applicant property owner shall sign a notarized affidavit of acceptance of all conditions of approval and provide it to the Community Development Department within thirty (30) days after the effective date of the approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.~~

To become effective, a variance or conditional use permit must be accepted and signed by the applicant within 30 days after the Planning Agency grants the entitlement. The signature must be verified as required by the City Planner. Failure to sign the variance or conditional use permit renders it ineffective and void by operation of law; no additional action is required by the City.

21.32.200 ~~Interpretation.~~

~~The attaching of conditions shall be construed as a material part of the grant, without which the application would otherwise be denied. The invalidation of any condition shall constitute invalidation of the entire grant.~~

~~ADMINISTRATIVE USE PERMIT~~ Administrative Use Permit (“AUP”).

A. Authorization. The City Planner is authorized to issue an AUP for ~~(1) alcohol~~

1. Alcohol licenses which will function as a notice of public convenience and necessity; ~~(2) drive~~

2. Drive-throughs; and ~~(3) setbacks~~

~~D.~~3. Setbacks.

~~E.~~B. Application and Review. To initiate the review process, an application for an AUP must be filed with the City Planner on forms provided by the City Planner. Within five working days of filing a petition, the City Planner must notify the applicant as to the completeness of the application. The City Planner may request any additional information deemed necessary to evaluate the application. Failure of the City Planner to respond within five working days renders the application complete.

~~F.~~C. Decision. Within 10 working days from the date an application is deemed complete, the City Planner must issue a written determination as to the approval or denial of the application. The written determination will state the findings for decisions. In approving an application, the City Planner may attach conditions to the approval deemed necessary.

~~G.~~D. Findings. Before an AUP is granted, the City Planner must find that:

1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.

3. The proposed location and use and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

4. Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and mitigated.

5. For alcohol related AUPs, the State Department of Alcohol Beverage Control ~~has~~ issued or will issue a license to sell alcohol to the applicant.

~~H.~~E. Drive-Throughs. For drive-through AUPs, the City Engineer may:

1. Authorize aisles to exit directly onto a public right-of-way.

2. Approve drive-through plans submitted by applicants where the underlying zoning allows for such uses. Those plans must be prepared by a design professional (e.g., a traffic engineer or architect). A drive-through plan may provide for setbacks that differ

from the underlying zone if needed to accommodate vehicle queuing to help avoid stacking of vehicles onto public roads.

~~I.~~F. Expeditious Review. An expedited AUP provides for the processing of a completed AUP within a period not to exceed five total working days. The City Planner is authorized to select and utilize the services of a consultant, paid for by the applicant, for purposes of processing the expedited review and written determination.

~~J.~~G. Planning ~~Commission~~Agency Review. Except for alcohol AUPs, written determinations on administrative use permits, made by the City Planner must be placed as receive and file items on the next available agenda of the Planning ~~Commission~~Agency. Before the written determination being placed on a Planning ~~Commission~~Agency agenda, the City Planner must give public notice with the ~~city council~~Planning Agency agenda, by mailing to interested parties requesting such notice, and electronic posting on the City's website, of the intention of the Planning ~~Commission~~Agency to receive and file the determination of the City Planner. Any member of the Planning ~~Commission~~Agency may request that an item be discussed and a decision on the application be made by the Planning ~~Commission~~Agency instead of received and filed. Except for alcohol AUPs which become final 10 days after being issued by the City Planner, no decision of the City Planner is final until the decision is received and filed or acted upon by the Planning ~~Commission~~Agency.

Exhibit B

Omnibus Ordinance Updating MPMC

“5.12.230 Special classification rates.

The license fee for the special classification ~~shall be~~is as set forth in this section:

* * *

~~(28)~~	~~Fortunetelling, as regulated and defined in Chapter 5.80~~	~~$150.00~~ a

* * *”

“~~21.04.401 Fortunetelling.~~

~~“Fortunetelling” means the telling of fortunes, forecasting of futures, or furnishing any information not otherwise obtainable by the ordinary process of knowledge, by means of any occult or psychic power or faculty or force, clairvoyance, cartomancy, phrenology, spirits, mediumship, seership, prophecy, augury, astrology, palmistry, necromancy, mind-reading, telepathy, or other craft, science, cards, talisman, charms, potions, magnetism, magnetized articles, or substances, mysteries or magic of any kind or nature, or numerology, or carrying on any art, profession or business, the advertisement and practice of which is regulated by this code.~~”

“21.10.030 Land Use Regulations.

* * *

Entertainment/Cultural	N-S	S-C	C-B	R-S	C-S	C-P
Adult Oriented Business	X	X	X	X	X	X
Amusement or Game Arcade	X	C	C	C	C	X
Auditorium, including Performing Arts Center	X	X	X	C	C	A
Concert Hall	X	C	C	C	X	X
Comedy Club	X	C	C	C	X	X
Commercial Recreation – Indoor	C	C	C	C	C	C
Commercial Recreation– Outdoor	X	C	C	C	C	X
Community Center	X	C	C	C	X	X
Cultural Institution	X	X	X	P	P	P
~~Fortunetelling~~	~~X~~	~~X~~	~~X~~	~~X~~	~~L~~	~~X~~
Golf Driving Range	X	X	X	X	C	X
Internet Arcade	X	L	X	X	L	X
Library	X	X	X	P	P	P
Miniature Golf	X	C	X	C	C	X
Museum	X	X	P	P	P	X
Theater (theatrical and motion picture)	X	C	C	C	X	X

* * *”

“21.10.040 Limitations, Special Standards and Accessory Uses.

* * *

~~(N) **Fortunetelling** is permitted upon obtaining a permit from the business license division in compliance with Chapter 5.80, License Procedure.~~"

* * *"

"21.12.020 Land Use Regulations.

* * *

Additional Uses		
Barbed wire (includes cyclone fencing and the like)	X	Attached to a wall or fence.
Buildings exceeding height limit	C	
Commercial units shared by more than one independently owned business upon a finding of compatibility of uses.	C	~~Fortunetelling and~~ sexually oriented businesses shall be deemed as incompatible with other uses, and therefore prohibited as a shared use.

* * *"

"21.22.120 Minimum Parking Spaces Required.

* * *

Entertainment/Cultural	
Adult Oriented Business	As specified by a parking study
Amusement or Game Arcade	5 per 1,000 sq. ft.
Auditorium, including Performing Arts and Gymnasium	1 per 3 seats or 1 space per every 35 sq. ft. of seating area where there are no fixed seats OR as specified by a parking study
Billiards	5 per 1,000 sq. ft.
Bowling Alley	3 per lane; plus the spaces required for restaurant and bar area and other uses on premises
Concert Hall	1 per 3 seats or 1 space per every 35 sq. ft. of seating area where there are no fixed seats OR as specified by a parking study
Comedy Club	1 per 3 seats or 1 per every 35 sq. ft. of seating area where there are no fixed seats OR as specified by a parking study
Commercial Recreation—Indoor or Outdoor	1 space per 4 guests based on maximum capacity, plus bus and drop-off spaces as determined for each use by the CUP
Community Center, including Senior Citizen Center	10 per 1,000 sq. ft.
Cultural Institution	As specified by a parking study
~~Fortunetelling~~	~~4 per 1,000 sq. ft.~~

* * *"

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: The Honorable Mayor and City Council

FROM: Frank A. Lopez, Interim Director of Public Works/City Engineer/City Planner

SUBJECT: Consideration and possible action to introduce and waive first reading of an Ordinance repealing Chapter 9.53 of the Monterey Park Municipal Code and adding new Chapter 4.50 regulating noise.

RECOMMENDATION:
It is recommended that the City Council consider:

1. Introducing and waiving first reading of an ordinance amending the City's noise regulations; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
Adopting the Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; and minor alterations in land use. The ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; and 15304(e). Further, adopting the ordinance is exempt from review under CEQA pursuant to CEQA Guidelines §15061(b)(3) because the ordinance is for general policies and procedure-making.

EXECUTIVE SUMMARY:
The proposed amendments are to further enact and make permanent temporary noise regulations set forth with the adoption of the Business Recovery Plan. Specifically, the amendment will repeal Chapter 9.53 of the Monterey Park Municipal Code and add new Chapter 4.50 regulating noise. The amendments include further defining the definition, administration, exemptions, temporary noise permits, noise limitations and sound levels

BACKGROUND:
On July 15, 2020, the City Council adopted the 2020 Business Recovery Plan (BRP) via Ordinance No. 2185. The BRP proposes that the City implement regulations to facilitate the recovery of the local economy, promote additional economic growth, and mitigate the effects of the Covid-19 Pandemic. Specifically, the BRP created temporary noise regulations which are now being introduced as part of a permanent update to the City's

municipal code thereby establishing a well-defined noise regulation ordinance that protect the public health, safety, and welfare.

FISCAL IMPACT:
None

Respectfully submitted by:

Frank A. Lopez
Interim Director of Public Works /
City Engineer / City Planner

Prepared by:

Jason Moquin
Planning Manager

Approved by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:
1. Draft Ordinance

ATTACHMENT 1
Draft Ordinance

ORDINANCE NO.

AN ORDINANCE REPEALING CHAPTER 9.53 OF THE MONTEREY PARK MUNICIPAL CODE AND ADDING A NEW CHAPTER 4.50 REGULATING NOISE.

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

SECTION 1: The City Council finds and declares that:

A. On July 15, 2020, the City Council adopted the 2020 Monterey Park Business Recovery Program ("BRP") via Ordinance No. 2185. The BRP proposes that the City implement regulations to facilitate the recovery of the local economy, promote additional economic growth, and mitigate the effects of the COVID-19 Pandemic;

B. Specifically, the BRP creates temporary noise regulations which provide a general definition of "noise" - rather than relying exclusively upon decibel readings - and allows the City to approve temporary noise generation, among other things;

C. The ability of local government to adopt ordinances regulating noise disturbances as public nuisances is well-established and this ordinance is adopted with reference such legal authority including, without limitation, *Kovacs v. Cooper* (1949) 336 U.S. 77;

D. The City Manager reviewed the Monterey Park Municipal Code ("MPMC") and, along with the City Planner, recommends that the noise regulations in the BRP be codified within the MPMC (per Sections 14 and 1(F) of Ordinance No. 2185, respectively);

F. It is in the public interest for the City Council to adopt noise standards to protect public health, safety and welfare; and

G. The City Council desires to amend the MPMC to regulate noise disturbances.

SECTION 2: Chapter 9.53 of the Monterey Park Municipal Code ("MPMC") is repealed.

