

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

REGULAR CITY COUNCIL MEETING

Wednesday

November 3, 2021

6:30 p.m.

ASSEMBLY BILL NO. 361

These meetings will be conducted pursuant to Government Code § 54953(e) as implemented by City Council Resolution.

Accordingly, Councilmembers will be provided with electronic meeting login information; they will not be physically present at Council Chambers.

Pursuant to City Council resolution, 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 Government Code § 54953(e) and City Council resolution, remote public participation is allowed in the following ways:

Via Email (Written Communications)

Public comment will be accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov. Written communications (if any) will be briefly summarized and include the name of each individual that submitted a comment; the summary will be read via prerecorded video and played during the Public Comment section of the City Council meeting. To view the full text of written communications, please visit www.montereypark.ca.gov/AgendaCenter. All written communications are provided to the City Council and filed as part of the City's administrative record.

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: **289 222 5995** 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.

STAFF COMMUNICATIONS:

- Recreation and Community Services
- Fire Department
- Police Department

[1.] PRESENTATION – None.

[2.] OLD BUSINESS

2-A. MAYORAL ROTATION SCHEDULE

It is recommended that the City Council consider:

- (1) If desirable, changing the mayoral rotation schedule; and
- (2) Taking such additional, related, action that may be desirable.

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

3-A. MINUTES

It is recommended that the City Council consider:

- (1) Approving the minutes from the regular and special meetings of October 6, 2021; and
- (2) Taking such additional, related, action that may be desirable.

3-B. CALIFORNIA STATE LIBRARY STRONGER TOGETHER MOBILE LIBRARY GRANT

It is recommended that the City Council consider:

- (1) Adopting a resolution authorizing the City Manager, or designee, to apply for, receive, and appropriate grant funds for the California State Library's *Stronger Together* Mobile Library Grant
- (2) Taking such additional, related, action that may be desirable.

3-C. CALIFORNIA LAW ENFORCEMENT RECORDS AND SUPPORT PERSONNEL DAY

It is recommended that the City Council consider:

- (1) Adopting a Resolution Declaring Tuesday November 9th, 2021 to be Law Enforcement Records and Support Personnel Day; and
- (2) Taking such additional, related, action that may be desirable.

3-D. PURCHASE AND CONVERSION OF POLICE DEPARTMENT VEHICLES

It is recommended that the City Council consider:

- (1) Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(5) and authorize the Police Department to amend a contract (Agreement # 1855-A) with 72 Hour LLC dba National Auto Fleet Group for the purchase of Police Department Vehicles through 72 Hour LLC dba National Auto Fleet Group;
- (2) Authorizing the Police Department to amend the contract (Agreement 1967-AC) with West Coast Lights and Siren for the conversion/up-fitting of Police Department Vehicles through West Coast Lights and Siren; and
- (3) Taking such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT (“MPK GHAD”)

It is recommended that the Board of Directors consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution levying assessments within the District (Attachment 1); and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Resolution is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to implement government funding mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Resolution does not constitute a “project” that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

4-B. A PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CU-21-XX) FOR CONSTRUCTION OF A DRIVE-THROUGH FACILITY AT THE MARKET PLACE DEVELOPMENT

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving a Conditional Use Permit (CU-21-XX), subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

CEQA Guidelines § 15168(c)(2) states that if a project is proposed which has been the subject of a prior certified EIR, and “[i]f the [City] finds that pursuant to Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required.” On December 19, 2012, the City Council adopted Resolution No. 11548 and certified a Supplemental EIR for the project.

Approval of the Project will not result in any new or increased environmental effects, and no new mitigation measures are required; therefore, pursuant to CEQA Guidelines § 15168(c)(2), no new environmental documentation is required for approval of the Project.

4-C. CONTINUATION OF PUBLIC HEARING REGARDING MODIFYING PRECISE PLAN (PP-14-02) CONDITIONS OF APPROVAL FOR A HOTEL LOCATED AT 555 N. ATLANTIC BOULEVARD

It is recommended that the City Council consider:

- (1) Continuing the public hearing originally noticed for August 18, 2021 to December 15, 2021; and
- (2) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS – None.