SECTION 3: A new Chapter 4.50 is added to the MPMC to read as follows:

“Chapter 4.50

REGULATION OF NOISE AND OTHER DISTURBANCES

4.50.010 Purpose.
4.50.020 Definitions.
4.50.030 Administration.
4.50.040 Noise Disturbance – Generally.
4.50.050 Noise Disturbances – Exemptions.
4.50.060 Temporary Noise Permits.
4.50.070 Noise Limitations.
4.50.080 Sound level limits – Established.
4.50.090 Sound level limits – Adjustments.
4.50.100 Sound level limits – Exceptions.

4.50.010 Purpose.

This Chapter is adopted in accordance with California Constitution Art. XI, § 7 for the purpose of regulating noise, and sources of noise, which jeopardizes public health and welfare. These regulations are intended to implement objective criteria for protecting the community’s well-being and tranquility.

4.50.020 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:

A. "A-Weighting" means a filter network designed to transform a frequency spectrum to that which is heard by the human ear.

B. “Ambient Noise” means the composite of all noises constituting the normal or existing level of environmental noise at a given location.

C. “Construction activities” means the grading, demolition, alteration, repair or remodeling of existing structures and construction of new structures including the use of power equipment in connection with such activities. Construction activities do not include radios or other forms of amplified music on a construction site.

D. “Daytime” means a time period between 7:00 a.m. and 10:00 p.m.

E. “Decibel” or its symbol of measurement “(dB)” means a unit for measuring the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

F. “Delivery” means the delivery or pickup or the arrival for delivery or pickup of goods, wares and merchandise by the use of a motorized vehicle, other than an automobile or train.

G. “Equivalent-Energy Level (Leq)” means the level of a steady-state noise that has the same sound energy as a given time-varying noise.

H. “Holidays” means New Years Day, Martin Luther King Day, President’s Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving, and Christmas Day.

I. “Impulsive Sound” means sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of impulsive sounds include explosions and firearm discharge.

J. “Motor Vehicles” means any and all self-propelled vehicles as defined in the California Vehicle Code.

K. “Multi-Family Dwelling” means any housing unit where two or more dwellings are separated by a common wall, floor, or ceiling, including, without limitation, to apartments, condominiums and townhouses.

L. “Nighttime” means the time period between 10:00 p.m. and 7:00 a.m.

M. “Noise Disturbance” means any loud, raucous, annoying, or unusual noises that offends the peace and quiet of persons of ordinary sensibilities and interferes with the comfortable enjoyment of life or property and affects at the same time an entire neighborhood or any considerable number of persons. A noise disturbance includes, without limitation, any source of sound exceeding the noise level limitations established by this chapter.

N. “Noise Level” means the amplitude of sound pressure referenced to 20 micropascals, measured in decibels.

O. “Noise Level Measurement” means the procedure of measuring sound consisting of the usage of a Precision Sound Level Meter (SLM) set to “fast” response. If the Sound Level Meter is analog with a VU meter, then the response must be “slow” unless the noise issue is impulsive. The meter must be calibrated before any measurements and the microphone must be a minimum of 3-1/2 feet from any wall, floor or other large sound reflecting surface. The meter must be protected from wind or other extraneous noise by the use of screens, shields or other appropriate devices.

P. “Precision Sound Level Meter” means a sound pressure level measuring instrument which conforms to the American National Standards Institute (ANSI) specification S1.4 for Type 1 or Type 2 measuring instruments.

Q. “Residential Property” means any property legally used for a single family or multi-family dwelling.

R. “Sound-amplifying equipment” means any machine or equipment or device for the amplification of the human voice, music or any other sound. Sound-amplifying equipment does not include automobile radios regulated by the California Vehicle Code, warning devices on authorized emergency vehicles, horns, or other warning devices on vehicles used for traffic safety purposes.

S. “Sources of sound” includes, without limitation, amplified music, radios, televisions, musical instruments, toys or models, industrial machinery, construction equipment, animals, human voices, electrical appliances, or motor vehicles.

4.50.030 Administration.

The city planner, or designee, will receive applications, issue and revoke temporary noise permits, and otherwise implement this chapter.

4.50.040 Noise Disturbance – Generally.

It is unlawful for any person to allow, maintain, or cause any noise disturbance.

4.50.050 Noise Disturbances – Exemptions.

Except as otherwise provided, the following are not noise disturbances for purposes of this chapter:

A. Sound generated by Motor Vehicles. Sound generated by motor vehicles, trucks and buses operated on streets and highways, aircraft, trains, and other public transport. This exemption does not apply to the following:

1. Operation of any vehicle, including any equipment attached to any vehicle (such as attached refrigeration and/or heating units or any attached auxiliary equipment), for a period in excess of 10 minutes in any hour while the vehicle is stationary for reasons other than traffic congestion.

2. Vehicles equipped with sound amplifiers that are not exempt. No person must operate or drive any vehicle or cause any vehicle to be operated or driven, or otherwise used, on any public street, which vehicle is equipped with sound amplifying equipment or other machine or device for the production or reproduction of sound, which causes sound to carry onto private property or causes sound to be heard by others using the public streets or thoroughfares which exceeds the noise level limits established by this chapter.

B. Emergencies. Emergency repairs that deal with health or safety risk and emergency generators or equipment used during a power outage or other emergency.

C. Emergency Warning Devices. Emergency warning devices such as fire alarms, burglar alarms, warning devices on emergency vehicles and train horns.

D. Public Works Projects. Public works projects performed by public agencies, or their contractors which cannot be performed from 7 a.m. to 6 p.m. Monday through Friday.

E. Special Events. Any event or use allowed by a special event permit issued pursuant to this Code that specifically allows noise levels to be exceeded.

F. Use Permits. Any use allowed by a use permit issued pursuant to this code that specifically allows sound level limits to be exceeded.

F. Athletic Fields/Playgrounds/Parks/Public Tennis Courts/Public Recreation Facilities. From 7 a.m. to 10 p.m. any organized athletic events or activities occurring on athletic fields, playgrounds, parks, tennis courts or other public recreation facilities owned or operated by a School District, the City, or the County provided no amplified music or sound system is utilized.

4.50.060 Temporary Noise Permits.

If an applicant can demonstrate that a diligent investigation of available noise abatement techniques indicates that compliance with this chapter would be impractical or unreasonable, the city manager, or designee, may issue a permit to allow an exemption from this chapter with appropriate conditions. Any such permit must be of as short duration as possible not to exceed three months.

4.50.070 Noise Limitations.

Except as otherwise permitted in this Code, any source of sound exceeding the noise level limits set forth in this chapter constitutes a noise disturbance. For purposes of determining noise levels from any source of sound, noise level measurements must be made at a point on the receiving property nearest to where the sound source at issue generates the highest noise level. Sound level measurements must be made with a precision Sound Level Meter (Type 1 or 2) set to A-weighting, and “fast” response for fluctuating sound. Slow or fast response may be used for continual sources. For repetitive, impulsive sound, the 1 second rms maximum level (Lmax) must be used. For continuous sound, use the average level or Leq. The microphone must also be placed five feet above the floor regardless of whether the source of sound at issue transmits through the floor, ceiling or wall.

4.50.080 Sound level limits – Established.

A. It is unlawful for a source of sound to exceed the noise level limits identified in this section. Sound level limits include the actual measured median ambient noise level or the following presumed ambient noise level, whichever is greater:

Land Use	Time Period	Level
Residential	Nighttime	50 dbA
	Daytime	55 dbA
Neighborhood Commercial	Anytime	60 dbA
Other Commercial	Anytime	65 dbA
Industrial	Anytime	70 dbA

B. If the ambient noise level cannot be sufficiently determined, then the above presumed noise levels will serve as the default ambient noise level.

C. If the property where the noise is received is located on the boundary between two different land uses, the lower noise level will apply.

4.50.090 Sound level limits – Adjustments.

Should an alleged noise disturbance contain a steady, audible tone, such as a whine, screech, beating, pulsating, throbbing, or hum, the noise level limits set forth in this chapter will be reduced by five dB for purposes of determining whether a violation exists.

4.50.100 Sound level limits – Exceptions.

The following are not subject to the noise level limits established by this chapter but must comply with the conditions set forth in this section:

A. Construction Activities. Construction activities between 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturdays, Sundays and Holidays. Persons responsible for construction activities lasting longer than three days, for example and without limitation, the general contractor or property owner, must post notice at all entrances to the construction site listing the noise limitations on construction set forth in this chapter. Such notice must be titled in letters at least one inch in height and be placed at least five feet above ground level. Construction activities lasting longer than three days will require a temporary noise permit pursuant to this chapter.

B. Landscaping Tools. The operation of any lawn mower or other power-

operated lawn maintenance tool used on a temporary, occasional or infrequent basis operated between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and the hours of 8:00 a.m. and 6:00 p.m. on Saturdays, Sundays and Holidays. No piece of equipment may generate noise in excess of 85 dBA at 50 feet.

C. Commercial/Industrial Deliveries. Deliveries to food retailers and restaurants are exempt. Deliveries to other commercial and industrial businesses between 7:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays, Sundays and Holidays.

D. Occasional Gatherings. Occasional gatherings between 11:00 a.m. and 12:00 a.m. provided the noise level for the occasional gathering measured from any adjacent residential property does not violate section 4.40.040 of this code."

SECTION 4: *Environmental Review*. Adopting the Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. The ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303; 15304(e); 15305; and 15311. Further, adopting the ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines §15061(b)(3) because the ordinance is for general policies and procedure-making.

SECTION 5: *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 6: *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 7: *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 8: *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 9: *Effective Date*. This Ordinance will become effective 30 days after second reading and adoption.

PASSED AND ADOPTED this ____ day of _____, 2021.

_____
Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



_____
Karl H. Berger, City Attorney

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: New Business
Agenda Item 5-B

TO: The Honorable Mayor and City Council

FROM: Danielle Tellez, Interim Director of Human Resources and Risk Management

SUBJECT: Consideration and possible action to introduce and waive first reading of an Ordinance repealing Monterey Park Municipal Code ("MPMC") Chapter 1.16 and amending Chapter 3.12 in its entirety regarding filing claims in compliance with the California Government Claims Act (Government Code §§ 810-966.6) and filing writs pursuant to Code of Civil Procedure § 1094.6.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Introducing and waiving of the first reading of an ordinance repealing Monterey Park Municipal Code Chapter 1.16 and amending Chapter 3.12 in its entirety regarding filing claims in compliance with the California Government Claims Act (Government Code §§ 810-966.6) and filing writs pursuant to Code of Civil Procedure § 1094.6; or
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

A review of the MPMC shows that its regulations regarding claims and claim procedures should be amended to comply with existing law. The MPMC sections governing such procedures were adopted in 1919, 1948, 1949, 1955, 1958 and 1963. No further updates have been done since 1963. This Ordinance is intended to bring the MPMC into compliance with current California Law.

BACKGROUND:

The California Government Claims Act (Government Code §§ 810-966.6) governs the procedures for filing claims for monetary damages against the City. In general, the City avoids claims through careful planning and risk management practices. However, occasionally the City may be held responsible for damages caused by the City's actions or inactions.

The Government Claims Act provides that nearly all claims require claimant(s) to file a claim with the public entity prior to being able to file a lawsuit. Government Code §§ 905 provides exceptions to those claim requirements, based on specific types of claims.

Government Code §§ 935 provides that if approved by Ordinance, the public entity may apply the same claim filing procedures to all claims, including those listed in Government Code §§ 905 and are not expressly governed by any other statues or regulations.

To help the City avoid liability, it is prudent to require persons seeking compensation from the City to file a claim with the City before a lawsuit can be filed. Filing of a claim permits the City to conduct early investigation of facts and gives the City opportunity to settle valid claims before a lawsuit is filed. Additionally, it is in the public interest for the City to require that persons seeking to recover monetary damages from the City to file a claim that conforms with the requirements established by the Government Claims Act.

Additionally, effective January 1, 2021, the Government Claims Act allows the City to expressly allow electronic filing of claims. Staff recommends that the City allow electronic filing of claims after the City Manager adopts policies and procedures facilitating such procedures.

The attached Ordinance will incorporate the procedures listed above and bring the MPMC into compliance with current California law.

FISCAL IMPACT:

No fiscal impact is anticipated.

Respectfully submitted by:

Danielle Tellez
Interim Director of Human Resources and Risk Management

Approved by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENTS:

1. Ordinance No.

ATTACHMENT 1
Ordinance

ORDINANCE NO. ____

AN ORDINANCE REPEALING MONTEREY PARK MUNICIPAL CODE CHAPTER 1.16 AND AMENDING CHAPTER 3.12 IN ITS ENTIRETY REGARDING FILING CLAIMS IN COMPLIANCE WITH THE CALIFORNIA GOVERNMENT CLAIMS ACT (GOVERNMENT CODE §§ 810-966.6) AND FILING WRITS PURSUANT TO CODE OF CIVIL PROCEDURE § 1094.6.

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

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

A. The City generally avoids lawsuits through careful planning and risk management. Occasionally, however, the City may be held responsible for damages caused by the City's actions or inactions.

B. To help the City avoid liability, it is prudent to require persons seeking compensation from the City to file a claim with the City before bringing suit. Such action assists the City by allowing it to conduct an early investigation of the facts, facilitate fiscal planning for potential liabilities, and help avoid similar liabilities in the future.

C. Under the California Government Claims Act (Government Code §§ 810-966.6) nearly all claims for monetary damages must be filed with the City. A public entity may, however, require persons to comply with the Government Claims Act for various other claims.

D. It is in the public interest for the City to require that persons seeking to recover monetary damages from the City to file a claim that conforms with the requirements established by the Government Claims Act.

E. Effective January 1, 2021, the Government Claims Act allows the City to expressly allow electronic filing of claims. The City Council finds it to be in the public interest to allow for such electronic filings.

F. A review of the Monterey Park Municipal Code ("MPMC") shows that its regulations regarding claims and procedures for challenging final decisions made by the City should be amended to comply with existing law. The MPMC sections governing such procedures were adopted in 1919, 1948, 1949, 1955, 1958 and 1963. This Ordinance is intended to bring the MPMC into compliance with current California law.

SECTION 2: MPMC Chapter 3.12 is amended in its entirety to read as follows:

Chapter 3.12

Claims and Writs

3.12.010. **Claims for money or damages.**

A. Before bringing suit against the city; its elected or appointed officials; or employees, any claims for money or damages must be presented and acted upon in accordance with the Government Claims Act (Government Code §§ 810-966.6).

B. Claims filed pursuant to this section must be filed with the city clerk and contain the information required by Government Code § 910, and any succeeding statute, and in a form substantially similar to that required by the city and Government Code § 910.4.

C. Pursuant to Government Code § 935, claims against the city for matters identified in Government Code §§ 905, *et seq*. that are not otherwise governed by the California Government Claims Act or another state law or regulation expressly relating thereto, must conform to the filing requirements of this chapter.

3.12.020. **Electronic Filing**. Electronic filing of claims submitted pursuant to the Government Claims Act or this Chapter are expressly authorized in accordance with Government Code § 915(a)(3). The City Manager is authorized to promulgate such administrative policies and procedure that are required to implement this section in a form approved by the City Attorney. The City will not accept any electronic filings until the City Manager promulgates such administrative policies and procedures.

3.12.030. **Writ Challenge.**

Persons dissatisfied with a final decision made by the city council, the planning commission, or a city official, as designated by this code, may challenge that final decision pursuant to Code of Civil Procedure § 1094.6 within 90 days of that final decision. A "final decision" is defined by Code of Civil Procedure § 1094.6(e). Notices required by Code of Civil Procedure § 1094.6(f) for final decisions must be substantively worded as follows: "This constitutes the City's final decision and becomes immediately effective. Any challenge brought against this final decision must be filed within 90 days pursuant to Code of Civil Procedure § 1094.6."

SECTION 3. *Environmental Review.* This Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq*., the "CEQA Guidelines"). Based upon that review, this Ordinance is exempt from further review pursuant to CEQA Guidelines §15061(b)(3) because it can be

seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 4. *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 5. *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 6. *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 8. *Recording*. 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 fifteen (15) days after the passage and adoption of this Ordinance and cause it to be published or posted in accordance with California law.

SECTION 9. *Effectiveness*. This Ordinance will take effect on the 30th day following its final passage and adoption.

ORDINANCE NO. _____ WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF MARCH ___, 2021.

_____
Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

City Council Staff Report

DATE: February 17, 2021

AGENDA ITEM NO: New Business
Agenda Item 5-C

TO: The Honorable City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Consideration and possible action to adopt a Resolution Establishing Rules for Conducting City Council Meetings in accordance with Government Code § 36813.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution amending the City Council's existing policies and procedures to amend the City Council meeting policies and procedures to, among other things, replace "Robert's Rules of Order" with "Rosenberg's Rules of Order" for parliamentary procedure; and

2. Taking such additional, related action that may be desirable.

FISCAL IMPACT

There is no fiscal impact as a result of this action.

DISCUSSION

If adopted, the draft resolution would establish general requirements for public meetings held by the City Council and its subordinate boards and commissions. While there are existing City Council policies and procedures, these have not been comprehensively revised since 2013. Among other things, the draft resolution clarifies that the Mayor is the presiding officer; that all public comments should be directed to the City Council; and establishes some of the more common parliamentary procedures for conducting local government meetings. This includes replacing the traditional "Robert's Rules of Order" with the "Rosenberg's Rules of Order" (published by the League of California Cities) that is more applicable to city councils (instead of multi-member governing bodies, e.g., the California Legislature). Some cities have already adopted such rules; most recently, the City of Santa Clarita in 2019. The draft resolution would apply to all boards and commissions unless those bodies adopted separate rules. In that regard, the Planning Commission adopted substantially similar policies and procedures in 2020 (see attached).

Respectfully submitted,

Vincent D. Chang,
City Clerk

Attachments:

1. Planning Commission Resolution No. 20-02
2. Draft Resolution including Rosenberg's Rules of Order

ATTACHMENT 1
Planning Commission Resolution No. 20-02

RESOLUTION NO. 20-02

A RESOLUTION ESTABLISHING PROCEDURAL RULES FOR CONDUCTING PLANNING COMMISSION MEETINGS IN ACCORDANCE WITH MONTEREY PARK MUNICIPAL CODE §§ 2.56.050 AND 2.82.080(C), AND APPLICABLE LAW.

BE IT RESOLVED by the Monterey Park Planning Commission as follows:

SECTION 1: Pursuant to Monterey Park Municipal Code ("MPMC") §§ 2.56.050 and 2.82.080 and applicable law, the Planning Commission adopts the following procedural rules for conducting Planning Commission meetings:

"RULES OF PROCEDURE

Rule 1: Authority

Pursuant to MPMC §§ 2.56.050 and 2.82.080, and applicable law, the Planning Commission establishes these by-laws, entitled "Rules of Procedure," for conducting its meetings. The following Rules become effect upon the Planning Commission's adoption and remain effective unless amended or superseded. These Rules are intended to comply with, the Ralph M. Brown Act (Government Code §§ 54950-54962). The Brown Act will supersede any conflicting provision of the Rules.

Rule 2: General Rules

Rule 2.1: Public Meetings

All meetings (except closed sessions as provided by State law) of the Commission are open to the public.

Rule 2.2: Rules of Order

A. Planning Commission proceedings should be governed by common sense and good taste. Pursuant to applicable laws, including, without limitation, the Monterey Park Municipal Code, any issue of procedure relating to the conduct of a meeting or hearing not otherwise provided for in these Rules may be determined by the Chairperson, subject to a vote of the entire Commission. In addition, the Planning Commission may, upon majority vote, alter or modify any provision of this Policy when appropriate or desirable.

B. These Rules are adopted to expedite the Planning Commission's business transactions in an orderly fashion and are procedural only.

Failure to strictly observe these rules will not affect the Commission's jurisdiction or invalidate any Commission action conforming with applicable law.

C. The Commission will abide by those Rules of Decorum that may be adopted by the City Council for use by its boards, commissions, and committees.

Rule 2.3: Meeting Dates/Times

Regular meetings will be held on the second and fourth Tuesdays of each month. Adjourned regular or special meetings may be called by the Chairperson or a majority of the Commission. All regular meetings will convene at 7:00 p.m. unless noticed at a different time by publishing a notice and/or posting a notice in at least three conspicuous places.

Rule 2.4: Quorum

Three members of the Commission constitute a quorum. Should less than a quorum be in attendance, the Secretary will list the attendees in the minutes, and they will adjourn the meeting to a later set time. In the event no members of the Commission are present the Secretary will adjourn the meeting to a later set time pursuant to Government Code § 54955.