[6.] CITY COMMUNICATIONS (CITY COUNCIL)

[7.] FUTURE AGENDA ITEMS

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

ADJOURN



City Council Staff Report

DATE: November 3, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 2A

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Mayoral Rotation Schedule

RECOMMENDATION:

It is recommended that the City Council consider:

1. If desirable, changing the mayoral rotation schedule; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

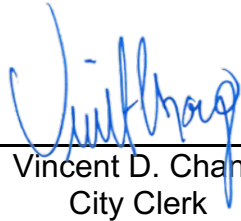
In response to California law, the City Council amended the Monterey Park Municipal Code by changing the regular municipal election date to November of even-numbered years beginning in 2022. As a result, terms for all elected officials were extended by eight months pursuant to Elections Code § 10403.5. The mayoral rotation schedule was amended to reflect the November 2022 election and is attached for reference.

On October 20, 2021, the City Council directed the mayoral rotation schedule be placed onto the agenda for consideration. The City Council may choose to modify the schedule, if desired.

FISCAL IMPACT:

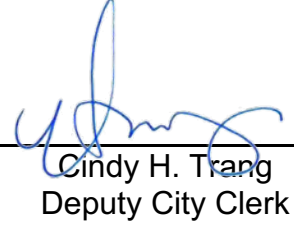
None.

Respectfully submitted,



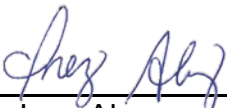
Vincent D. Chang
City Clerk

Prepared by:



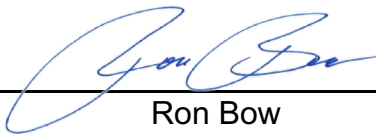
Cindy H. Trang
Deputy City Clerk

Reviewed by:



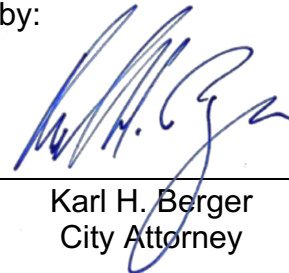
Inez Alvarez
Assistant City Manager

Approved By:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

Attachments:

1. Mayoral Rotation Schedule

ATTACHMENT 1

Mayoral Rotation Schedule

**Mayoral Rotation
November Elections**

Previous mayor term ended 5/4/2020

Mayoral Duration	Beginning Date	Ending Date	Order Mayor	Mayor Pro Tem	Council Member	Council Member	Council Member
15.0 wks	5/5/2020	8/17/2020	Hans Liang	Peter Chan	District 3	District 4	District 2
15.0 wks	8/18/2020	11/30/2020	Peter Chan	Yvonne Yiu (D2)	Henry Lo (D4)	Fred Sornoso (D3)	Hans Liang
56.0 wks	12/1/2020	12/27/2021	Yvonne Yiu (D2)	Henry Lo (D4)	Fred Sornoso (D3)	Hans Liang	Peter Chan
Election	11/8/2022		Henry Lo (D4)	Fred Sornoso (D3)	District 1/5	District 1/5	Yvonne Yiu (D2)
56.0 wks	12/28/2021	1/23/2023	Henry Lo (D4)	Fred Sornoso (D3)	District 1/5	District 1/5	Yvonne Yiu (D2)
56.0 wks	1/24/2023	2/19/2024	Fred Sornoso (D3)	District 1/5	District 1/5	Yvonne Yiu (D2)	Henry Lo (D4)
Election	11/5/2024		District 1/5	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4
41.0 wks	2/20/2024	12/2/2024	District 1/5	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4
41.0 wks	12/3/2024	9/15/2025	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	9/16/2025	6/29/2026	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5	District 1/5
Election	11/3/2026		District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	6/30/2026	4/12/2027	District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	4/13/2027	1/24/2028	District 2/3/4	District 1/5	District 1/5	District 2/3/4	District 2/3/4
41.0 wks	1/25/2028	11/6/2028	District 1/5	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4
Election	11/7/2028		District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	11/7/2028	8/20/2029	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	8/21/2029	6/3/2030	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5	District 1/5
Election	11/5/2030		District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	6/4/2030	3/17/2031	District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	3/18/2031	12/29/2031	District 2/3/4	District 1/5	District 1/5	District 2/3/4	District 2/3/4
41.0 wks	12/30/2031	10/11/2032	District 1/5	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4
Election	11/2/2032		District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	10/12/2032	7/25/2033	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	7/26/2033	5/8/2034	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5	District 1/5
Election	11/7/2034		District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	5/9/2034	2/19/2035	District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	2/20/2035	12/3/2035	District 2/3/4	District 1/5	District 1/5	District 2/3/4	District 2/3/4
41.0 wks	12/4/2035	9/15/2036	District 1/5	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4
Election	11/4/2036		District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	9/16/2036	6/29/2037	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	6/30/2037	4/12/2038	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5	District 1/5
Election	11/2/2038		District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	4/13/2038	1/24/2039	District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	1/25/2039	11/7/2039	District 2/3/4	District 1/5	District 1/5	District 2/3/4	District 2/3/4
41.0 wks	11/8/2039	8/20/2040	District 1/5	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4
Election	11/6/2040		District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	8/21/2040	6/3/2041	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	6/4/2041	3/17/2042	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5	District 1/5
Election	11/4/2042		District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	3/18/2042	12/29/2042	District 2/3/4	District 2/3/4	District 1/5	District 1/5	District 2/3/4
41.0 wks	12/30/2042	10/12/2043	District 2/3/4	District 1/5	District 1/5	District 2/3/4	District 2/3/4
41.0 wks	10/13/2043	7/25/2044	District 1/5	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4
Election	11/8/2044		District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5
41.0 wks	7/26/2044	5/8/2045	District 1/5	District 2/3/4	District 2/3/4	District 2/3/4	District 1/5



City Council Staff Report

DATE: November 3, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3A

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, the Financing Authority Board of Directors and the Housing Authority Board of Directors) consider:

1. Approving the minutes from the regular and special meetings of October 6, 2021; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Vincent D. Chang".

Vincent D. Chang
City Clerk

Prepared by:

A handwritten signature in blue ink, appearing to read "Viridiana Martinez".

Viridiana Martinez
Senior Clerk Typist

Approved By:

A handwritten signature in blue ink, appearing to read "Ron Bow".

Ron Bow
City Manager

ATTACHMENT(S):

1. Draft Minutes

ATTACHMENT 1

Draft Minutes

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
OCTOBER 6, 2021**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), and the Geologic Hazard Abatement District (GHAD) of the City of Monterey Park held a Special Teleconference Meeting via Zoom on Wednesday, October 6, 2021 at 5:00 p.m. The special meeting was conducted pursuant to Assembly Bill No. 361. This meeting was conducted pursuant to Government Code § 54953(e) as implemented by City Council Resolution. 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 Government Code § 54953(e) and guidance from the California Department of Public Health on gatherings, remote public participation was allowed in the following ways:

Via Email

Public comment was accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov and read into the record during public comment, when feasible. We request that written communications be 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: **829 8297 9164** 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.

The Special Meeting will not be televised 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>.

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CALL TO ORDER:

Mayor Yiu called the meeting to order at 5:00 p.m.

ROLL CALL:

Deputy City Clerk Cindy Trang 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, Assistant City Manager Inez Alvarez, Deputy City Clerk Cindy Trang

PUBLIC COMMUNICATIONS – None

ORAL AND WRITTEN COMMUNICATIONS – None

1. CLOSED SESSION

The City Council adjourned to Closed Session at 5:01 p.m.

1A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – GOVERNMENT CODE § 54956.8: five items

Properties: 1977 Saturn St, AIN 5265-026-054

City Ron Bow, City Manager
Negotiators: Karl H. Berger, City Attorney
Inez Alvarez, Assistant City Manager
Martha Garcia, Management Services Director

Negotiating Parties: 1977 Saturn St – BRE California Saturn LLC DBA C/O Connie Ellis

Under Negotiation: Price and terms of payment

RECONVENE & ADJOURNMENT

The City Council reconvened from Closed Session with all Council Members present.
The meeting was adjourned at 6:22 p.m.