Rule 2.5: Vote

A majority of a quorum is required to transact business except that three affirmative votes of the Commission's members are required to approve the following substantive applications: General Plan Amendments and Amendments to the MPMC, Zone Changes, Variances, Conditional Use Permits, Prezoning for Annexations, Subdivision Maps, and Parcel Maps. If a motion to approve a substantive matter fails because it does not receive three affirmative votes, the matter will be automatically continued to the next regular Planning Commission meeting. If the substantive matter is neither approved nor denied at the next regular meeting, the project is deemed denied unless the applicant requests an additional vote at the next regular meeting. No appeal fee will be charged for an appeal required as a result of a tie vote or due to the lack of four affirmative votes to approve a matter which is not subsequently denied.

Rule 2.6: Minutes of Proceedings

The Secretary will record an account of all public proceedings of the Planning Commission into the Commission's official minutes. These minutes will become public record after Commission approval.

Rule 2.7: Right of Floor

Commissioners wishing to speak must first be recognized by the Chairperson and, with the exception of City Communications, limit any remarks to the agenda matter being considered.

Rule 2.8: City Planner

The City Planner will attend all meetings of the Commission unless excused. In his/her absence, the City Planner will designate an Acting City Planner to attend. The City Planner may make recommendations and has the right to take part in all Planning Commission discussions of the Commission, but cannot vote.

Rule 2.9: City Attorney

The City Attorney or designee should attend all meetings of the Commission. The City Attorney or designee , upon request, may give opinions, either written or oral, on questions of law and act as the Commission's parliamentarian.

Rule 2.10: Secretary

The Secretary will attend all meetings of the Commission unless excused. The Secretary will record, prepare, and maintain the Commission's official record and perform other related duties as prescribed by the Commission and/or City Planner.

Rule 3: Chairperson – Duties

Rule 3.1: Chairperson – Elect

The Chairperson is elected by a majority vote of the Commission for a one-year term in May of each year. The Chairperson must be a Member of the Planning Commission and retains all the powers of a Commissioner.

Rule 3.2: Vice Chairperson

The Vice Chairperson is elected by a majority vote of the Commission for a one-year term in May of each year. The Vice Chairperson must be a Member of the Planning Commission and retains all the powers of a Commissioner.

Rule 3.3: Presiding Officer

The Chairperson, if present, will preside at all meetings. In the Chairperson's absence, the Vice Chairperson will preside. In the absence of both, the Commissioners present will select a Temporary Presiding Officer by majority vote.

Rule 3.4: Call to Order

The Chairperson or Vice Chairperson will bring the meeting to order at the time noticed in accordance with applicable law. In the absence of both, the meeting will be called to order by the Secretary.

Rule 3.5: Point of Order

The Chairperson will determine all points of order, subject to the right of any Commissioner to appeal to a vote of a majority of the quorum.

Rule 3.6: Motion to Be Stated

The Chairperson will state all motions submitted for a vote and announce the result. A roll call vote must be taken upon the request of any Commissioner.

Rule 4: Preparation of Agenda

Rule 4.1: Agenda Preparation

The Agenda will be prepared in accordance with the procedure directed by the City Planner. The Agenda should be delivered to the Chairperson and Commissioners by 5:00 p.m. on the Friday before the Commission's regular Tuesday meeting. In the event of a Special Meeting, agenda materials should be delivered as promptly as is practicable.

Rule 4.2: Minutes

Unless requested by a majority of the quorum, minutes may be approved without reading.

Rule 4.3: Consent Calendar

Items listed under the Consent Calendar are those items the City Planner believes will not require Commission discussion and are routine in content. Also listed under the Consent Calendar are resolutions confirming action from a previous meeting which are

brought back for approval of form rather than approval of action. Items may be pulled for separate discussion or clarification at any Commissioner's request, or upon receipt of a written request for public comment on the item.

Rule 4.4: City Communications

Items of interest that are not on the Agenda, such as conference or meeting reports, may be discussed under this item. No action, other than to "receive or refer to staff" may be taken.

Rule 4.5: Actions Limited to Posted Agenda

The Planning Commission cannot take action on any item not appearing on the posted Agenda except under the conditions permitted by Government Code § 54954.2.

Rule 4.6: Future Agenda Items

Each Agenda will include an Agenda item entitled "Future Agenda Items." During this section of the Agenda any Commissioner may make a motion only to place an item on a future Agenda. The motion is non-debatable. Placement of an item on a future Agenda requires a majority vote. The City Planner has discretion as to when the item will be placed on the Agenda, unless otherwise directed by the Planning Commission.

Rule 5: Citizens' Rights

Rule 5.1: Addressing the Commission

A. Any person may address the Commission under the following portions of the Agenda:

(1) Under the Public Comment portion of the Agenda.

(2) Public Hearings.

(3) With the consent of a majority of the quorum of the Commission.

B. Persons seeking to address the Commission must comply with the following:

(1) Members of the public may address the Commission only on items within the subject-matter jurisdiction of the Commission. A determination of whether an item is appropriate for discussion will

be made by the Chairperson with the Commission's consent and upon advice by the City Attorney or designee.

(2) Each person addressing the Commission must submit such written information as the Secretary may require for the record, step to the podium and give their name and address for the record.

(3) Each speaker is limited to five minutes on Public Comment and a total of five minutes on all other items on the Agenda. Exception - See Public Hearing Procedures under Section 7 and following.

(4) All remarks must be directed to the Chairperson and Commission as a body and not to any particular Commissioner.

(5) No person, other than Commissioners and the person having the floor, are permitted to participate in the discussion except as otherwise requested by the Chairperson.

(6) No question may be asked of Commissioners or City staff except through the Chairperson.

C. When any identifiable group of persons, as distinguished from the general public, seeks to address the Commission on the same agenda item, the Chairperson has the discretion to ask that the group select a spokesperson to address the Commission. If additional issues are to be presented at the hearing by any other member of such group, the Chairperson may limit the number of persons to address the Commission to avoid unnecessary repetition of information presented to the Commission.

Rule 5.2: Disrupting legal meetings

Any member of the public making disruptive remarks or who becomes disruptive while addressing the Commission or attending the Commission meeting so as to disrupt, disturb or otherwise impede the orderly conduct of the Commission meeting will be removed forthwith by the Presiding Officer and barred from further audience before the Commission at that meeting unless permission to continue is granted by a majority vote of the Commission.

Rule 6: Document Preparation

Unless otherwise directed by the Commission or City Planner, all documents must, before being placed on the Agenda, be approved as to form and legality by the City Attorney or designee. Such

approval must be indicated by a signature on the last page of the document.

Rule 7: Procedures Regarding Public Hearings

Rule 7.1: Introduction

Chairperson announces subject of the Public Hearing, confirms with the Secretary that the Public Hearing was correctly noticed, and declares the Public Hearing open. Conflicts, if any, are declared and ex parte contacts, if any, are disclosed.

Rule 7.2: Staff and Written Material Presentation

A. Staff summary report and other written material included in the Agenda packet is received and filed. Written comments (e.g. protest, etc.) are noted for the record.

B. Written material not in the Agenda packet, if any, is received and filed.

C. Oral staff report, if any, is presented by staff member.

D. Staff responds to Commissioner questions.

Rule 7.3: Public Testimony

A. Purpose is to provide opportunity to interested persons wishing to support or oppose the matter being considered.

B. Chairperson instructs members of the audience:

(1) To fill out a form prepared by the Secretary;

(2) To speak from the podium;

(3) To give their name and address before speaking;

(4) That the time limit for each speaker is generally five minutes; and

(5) That repetition should be avoided.

C. The applicant/representative will normally speak first. Applicant/ representative presentation is limited to ten minutes, any portion of which can be used for rebuttal.

D. Questions by speakers will be noted and, if possible, answered before Commission deliberation.

E. Following public testimony, the applicant/representative will have an opportunity for rebuttal.

Rule 7.4: Commission Deliberation

A. After the Chairperson has determined that no other member of the audience wishes to speak, the Planning Commission may deliberate.

B. The Commission may ask questions of speakers for clarification.

C. Staff and/or Commission answers prior speakers' questions.

D. The Commission makes a motion and debates.

Rule 7.5: Commission Action

A. The Commission may, at this time, continue the open Public Hearing.

(1) This should be done if any additional information is requested (e.g. a staff report).

(2) Continuing a Public Hearing to a specific date does not require additional notice.

B. Vote on the item.

C. Offer amendments or substitute motions allowing additional public comment.

D. Close the Public Hearing and continue the matter to a later date for a decision (note that no additional reports or testimony may be received if the Public Hearing has been closed).

Rule 8: Miscellaneous Rules

Rule 8.1: Silence

During a collective vote (Ayes and Nays), silence of any Commissioner denotes an affirmative vote.

Rule 8.2: Continuance of an Item

A. Continuance by a Commissioner.

Upon a Commissioner's request and by majority vote, an item (not subject to a deadline) may be continued to the next agreed upon meeting.

B. Continuances Requested by Someone Not a Commissioner.

Anyone may request a continuance of an item and the Commission, by majority vote, may grant a continuance.

Rule 8.3: Failure to Vote

Every Commissioner should vote unless disqualified by reason of a Conflict of Interest. If a member abstains because of a legal conflict of interest, he/she is not counted as part of the quorum and is not deemed to be voting.

If a member abstains for reasons other than a legal conflict of interest, he/she will be counted in establishing a quorum. Such an abstention will counted with the majority vote of the quorum unless there is no majority in which case it will not be counted as a vote.

Rule 8.4: Lost Motions

A lost motion is one that fails to receive the necessary number of votes to carry. To revive a lost motion at the same meeting, the proper action is a motion to reconsider.

Rule 8.5: Motion to Reconsider

A motion to reconsider any action taken by the Commission may be made in accordance with the following:

A. The motion must be made by a Commissioner the majority vote, or, in the case of a lost motion, by any Commissioner and may be seconded by any Commissioner.

B. The motion must be made before the adjournment of the meeting at which the original action was taken.

C. The motion is debatable and has precedence over a pending motion.

D. Except as otherwise provided, if the action to be reconsidered is a Public Hearing item, it must be re-noticed in the event the motion to reconsider passes. Where it is clearly established that all interested members of the public are still present, the item may be reconsidered without further notice.

Rule 8.6: Tie Votes

If a tie vote occurs when a Member of the Commission is absent, the item will be automatically continued once to the next regular meeting of the Commission. Except in the event of an appeal to the Commission, if a tie vote occurs as a result of the abstention of a Commissioner, the motion is lost. If a tie vote on an appeal occurs as a result of the abstention of a Commissioner, the appeal is deemed denied.