Action Taken: No reportable action taken in Closed Session.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
OCTOBER 6, 2021**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA) and the Geologic Hazard Abatement District (GHAD) of the City of Monterey Park held a Regular Teleconference Meeting via Zoom on Wednesday, October 6, 2021 at 6:30 p.m. The regular meeting was conducted pursuant to Assembly Bill No. 361. This meeting was conducted pursuant to Assembly Bill No. 361. This meeting was conducted pursuant to Government Code § 54953(e). 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

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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.

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CALL TO ORDER:

Mayor Yiu called the meeting to order at 6:32 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, Police Chief Kelly Gordon, City Librarian Diana Garcia, Director of Human Resources & Risk Management Christine Tomikawa, Director of Management Services Martha Garcia, Director of Public Works Frank Lopez, Economic Development Manager Joseph Torres, Water Utility Manager Richard Gonzales, Acting City Planner Jon Turner, Deputy City Clerk Cindy Trang, Recreation Supervisor Orlando Muro, Assistant Deputy City Clerk Helena Cho, Community Communications Coordinator Randy Ishino

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.

- Joseph Leon, City Treasurer, gave clarification of his role as the Monterey Park Treasurer. He provided a printout that offered information on his duties as well as where to access City Council videos.
- Wei Liu, resident, inquired about the air quality in Monterey Park.

STAFF COMMUNICATIONS

- Orlando Muro, Recreation Supervisor, updated the City Council on upcoming City events.
- Diana Garcia, City Librarian spoke about the new Wi-Fi Hotspots that the library is offering to patrons for checkout.

1. **PRESENTATION**

Matters listed under presentation are for informational content and discussion only.

1A. **BREAST CANCER AWARENESS AND PINK PATCH PROJECT**

Police Chief Gordon updated the City Council on the Police Department's Pink Patch Project for the month of October. She informed the Council that Pink Patch Project coordinated by Corporal Lopez and Sergeant Salazar brings awareness to breast cancer and collects proceeds that are donated to the City of Hope.

2. **OLD BUSINESS**

None.

3. **CONSENT CALENDAR ITEMS NOS. 3A-3F**

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 approved and adopted Agenda Items Nos. 3A, 3D, 3E, and 3F on the 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 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

3A. **MINUTES**

Approve the minutes from the regular meeting of September 1, 2021.

Action Taken: The City Council (and the City Council acting on behalf of the Successor Agency, the Financing Board of Directors, and the Housing Authority Board of Directors) approved the minutes from the regular meeting of September 1, 2021 on Consent Calendar

3B. ACCEPTING A DONATION OF TWO STAINED GLASS WINDOWS FROM THE 1929 BRUGGEMEYER LIBRARY

Mr. James Kurilich, great-grandson of Judge Mancha Bruggemeyer, has reached out to library staff to donate two 4'x8' stained glass windows to the City of Monterey Park. These windows were originally installed at the 1929 Bruggemeyer Memorial Library building and were removed in 1959 when the City built a new library at 318 South Ramona Avenue to meet expanded demand for library services. If the donation is accepted, the Library hopes to install these windows in the building for public viewing.

Action Taken: The City Council accepted a donation of two stained glass windows from the 1929 Bruggemeyer Library.

Motion: Moved by Council Member Chan 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

3C. ACCEPTANCE OF 2018 STATE OF CALIFORNIA PROPOSITION 68 GRANT

The State Water Resources Board awarded the San Gabriel Basin Water Quality Authority (WQA) \$31.6M in Proposition 68 State of California Park and Water Bond grant funding. The grant award is for 21 San Gabriel Valley groundwater treatment facilities that include treatment facilities in Monterey Park.

Action Taken: The City Council accepted grant funding in the amount of \$10,987,000 from the Proposition 68 California, Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018; and authorized the City Manager to execute the Grant Agreement, in a form approved by the City Attorney, with the San Gabriel Basin Water Quality Authority.

Motion: Moved by Mayor Yiu 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

3-D. DRAFT HOUSING ELEMENT OF THE GENERAL PLAN

Like all cities within California, the City of Monterey Park is mandated to adopt a Housing Element. Before the City Council can adopt a final version of its Housing Element, however, California law requires the City to submit a draft to the California Department of Housing and Community Development (HCD) by October 15, 2021 for review and comment. After HCD's review, a final draft will be presented to the City Council for consideration and potential adoption. It is anticipated that this will occur in early January 2022.