Rule 8.7: Changing the Vote

A Commissioner may change his/her vote only if the change is made immediately following the announcement of the vote by the Chairperson and before the next agenda item is announced.

Rule 8.8: Abstention

A Commissioner who publicly announces that he/she is abstaining from voting on a particular matter will not subsequently be allowed to withdraw the abstention.

Rule 8.9: Presentation of Evidence

A. Oral Evidence

Oral evidence may be taken on oath or affirmation if requested by the Commission.

B. Exhibits and Documents

Documentary evidence, exhibits, written communications, and documents used and relied upon by the Commission during Commission meetings must be made part of the record.

C. Communications and Petitions

All communications and petitions must be read aloud either in full or in summary. A reading in full must be made at the request of a majority of the Commission. All such communications and petitions may be placed into evidence at the Commission's discretion.

D. Staff Reports

A written staff report should be prepared and orally reviewed as part of the staff presentation. Such report is evidence and part of the record.

E. Large Maps and Displays

Large size maps and displays presented for use at the hearing should be displayed in full view of the Commission. When practicable, such maps or displays, or their authentic reductions, will be placed into the record.

F. Admissible Evidence

A Public Hearing need not be conducted according to legal rules of evidence. Any relevant evidence may be accepted if it relevant and the type of evidence upon which reasonable persons rely upon in conducting serious affairs. Irrelevant and unduly repetitious evidence will be excluded.

Rule 8.10: Personal Privilege

The right of a Commissioner to address the Commission on a question of personal privilege is limited to cases where the integrity, character, or motives of the Commissioner is in question or where the Commission's welfare is concerned. The Commissioner may not interrupt the speaker, however, until recognized by the Chairperson.

Rule 8.11: Protests

Any Commissioner has the right to enter into public record reasons for dissent or protests against any motion carried by the majority.

Rule 9: Rules of Debate

Rule 9.1: Chairperson as Presiding Officer

The Chairperson may move, second, and debate from the Chair, retains all rights and privileges of a Commissioner.

Rule 9.2: Appeals

Any ruling of the Chairperson may be appealed at the request of any Commissioner. The Chairperson must call for a roll call vote to determine if the ruling is upheld.

Rule 9.3: Motions

A motion may be debated by the Commission after it is made. During debate, any Member of the Commission may "Call for a second." If a second is not forthcoming, the motion dies for lack of a second. If the motion is seconded, the debate may continue.

Rule 9.4: Precedence of Motions

When a motion is before the Commission, no other motion may be considered except:

A. Motion to Amend - (debatable only as it relates to the amendment).

An amendment which modifies the motion is an order, however, a substitute motion is in order if the intent is changed. Amendments are voted on first, the main motion vote is last. A motion may be amended more than once with each amendment being voted on separately. There shall only be one amending motion on the floor at any one time.

B. Motion to Postpone - (A motion to postpone indefinitely is debatable).

If such a motion is adopted, the principal question is lost. Motion to postpone to a definite time is subject to debate and amendment as it relates to propriety of the postponement and time set.

C. Motion to Table - (Undebatable and not subject to amendment).

The purpose of a motion to table is to temporarily bypass the item. If a motion to table is adopted, the item may be taken from the table at any time before the adjournment of the next regular meeting. If the item is not taken from the table in the time specified, the business of the item is lost.

D. Motion for Previous Question

A motion for previous question closes debate on the main motion and is non-debatable. If motion fails, debate is reopened; if motion passes, then vote must be taken on the main motion.

Rule 10: Election of Chairperson and Vice Chairperson

Rule 10.1: Time of Election.

The election of the Chairperson and Vice Chairperson will take place at the first regular meeting of the Planning Commission in May of each year.

Rule 10.2: Procedure for Chairperson election.

A. The Secretary will state the procedures for electing the Chairperson and Vice Chairperson.

B. The election of the Chairperson will be conducted by the Secretary or an appointed Deputy Secretary (collectively "Secretary").

C. The Secretary will declare that the office of Chairperson is vacant and that nominations are open.

D. Any member of the Planning Commission may nominate any member of the Planning Commission as Chairperson, including him or herself. A second to a nomination is not required.

E. Any member of the City Commission may move to close the nominations at any time after all Commissioners have had the opportunity to make a nomination. The motion requires a second and must receive a vote of a majority of the Planning Commission to pass.

F. After nominations have been closed, the Secretary will call for the vote on the election of the Chairperson.

G. The nominees will be voted on in the order the nominations were made.

H. The first Commissioner receiving the vote of a majority of the Planning Commission is the Chairperson and the election will be closed.

I. If no member of the Planning Commission receives a majority vote, the Secretary will re-open the nominations and conduct a new election until a Chairperson is elected.

Rule 10.3: Procedure for the Vice-Chairperson Election.

The election of the Vice Chairperson will be conducted in the same manner as the election of the Chairperson, except that the Chairperson, not the Secretary, will conduct the election.

Rule 11: Adjournment

At 9:30 p.m., if the business has not concluded, the Chairperson will poll all Commissioners and upon majority vote, the meeting will be

extended for a maximum of one hour. If business has not been concluded after a subsequent hour, the meeting may be further extended by one-hour increments upon a majority vote.

Rule 12: Amendment/Suspension

The Commission may amend or suspend these rules at any time upon majority vote of the Commission.

Rule 13: Appeals to City Council

Persons who are dissatisfied with a decision of the Planning Commission may have the right to seek review of that decision by the City Council. Such an appeal must be perfected within 10 days of the Commission's decision."

SECTION 2: This Resolution supersedes all previous resolutions purporting to establish rules and procedures for conducting Planning Commission meetings. Accordingly, those resolutions are rendered moot upon adoption of this Resolution and are accordingly repealed.

SECTION 3: *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 4: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 12th day of May, 2020.

Chairperson

Approved as to Form:

By:
Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 2
Draft Resolution

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING PROCEDURAL RULES FOR CONDUCTING CITY COUNCIL MEETINGS.

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

SECTION 1: The City Council adopts the following procedural rules for conducting City Council meetings:

"RULES OF PROCEDURE

Rule 1: Authority

The City Council establishes these by-laws, entitled "Rules of Procedure," for conducting its meetings. The following Rules become effect upon the City Council's adoption and remain effective unless amended or superseded. These Rules are intended to comply with, the Ralph M. Brown Act (Government Code §§ 54950-54962). The Brown Act will supersede any conflicting provision of the Rules.

Rule 2: General Rules

Rule 2.1: Public Meetings

All meetings (except closed sessions as provided by California law) of the Council are open to the public.

Rule 2.2: Rules of Order

A. City Council proceedings should be governed by common sense and good taste. Pursuant to applicable laws, including, without limitation, the Monterey Park Municipal Code, any issue of procedure relating to the conduct of a meeting or hearing not otherwise provided for in these Rules may be determined by the Mayor, subject to a vote of the entire Council. In addition, the City Council may, upon majority vote, alter or modify any provision of this Policy when appropriate or desirable.

B. City Council proceedings are generally governed by Rosenberg's Rules of Order on all matters pertaining to parliamentary law (attached as Exhibit "A," and incorporated by reference). Notwithstanding Rosenberg's Rules of Order, motions will be voted upon in the order in which they are made. Moreover, nothing prevents the City Council expressly adopting a rule or procedure that may be inconsistent with Rosenberg's Rules of Order. No City Council action can be invalidated, or the legality of otherwise affected, by the failure or omission to observe or follow Rosenberg's Rules of Order or any other City Council approved rule of procedure.

C. These Rules are adopted to expedite the City Council's business transactions in an orderly fashion and are procedural only. Failure to strictly observe these rules will not affect the Council's jurisdiction or invalidate any Council action conforming with applicable law.

D. The Council will abide by those Rules of Decorum that may be adopted by the City Council for use by its boards, Councils, and committees.

Rule 2.3: Quorum

Three members of the Council constitute a quorum. Should less than a quorum be in attendance, the City Clerk will list the attendees in the minutes, and they will adjourn the meeting to a later set time. In the event no members of the Council are present the City Clerk will adjourn the meeting to a later set time pursuant to Government Code § 54955.

Rule 2.4: Vote

A majority of a quorum is required to transact business except that three affirmative votes of the Council's members are required to approve the following substantive applications: General Plan Amendments and Amendments to the MPMC, Zone Changes, Variances, Conditional Use Permits, Prezoning for Annexations, Subdivision Maps, and Parcel Maps. If a motion to approve a substantive matter fails because it does not receive three affirmative votes, the matter will be automatically continued to the next regular City Council meeting. If the substantive matter is neither approved nor denied at the next regular meeting, the project is deemed denied unless the applicant requests an additional vote at the next regular meeting. No appeal fee will be charged for an appeal required as a result of a tie vote or due to the lack of four affirmative votes to approve a matter which is not subsequently denied.

Rule 2.5: Minutes of Proceedings

The City Clerk will record an account of all public proceedings of the City Council into the Council's official minutes. These minutes will become public record after Council approval.

Rule 2.6: Right of Floor

Councilmembers wishing to speak must first be recognized by the Mayor and, with the exception of City Communications, limit any remarks to the agenda matter being considered.

Rule 2.7: City Manager

The City Manager will attend all meetings of the Council unless excused. In his/her absence, the City Manager will designate an Acting City Manager to attend. The City Manager may make recommendations and has the right to take part in all City Council discussions of the Council but cannot vote.

Rule 2.8: City Attorney

The City Attorney or designee should attend all meetings of the Council. The City Attorney, or designee, upon request, may give opinions, either written or oral, on questions of law and act as the Council's parliamentarian.

Rule 2.9: City Clerk

The City Clerk will attend all meetings of the Council unless excused. The City Clerk will record, prepare, and maintain the Council's official record and perform other related duties as prescribed by the Council and/or City Manager.

Rule 3: Mayor – Duties

Rule 3.1: Presiding Officer

The Mayor, if present, will preside at all meetings. In the Mayor's absence, the Vice Mayor will preside. In the absence of both, the Councilmembers present will select a Temporary Presiding Officer by majority vote.

Rule 3.2: Call to Order

The Mayor or Vice Mayor will bring the meeting to order at the time noticed in accordance with applicable law. In the absence of both, the meeting will be called to order by the City Clerk.

Rule 3.3: Point of Order

The Mayor will determine all points of order, subject to the right of any Councilmember to appeal to a vote of a majority of the quorum.

Rule 3.4: Motion to Be Stated

The Mayor will state all motions submitted for a vote and announce the result. A roll call vote must be taken upon the request of any Councilmember.