Action Taken: The City Council received and filed the draft Housing Element on Consent Calendar.

3-E. RECEIVE AND FILE ZONING INTERPRETATION ISSUED BY THE ACTING CITY PLANNER CONSIDERING THE PERMISSIBILITY OF DENTAL OFFICE USE WITH THE MARKET PLACE DEVELOPMENT AT 4000 MARKETPLACE DRIVE

The Applicant, Monterey Park Retail Partners Tract 3, LLC, (MPRP) seeks clarification on whether operation of a dental office is allowed at the Market Place project located at 4000 Marketplace Drive. The approved project was approved based on the Monterey Park Municipal Code (MPMC). The Market Place project is zoned as Regional Specialty (R-S) with a Planned Development (P-D) Overlay zone. Additionally, a precise plan (PP-08-02) was approved in 2012 as a development guide for the Market Place project.

Action Taken: The City Council received and filed a Zoning Interpretation dated September 27, 2021 on Consent Calendar.

3-F. ADOPT A RESOLUTION RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER REGARDING COVID-19 PANDEMIC; CONTINUE TO EXTEND THE EXISTENCE OF A LOCAL EMERGENCY; AND AUTHORIZE PUBLIC MEETINGS VIA TELECONFERENCING

Assembly Bill (AB) No. 361 became effective on September 16, 2021. In sum, AB 361 amended the Brown Act to extend the circumstances under which teleconferencing open meetings are permitted. In many respects, the Bill effectively extends the teleconferencing procedures authorized by, which the City has been using regularly since the early stages of the COVID-19 pandemic. The primary difference between Executive Order N-29-20 and AB 361 is that local agencies must reconsider the circumstances of the state of emergency every 30 days.

CEQA (California Environmental Quality):

The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§

21000, *et seq.*, “CEQA”) and the regulations promulgated there under (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”). Based upon that review, this action 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

Action Taken: The City Council adopted Resolution No. 12273 ratifying certain actions completed by the City Manager regarding COVID-19 Pandemic, continue to extend the existence of a local emergency and authorize public meetings via teleconferencing on Consent Calendar.

Resolution No. 12273, entitled:

A RESOLUTION RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER; EXTENDING THE EXISTENCE OF A LOCAL EMERGENCY; AND AUTHORIZING PUBLIC MEETINGS VIA TELECONFERENCING

4. PUBLIC HEARING

4-A. CONDUCT A PUBLIC HEARING TO CONSIDER DA-21-XX A DEVELOPMENT AGREEMENT ENACTING THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE (BRDZ) PERMITTING AND DEVELOPMENT OF A 509,295 SQUARE FOOT MULTI-STORY MIXED USE RESIDENTIAL/COMMERCIAL PROJECT OVER THREE SUBTERRANEAN PARKING LEVELS LOCATED AT 114 E. GARVEY AVENUE

Rykadan 005, LLC., (Rykadan) seeks to enter into a Development Agreement (DA-21-XX) with the City to activate the Business Recovery Development Agreement Zone (“BRDZ”) to allow multi-story mixed use with a food hall as a permitted use in the P-D zone. This would allow construction of a 509,295 square foot residential/commercial facility on 2.19 acres located at 114 E. Garvey Avenue. The facility will consist of approximately 151 residential units totaling approximately 170,000 square feet; 7,800 square feet of amenity and lobby space; 43,902 square feet of commercial land uses (e.g., retail and restaurant space); and 16,000 square feet for back of house, trash and other ancillary uses. Parking spaces (509) will be provided on three subterranean parking levels and two above-grade levels. The bedroom mix is initially planned to be 1 studio, 27 1-bedroom, 95 2-bedroom and 28 2-bedroom plus den units (the “Residential Units”). The commercial portion of the site will include a retail food establishment use, which will operate similar to a food court or a farmers’ market. Individual vendors will lease spaces within this area, and the remainder of the space will be circulation for visitors/customers and for seating. Alcohol sales will be permitted by individual vendors. As shown on the Site Map, Level 1 includes a food hall, restaurant, and retail spaces, residential lobbies, back of house operations and storage, patio seating, and a main plaza along Garfield Avenue. Level 2 includes a food hall, restaurant, and retail spaces,

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

and a fitness center, and patio seating along Garvey Avenue. Levels 3 through 6 include residential units as follows: 37 units on Level 3, 38 on Level 4, 38 on Level 5, and 38 on Level 6.