Rule 4: Preparation of Agenda

Rule 4.1: Agenda Preparation

The Agenda will be prepared in accordance with the procedure directed by the City Manager. The Agenda should be delivered to the Mayor and Councilmembers by 5:00 p.m. on the Friday before the Council's regular Wednesday meeting. In the event of a Special Meeting, Agendas should be delivered as promptly as is practicable.

Rule 4.2: Minutes

Unless requested by a majority of the quorum, minutes may be approved without reading.

Rule 4.3: Consent Calendar

Items listed under the Consent Calendar are those items the City Manager believes will not require Council discussion and are routine in content. Also listed under the Consent Calendar are resolutions confirming action from a previous meeting which are brought back for approval of form rather than approval of action. Items may be pulled for separate discussion or clarification at any Councilmember's request, or upon receipt of a written request for public comment on the item.

Rule 4.4: City Communications

Items of interest that are not on the Agenda, such as conference or meeting reports, may be discussed under this item. No action, other than to "receive or refer to staff" may be taken.

Rule 4.5: Actions Limited to Posted Agenda

The City Council cannot take action on any item not appearing on the posted Agenda except under the conditions permitted by Government Code § 54954.2.

Rule 4.6: Future Agenda Items

Each Agenda will include an Agenda item entitled "Future Agenda Items." During this section of the Agenda any Councilmember may make a motion only to place an item on a future Agenda. The motion is non-debatable. Placement of an item on a future Agenda requires a majority vote. The City Manager has discretion as to when the item will be placed on the Agenda, unless otherwise directed by the City Council.

Rule 5: Citizens' Rights

Rule 5.1: Addressing the Council

A. Any person may address the Council under the following portions of the Agenda:

(1) Under the Public Comment portion of the Agenda.

(2) Public Hearings.

(3) With the consent of a majority of the quorum of the Council.

B. Persons seeking to address the Council must comply with the following:

(1) Members of the public may address the Council only on items within the subject-matter jurisdiction of the Council. A determination of whether an item is appropriate for discussion will be made by the Mayor with the Council's consent and upon advice by the City Attorney or designee.

(2) Each person addressing the Council must submit such written information as the City Clerk may require for the record, step to the podium and give their name and address for the record.

(3) Each speaker is limited to five minutes on Public Comment and a total of five minutes on all other items on the Agenda. Exception - See Public Hearing Procedures under Section 7 and following.

(4) All remarks must be directed to the Mayor and Council as a body and not to any particular Councilmember.

(5) No person, other than Councilmembers and the person having the floor, are permitted to participate in the discussion except as otherwise requested by the Mayor.

(6) No question may be asked of Councilmembers or City staff except through the Mayor.

C. When any identifiable group of persons, as distinguished from the general public, seeks to address the Council on the same agenda item, the Mayor has the discretion to ask that the group select a spokesperson to address the Council. If additional issues are to be presented at the hearing by any other member of such group, the Mayor may limit the number of persons to address the Council to avoid unnecessary repetition of information presented to the Council.

Rule 5.2: Disrupting legal meetings

Any member of the public making disruptive remarks or who becomes disruptive while addressing the Council or attending the Council meeting so as to disrupt, disturb or otherwise impede the orderly conduct of the Council meeting will be removed forthwith by the Presiding Officer and barred from further audience before the Council at that meeting unless permission to continue is granted by a majority vote of the Council.

Rule 6: Document Preparation

Unless otherwise directed by the Council or City Manager, all documents must, before being placed on the Agenda, be approved as to form and legality by the City Attorney or designee. Such approval must be indicated by a signature on the last page of the document.

Rule 7: Procedures Regarding Public Hearings

Rule 7.1: Introduction

Mayor announces subject of the Public Hearing, confirms with the City Clerk that the Public Hearing was correctly noticed, and declares the Public Hearing open. Conflicts, if any, are declared and ex parte contacts, if any, are disclosed.

Rule 7.2: Staff and Written Material Presentation

A. Staff summary report and other written material included in the Agenda packet is received and filed. Written comments (e.g. protest) are noted for the record.

B. Written material not in the Agenda packet, if any, is received and filed.

C. Oral staff report, if any, is presented by staff member.

D. Staff responds to Councilmember questions.

Rule 7.3: Public Testimony

A. Purpose is to provide opportunity to interested persons wishing to support or oppose the matter being considered.

B. Mayor instructs members of the audience:

(1) To fill out a form prepared by the City Clerk;

(2) To speak from the podium;

(3) To give their name and address before speaking;

(4) That the time limit for each speaker is generally five minutes; and

(5) That repetition should be avoided.

C. The applicant/representative will normally speak first. Applicant/ representative presentation is limited to ten minutes, any portion of which can be used for rebuttal.

D. Questions by speakers will be noted and, if possible, answered before Council deliberation.

E. Following public testimony, the applicant/representative will have an opportunity for rebuttal.

Rule 7.4: Council Deliberation

A. After the Mayor determines that no other member of the audience wishes to speak, the City Council may deliberate.

B. The Council may ask questions of speakers for clarification.

C. Staff and/or Council answers prior speakers' questions.

D. The Council makes a motion and debates.

Rule 7.5: Council Action

A. The Council may, at this time, continue the open Public Hearing.

(1) This should be done if any additional information is requested (e.g., a staff report).

(2) Continuing a Public Hearing to a specific date does not require additional notice.

B. Vote on the item.

C. Offer amendments or substitute motions allowing additional public comment.

D. Close the Public Hearing and continue the matter to a later date for a decision (note that no additional reports or testimony may be received if the Public Hearing has been closed).

Rule 8: Miscellaneous Rules

Rule 8.1: Silence

During a collective vote (Ayes and Nays), silence of any Councilmember denotes an affirmative vote.

Rule 8.2: Continuance of an Item

A. Continuance by a Councilmember.

Upon a Councilmember's request and by majority vote, an item (not subject to a deadline) may be continued to the next agreed upon meeting.

B. Continuances Requested by Someone Not a Councilmember.

Anyone may request a continuance of an item and the Council, by majority vote, may grant a continuance.

Rule 8.3: Failure to Vote

Every Councilmember should vote unless disqualified by reason of a Conflict of Interest. If a member abstains because of a legal conflict of interest, he/she is not counted as part of the quorum and is not deemed to be voting.

If a member abstains for reasons other than a legal conflict of interest, he/she will be counted in establishing a quorum. Such an abstention will counted with the majority vote of the quorum unless there is no majority in which case it will not be counted as a vote.

Rule 8.4: Lost Motions

A lost motion is one that fails to receive the necessary number of votes to carry. To revive a lost motion at the same meeting, the proper action is a motion to reconsider.

Rule 8.5: Motion to Reconsider

A motion to reconsider any action taken by the Council may be made in accordance with the following:

A. The motion must be made by a Councilmember the majority vote, or, in the case of a lost motion, by any Councilmember and may be seconded by any Councilmember.

B. The motion must be made before the adjournment of the meeting at which the original action was taken.

C. The motion is debatable and has precedence over a pending motion.

D. Except as otherwise provided, if the action to be reconsidered is a Public Hearing item, it must be re-noticed in the event the motion to reconsider passes. Where it is clearly established that all interested members of the public are still present, the item may be reconsidered without further notice.

Rule 8.6: Tie Votes

If a tie vote occurs when a Member of the Council is absent, the item will be automatically continued once to the next regular meeting of the Council. Except in the event of an appeal to the Council, if a tie vote

occurs as a result of the abstention of a Councilmember, the motion is lost. If a tie vote on an appeal occurs as a result of the abstention of a Councilmember, the appeal is deemed denied.

Rule 8.7: Changing the Vote

A Councilmember may change his/her vote only if the change is made immediately following the announcement of the vote by the Mayor and before the next agenda item is announced.

Rule 8.8: Abstention

A Councilmember who publicly announces that he/she is abstaining from voting on a particular matter will not subsequently be allowed to withdraw the abstention.

Rule 8.9: Presentation of Evidence

A. Oral Evidence

Oral evidence may be taken on oath or affirmation if requested by the Council.

B. Exhibits and Documents

Documentary evidence, exhibits, written communications, and documents used and relied upon by the Council during Council meetings must be made part of the record.

C. Communications and Petitions

All communications and petitions must be read aloud either in full or in summary. A reading in full must be made at the request of a majority of the Council. All such communications and petitions may be placed into evidence at the Council's discretion.

D. Staff Reports

A written staff report should be prepared and orally reviewed as part of the staff presentation. Such report is evidence and part of the record.

E. Large Maps and Displays

Large size maps and displays presented for use at the hearing should be displayed in full view of the Council. When practicable, such maps or displays, or their authentic reductions, will be placed into the record.

F. Admissible Evidence

A Public Hearing need not be conducted according to legal rules of evidence. Any relevant evidence may be accepted if it relevant and the type of evidence upon which reasonable persons rely upon in conducting serious affairs. Irrelevant and unduly repetitious evidence will be excluded.

Rule 8.10: Personal Privilege

The right of a Councilmember to address the Council on a question of personal privilege is limited to cases where the integrity, character, or motives of the Councilmember is in question or where the Council's welfare is concerned. The Councilmember may not interrupt the speaker, however, until recognized by the Mayor.

Rule 8.11: Protests

Any Councilmember has the right to enter into public record reasons for dissent or protests against any motion carried by the majority.

Rule 9: Rules of Debate

Rule 9.1: Mayor as Presiding Officer

The Mayor may move, second, and debate from the Chair, retains all rights and privileges of a Councilmember.

Rule 9.2: Appeals

Any ruling of the Mayor may be appealed at the request of any Councilmember. The Mayor must call for a roll call vote to determine if the ruling is upheld.

Rule 9.3: Motions

A motion may be debated by the Council after it is made. During debate, any Member of the Council may "Call for a second." If a second is not forthcoming, the motion dies for lack of a second. If the motion is seconded, the debate may continue.

Rule 10: Adjournment

At 11:00 p.m., if the business has not concluded, the Mayor will poll all Councilmembers and upon majority vote, the meeting will be extended for a maximum of one hour. If business has not been concluded after a

subsequent hour, the meeting may be further extended by one-hour increments upon a majority vote.

Rule 11: Amendment/Suspension

The Council may amend or suspend these rules at any time upon majority vote of the Council.

Rule 12: Certificates and Proclamations

Rule 12.1: Presentation of Certificates and Proclamations

Presentation of Certificates of Achievement, Appreciation, Recognition, and so forth, will be publicly presented on Tuesday evenings at a special meeting scheduled for 6:00 p.m. and conclude by 6:45 p.m. These meetings are not regular meetings; they are special meetings. Requests for such meetings must be made to the City Manager at least seven days before the requested date.

Rule 12.2: Time Allotment for Certificate Presentations

To provide an equitable time allotment for each Councilmember to present his/her certificates, each Councilmember has accorded nine minutes to conduct his/her presentation(s).

In the event a Councilmember does not wish to use his/her time to conduct a presentation(s), his/her time allotment will then be equally distributed to the remaining Councilmembers, with a maximum time allotment of 15 minutes per Councilmember.

Rule 12.3: Presentations Concerning City-Sponsored Events

The Mayor or Presiding Officer will conduct all presentations concerning events, groups, individuals, and organizations that are sponsored all, or in part, by the City of Monterey Park and/or affiliated with the City of Monterey Park.

Rule 12.4: Proclamation Presentations

The Mayor or Presiding Officer will conduct presentations concerning the announcements of an official position of the City Council at the regularly scheduled City Council meetings commencing at 6:30 p.m.

Rule 12.5: Certificate and Proclamation Signatures

Certificates and proclamations scheduled for City Council regular meeting presentations must include the signatures of all Council Members.

For specific events and galas in which a Councilmember(s) has been invited to attend:

1. One Councilmember is invited – the certificate requires only the attendee's signature.

2. If more than one Councilmember is invited and/or attending a specific event, the certificate requires the signature of all Councilmembers.

Rule 12.6: Specific Events – Requests for Certificates

To ensure timely and appropriate completion of certificates and to avoid duplication of certificate preparation, all requests for certificates should be provided to the City Manager's executive assistant."

SECTION 2: *Technology Protocols*. This Resolution adopts the "Technology Protocols" promulgated by the City Clerk's office on or about March 31, 2020 attached as Exhibit "B," and incorporated by reference. These Technology Protocols will continue in effect until the cessation of the COVID-19 Pandemic as determined either by the State of California or a subsequent City Council resolution. Upon termination of the Pandemic, the Technology Protocols will be of no further force or effect.

SECTION 3: *Supersession*. This Resolution supersedes all previous resolutions purporting to establish rules and procedures for conducting City Council meetings. Accordingly, those resolutions are rendered moot upon adoption of this Resolution and are repealed.

SECTION 4: *Severability*. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 5: *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: *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 7: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this ___ day of _____, 2021.

_____
Yvonne Yiu, Mayor

Attest:

_____
Vincent D. Chang, City Clerk

Approved as to Form:

_____
Karl H. Berger, City Attorney

Rosenberg's Rules of Order: Simple Parliamentary Procedures for the 21st Century

by Dave Rosenberg

The rules of procedure at meetings should be simple enough for most people to understand. Unfortunately, that hasn't always been the case. Virtually all clubs, associations, boards, councils and bodies follow a set of rules, *Robert's Rules of Order*, which are embodied in a small but complex book. Virtually no one I know has actually read this book cover to cover.

Worse yet, the book was written for another time and purpose. If you are running the British Parliament, *Robert's Rules of Order* is a dandy and quite useful handbook. On the other hand, if you're running a meeting of a five-member body with a few members of the public in attendance, a simplified version of the rules of parliamentary procedure is in order. Hence, the birth of "Rosenberg's Rules of Order."

This publication covers the rules of parliamentary procedure based on my 20 years of experience chairing meetings in state and local government. These rules have been simplified and slimmed down for 21st century meetings, yet they retain the basic tenets of order to which we are accustomed.

"Rosenberg's Rules of Order" are supported by the following four principles:

1. **Rules should establish order.** The first purpose of the rules of parliamentary procedure is to establish a framework for the orderly conduct of meetings.
2. **Rules should be clear.** Simple rules lead to wider understanding and participation. Complex rules create two classes: those who understand and participate and those who do not fully understand and do not fully participate.
3. **Rules should be user-friendly.** That is, the rules must be simple enough that citizens feel they have been able to participate in the process.
4. **Rules should enforce the will of the majority while protecting the rights of the minority.** The ultimate purpose of the rules of procedure is to encourage discussion and to facilitate decision-making by the body. In a democracy, the majority rules. The rules must enable the majority to express itself and fashion a result, while permitting the minority to also express itself (but not dominate) and fully participate in the process.

The Chairperson Should Take a Back Seat During Discussions

While all members of the governing body should know and understand the rules of parliamentary procedure, it is the chairperson (chair) who is charged with applying the rules of conduct. The chair should be well versed in those rules, because the chair, for all intents and purposes, makes the final ruling on the rules. In fact, all decisions by the chair are final unless overruled by the governing body itself.

Because the chair conducts the meeting, it is common courtesy for the chair to take a less active role than other members of the body in debates and discussions. This does *not* mean that the chair should not participate in the debate or discussion. On the contrary, as a member of the body, the chair has full rights to participate in debates, discussions and decision-making. The chair should, however, strive to be the last to speak at the discussion and debate stage, and should not make or second a motion unless he or she is convinced that no other member of the body will do so.

> There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire to move on.

The Basic Format for an Agenda Item Discussion

Formal meetings normally have a written, published agenda; informal meetings may have only an oral or understood agenda. In either case, the meeting is governed by the agenda and the agenda constitutes the body's agreed-upon road map for the meeting. And each agenda item can be handled by the chair in the following basic format.

First, the chair should clearly announce the agenda item number and should clearly state what the subject is. The chair should then announce the format that will be followed.

Second, following that agenda format, the chair should invite the appropriate people to report on the item, including any recommendation they might have. The appropriate person may be the chair, a member of the governing body,

a staff person, or a committee chair charged with providing information about the agenda item.

Third, the chair should ask members of the body if they have any technical questions for clarification. At this point, members of the governing body may ask clarifying questions to the people who reported on the item, and they should be given time to respond.

Fourth, the chair should invite public comments or, if appropriate at a formal meeting, open the meeting to public input. If numerous members of the public indicate a desire to speak to the subject, the chair may limit the time of each public speaker. At the conclusion of the public comments, the chair should announce that public input has concluded (or that the public hearing, as the case may be, is closed).

Fifth, the chair should invite a motion from the governing body members. The chair should announce the name of the member who makes the motion.

Sixth, the chair should determine if any member of the body wishes to second the motion. The chair should announce the name of the member who seconds the motion. It is normally good practice for a motion to require a second before proceeding with it, to ensure that it is not just one member of the body who is interested in a particular approach. However, a second is not an absolute requirement, and the chair can proceed with consideration and a vote on the motion even when there is no second. This is a matter left to the discretion of the chair.

Seventh, if the motion is made and seconded, the chair should make sure everyone understands the motion. This is done in one of three ways:

1. The chair can ask the maker of the motion to repeat it;
2. The chair can repeat the motion; or
3. The chair can ask the secretary or the clerk of the body to repeat the motion.

Eighth, the chair should now invite discussion of the motion by the members of the governing body. If there is no desired discussion or the discussion has ended, the chair should announce that the body will vote on the motion. If there has been no discussion or a very brief discussion, the vote should proceed immediately, and there is no need to repeat the motion. If there has been substantial discussion, it is normally best to make sure everyone understands the motion by repeating it.

> Debate on policy is healthy; debate on personalities is not. The chair has the right to cut off discussion that is too personal, too loud or too crude.

Ninth, the chair takes a vote. Simply asking for the "ayes" and then the "nays" is normally sufficient. If members of the body do not vote, then they "abstain." Unless the rules of the body provide otherwise or unless a super-majority is required (as delineated later in these rules), a simple majority determines whether the motion passes or is defeated.

Tenth, the chair should announce the result of the vote and should announce what action (if any) the body has taken. In announcing the result, the chair should indicate the names of the members, if any, who voted in the minority on the motion. This announcement might take the following form: "The motion passes by a vote of 3-2, with Smith and Jones dissenting. We have passed the motion requiring 10 days' notice for all future meetings of this governing body."

Motions in General

Motions are the vehicles for decision-making. It is usually best to have a motion before the governing body prior to discussing an agenda item, to help everyone focus on the motion before them.

Motions are made in a simple two-step process. First, the chair recognizes the member. Second, the member makes a motion by preceding the member's desired approach with the words: "I move …" A typical motion might be: "I move that we give 10 days' notice in the future for all our meetings."

The chair usually initiates the motion by:

1. Inviting the members to make a motion: "A motion at this time would be in order."
2. Suggesting a motion to the members: "A motion would be in order that we give 10-days' notice in the future for all our meetings."
3. Making the motion.

As noted, the chair has every right as a member of the body to make a motion, but normally should do so only if he or she wishes a motion to be made but no other member seems willing to do so.

The Three Basic Motions

Three motions are the most common:

1. **The basic motion.** The basic motion is the one that puts forward a decision for consideration. A basic motion might be: "I move that we create a five-member committee to plan and put on our annual fundraiser."
2. **The motion to amend.** If a member wants to change a basic motion that is under discussion, he or she would move to amend it. A motion to amend might be: "I move that we amend the motion to have a 10-member committee." A motion to amend takes the basic motion that is before the body and seeks to change it in some way.

3. **The substitute motion.** If a member wants to completely do away with the basic motion under discussion and put a new motion before the governing body, he or she would "move a substitute motion." A substitute motion might be: "I move a substitute motion that we cancel the annual fundraiser this year."

Motions to amend and substitute motions are often confused. But they are quite different, and so is their effect, if passed.

A motion to amend seeks to retain the basic motion on the floor, but to modify it in some way.

A substitute motion seeks to throw out the basic motion on the floor and substitute a new and different motion for it.

The decision as to whether a motion is really a motion to amend or a substitute motion is left to the chair. So that if a member makes what that member calls a motion to amend, but the chair determines it is really a substitute motion, the chair's designation governs.

When Multiple Motions Are Before The Governing Body

Up to three motions may be on the floor simultaneously. The chair may reject a fourth motion until the three that are on the floor have been resolved.

When two or three motions are on the floor (after motions and seconds) at the same time, the *first* vote should be on the *last* motion made. So, for example, assume the first motion is a basic "motion to have a five-member committee to plan and put on our annual fundraiser." During the discussion of this motion, a member might make a second motion to "amend the main motion to have a 10-member committee, not a five-member committee, to plan and put on our annual fundraiser." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we not have an annual fundraiser this year." The proper procedure would be as follows.

First, the chair would deal with the *third* (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion *passes*, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be complete. No vote would be taken on the first or second motions. On the other hand, if the substitute motion (the third motion) *failed*, the chair would proceed to consideration of the second (now the last) motion on the floor, the motion to amend.

If the substitute motion failed, the chair would then deal with the second (now the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the committee be five or 10 members). If the motion to amend *passed*, the chair would now move to consider the main motion (the first motion) as *amended*. If the motion to amend failed, the chair would now move to consider the main motion (the first motion) in its original format, not amended.

Third, the chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (five-member committee) or, if amended, would be in its amended format (10-member committee). And the question on the floor for discussion and decision would be whether a committee should plan and put on the annual fundraiser.

To Debate or Not to Debate

The basic rule of motions is that they are subject to discussion and debate. Accordingly, basic motions, motions to amend, and substitute motions are all eligible, each in their turn, for full discussion before and by the body. The debate can continue as long as members of the body wish to discuss an item, subject to the decision of the chair that it is time to move on and take action.

There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the body to move on. The following motions are *not* debatable (that is, when the following motions are made and seconded, the chair must immediately call for a vote of the body without debate on the motion):

A motion to adjourn. This motion, if passed, requires the body to immediately adjourn to its next regularly scheduled meeting. This motion requires a simple majority vote.

A motion to recess. This motion, if passed, requires the body to immediately take a recess. Normally, the chair determines the length of the recess, which may range from a few minutes to an hour. It requires a simple majority vote.

The challenge for anyone chairing a public meeting is to accommodate public input in a timely and time-sensitive way, while maintaining steady progress through the agenda items.

A motion to fix the time to adjourn. This motion, if passed, requires the body to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

A motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to

be placed on "hold." The motion may contain a specific time in which the item can come back to the body: "I move we table this item until our regular meeting in October." Or the motion may contain no specific time for the return of the item, in which case a motion to take the item off the table and bring it back to the body will have to be taken at a future meeting. A motion to table an item (or to bring it back to the body) requires a simple majority vote.

A motion to limit debate. The most common form of this motion is to say: "I move the previous question" or "I move the question" or "I call for the question." When a member of the body makes such a motion, the member is really saying: "I've had enough debate. Let's get on with the vote." When such a motion is made, the chair should ask for a second to the motion, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a two-thirds vote of the body. Note that a motion to limit debate could include a time limit. For example: "I move we limit debate on this agenda item to 15 minutes." Even in this format, the motion to limit debate requires a two-thirds vote of the body. A similar motion is a *motion to object to consideration of an item.* This motion is not debatable, and if passed, precludes the body from even considering an item on the agenda. It also requires a two-thirds vote.

If you are running the British Parliament, *Robert's Rules of Order* is a dandy and quite useful handbook.

Majority and Super-Majority Votes

In a democracy, decisions are made with a simple majority vote. A tie vote means the motion fails. So in a seven-member body, a vote of 4-3 passes the motion. A vote of 3-3 with one abstention means the motion fails. If one member is absent and the vote is 3-3, the motion still fails.

All motions require a simple majority, but there are a few exceptions. The exceptions occur when the body is taking an action that effectively cuts off the ability of a minority of the body to take an action or discuss an item. These extraordinary motions require a two-thirds majority (a super-majority) to pass:

Motion to limit debate. Whether a member says, "I move the previous question," "I move the question," "I call for the question" or "I move to limit debate," it all amounts to an attempt to cut off the ability of the minority to discuss an item, and it requires a two-thirds vote to pass.

Motion to close nominations. When choosing officers of the body, such as the chair, nominations are in order either from a nominating committee or from the floor of the body. A motion to close nominations effectively cuts off the right of the minority to nominate officers, and it requires a two-thirds vote to pass.

Motion to object to the consideration of a question. Normally, such a motion is unnecessary, because the objectionable item can be tabled or defeated straight up. However, when members of a body do not even want an item on the agenda to be considered, then such a motion is in order. It is not debatable, and it requires a two-thirds vote to pass.

Motion to suspend the rules. This motion is debatable, but requires a two-thirds vote to pass. If the body has its own rules of order, conduct or procedure, this motion allows the body to suspend the rules for a particular purpose. For example, the body (a private club) might have a rule prohibiting the attendance at meetings by non-club members. A motion to suspend the rules would be in order to allow a non-club member to attend a meeting of the club on a particular date or on a particular agenda item.

The Motion to Reconsider

There is a special and unique motion that requires a bit of explanation all by itself: the motion to reconsider. A tenet of parliamentary procedure is finality. After vigorous discussion, debate and a vote, there must be some closure to the issue. And so, after a vote is taken, the matter is deemed closed, subject only to reopening if a proper motion to reconsider is made.

A motion to reconsider requires a majority vote to pass, but there are two special rules that apply only to the motion to reconsider.

First is the matter of timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting of the body. A motion to reconsider made at a later time is untimely. (The body, however, can always vote to suspend the rules and, by a two-thirds majority, allow a motion to reconsider to be made at another time.)

Second, a motion to reconsider may be made only by certain members of the body. Accordingly, a motion to reconsider may be made only by a member who voted *in the majority* on the original motion. If such a member has a change of heart, he or she may make the motion to reconsider (any other member of the body may second the motion). If a member who voted *in the minority* seeks to make the motion to reconsider, it must be ruled out of order. The purpose of this rule is finality. If a member of the minority could make a motion to reconsider, then the item could be brought back to the body again and again, which would defeat the purpose of finality.

If the motion to reconsider passes, then the original matter is back before the body, and a new original motion is in order. The matter may be discussed and debated as if it were on the floor for the first time.

Courtesy and Decorum

The rules of order are meant to create an atmosphere where the members of the body and the members of the public can attend to business efficiently, fairly and with full participation. And at the same time, it is up to the chair and the members of the body to maintain common courtesy and decorum. Unless the setting is very informal, it is always best for only one person at a time to have the floor, and it is always best for every speaker to be first recognized by the chair before proceeding to speak.

> It is usually best to have a motion before the governing body prior to discussing an agenda item, to help everyone focus.

The chair should always ensure that debate and discussion of an agenda item focus on the item and the policy in question, not on the personalities of the members of the body. Debate on policy is healthy; debate on personalities is not. The chair has the right to cut off discussion that is too personal, too loud or too crude.

Debate and discussion should be focused, but free and open. In the interest of time, the chair may, however, limit the time allotted to speakers, including members of the body. Can a member of the body interrupt the speaker? The general rule is no. There are, however, exceptions. A speaker may be interrupted for the following reasons:

Privilege. The proper interruption would be: "Point of privilege." The chair would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort of the meeting. For example, the room may be too hot or too cold, or a blowing fan might interfere with a person's ability to hear.

Order. The proper interruption would be: "Point of order." Again, the chair would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting; for example, if the chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

> Motions to amend and substitute motions are often confused. But they are quite different, and so is their effect, if passed.

Appeal. If the chair makes a ruling that a member of the body disagrees with, that member may appeal the ruling of the chair. If the motion is seconded and after debate, if it passes by a simple majority vote, then the ruling of the chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, "Let's return to the agenda." If a member believes that the body has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the chair discovers that the agenda has not been followed, the chair simply reminds the body to return to the agenda item properly before them. If the chair fails to do so, the chair's determination may be appealed.

Withdraw a motion. During debate and discussion of a motion, the maker of the motion on the floor, at any time, may interrupt a speaker to withdraw his or her motion from the floor. The motion is immediately deemed withdrawn, although the chair may ask the person who seconded the motion if he or she wishes to make the motion, and any other member may make the motion if properly recognized.

Special Notes About Public Input

The rules outlined here help make meetings very public-friendly. But in addition, and particularly for the chair, it is wise to remember three special rules that apply to each agenda item:

Rule One: Tell the public what the body will be doing.

Rule Two: Keep the public informed while the body is doing it.

Rule Three: When the body has acted, tell the public what the body did.

Public input is essential to a healthy democracy, and community participation in public meetings is an important element of that input. The challenge for anyone chairing a public meeting is to accommodate public input in a timely and time-sensitive way, while maintaining steady progress through the agenda items. The rules presented here for conducting a meeting are offered as tools for effective leadership and as a means of developing sound public policy. ■

EXHIBIT B

TECHNOLOGY PROTOCOLS
CITY OF MONTEREY PARK

City Clerk's Office

The City Clerk's office is implementing the following technology meeting protocols on a temporary basis. These protocols are utilized in accordance with Executive Order No. N-29-20 and Resolution No. 12142 in order to facilitate the City Council's virtual meetings.

- **General Notice Regarding Virtual Meetings:**

- All meetings of the City Council will be recorded including, without limitation, public comment.

- Such recordings will include the screen name of individuals who are part of the audience even if you choose not to provide public comment.

- Unless you are providing public comment, your audio will be muted and your video will be stopped.

- If you choose to provide public comment, the City Clerk will identify you, ask that you unmute your audio, and allow your video to be shared.

- Closed sessions of the City Council – if any – will not be recorded.

- **Public Communications:**

The following applies to persons wishing to provide public communications regarding agenda items for either a regular meeting or a special meeting:

- At least 24 hours before a meeting, provide the City Clerk's office with an email to mpclerk@montereypark.ca.gov to be read into the record not longer than 50 words; **OR**

- At least 24 hours before a meeting, provide the City Clerk's office with written correspondence -whether email or otherwise – that will be distributed to the City Council without being read into the record; **OR**

- At least 24 hours before a meeting, request to address the City Council electronically via audio/video; **OR**

- During the meeting, utilize the "raise hand" option to be recognized by the City Council at the public comment sections identified on the City Council agenda. You will be recognized in the order that your "raise hand" was received; **OR**

- Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (877) 853-5247 or (888) 788-0099 and entering the published Zoom Meeting ID provided on the respective agenda then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter "*9" then the Clerk's office will be notified and you will be in the rotation to make a public comment.

For Regular Meetings: Public Comment regarding any item of public interest within the City Council's subject-matter jurisdiction will be accepted in the "Public Comment" section of the City Council Agenda.

For Special Meetings: Government Code § 54954.3(a) allows the City to limit public comment to only matters listed on the agenda. No other public comment will be accepted.

➢ **Meeting Decorum:**

- Persons wishing to be audience members to the meeting may do so anonymously. Anonymous participants, however, will not be recognized for public comment.

- Persons with names that violate community standards, e.g., fighting words, will not be admitted into the meeting. The City's host will notify those persons in the waiting room that they must either change their participation meeting or will not be allowed into the meeting.

- Persons will not be allowed rename themselves upon being admitted to the meeting from the "waiting room."

- Persons who seek to by-pass the City's host controls will be dropped from, and blocked, from the meeting.