CEQA (California Environmental Quality):

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 multi-story mixed use facility on six legal vacant parcels totaling 2.19 acres surrounded by existing development. Other than activating the BRDZ via the draft Ordinance and 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.

Public Speakers:

- Richard McDonald and Phil Ciminelli, representing the developer Rykadan, gave a presentation and were available to answer questions.
- Linda, resident, inquired about affordable housing in the City. She stated that although this project will benefit the City, there is an unmet housing need for existing residents. She conveyed that she would like the City to consider an inclusion housing ordinance, which would've allowed 15% of the units in this project to be considered for affordable housing.

Action Taken: The City Council (1) opened the public hearing at 7:17 p.m.; (2) received documentary and testimonial evidence; (3) closed the public hearing at 8:36 p.m.; and (4) introduced and waived first reading of an ordinance adopting DA-21-XX. Second reading and adoption would occur on October 20, 2021. If the ordinance is adopted, the Development Agreement would become effective November 19, 2021

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

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

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

5. NEW BUSINESS – None.

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Chan reported that all Council Members attended the League of California Cities conference. He stated that he looks forward to working with City Staff on starting a discussion on the many topics that were presented at the League of California Cities conference. He stated that all Council Members attended the Tree Memorial for David Barron and mentioned that it was well attended. He reported that the San Gabriel Council of Governments (SGVCOG) discussed drafting an incentive program for homeowners who are willing to change their green lawns into a drought resistant landscaping to save more water.

Council Member Liang reported he also attended the League of California Cities conference. He stated that David Barron's tree memorial was a well attended event by all of Council, Mr. Barron's family, and city staff.

Council Member Sornoso reported that he attended the League of California Cities conference. He thanked Police Chief Gordon on her Breast Cancer Awareness presentation and mentioned that he was also a cancer survivor. He also thanked Recreation Supervisor, Orlando Muro for updating the community on upcoming City events.

Mayor Pro Tem Lo thanked Council Member Sornoso for sharing his cancer story. He extended his appreciation to David Barron's family for participating in the Tree Memorial celebration that was held in his honor. He thanked the rest of City Council for suggesting placing David Barron's tree memorial in between the Bruggemeyer library and the City Clerk's office. He reported that he attended the League of California Cities conference.

Mayor Yiu reported that she attended the League of California Cities conference and it was an eye-opening experience. She voiced interest in registering for the first annual Pickleball Tournament hosted by the City's Recreation and Community Services department. She extended the participation invite to fellow Council Members.

7. FUTURE AGENDA ITEMS

Mayor Pro Tem Lo proposed a further discussion on a City housing inclusion ordinance. He also requested a presentation on housing bills approved by the State of California.

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:49 p.m.

Vincent D. Chang
City Clerk



City Council Staff Report

DATE: November 3, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3B

TO: The Honorable Mayor and City Council
FROM: Diana Garcia, City Librarian
SUBJECT: California State Library Stronger Together Mobile Library Grant

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a resolution authorizing the City Manager, or designee, to apply for, receive, and appropriate grant funds for the California State Library's *Stronger Together* Mobile Library Grant
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The California State Library's *Stronger Together: Improving Library Access* grant is a state-funded opportunity that provides competitive grants between \$50,000 and \$250,000 to local libraries to acquire community outreach vehicles and offer mobile library programs that improve library access and program delivery. The purpose of the grant is to help libraries eliminate barriers and implement new ways to bring literacy, technology and other services to those who face challenges visiting their local public library.

If adopted, the proposed resolution would authorize the City Manager, or designee, to apply for the *Stronger Together* grant and implement a budget amendment to purchase a mobile outreach vehicle for the Library, if the City is awarded funds. The deadline to apply is November 15, 2021, funds will be awarded starting January 2022 and the project completion date is March 31, 2024.

BACKGROUND:

One of the major goals of the Library in FY 2021-22 is to, "Pilot a Pop-Up Library service to bring library card sign-up, material check out, and library programming to City parks, local schools and the Langley Senior Center; and investigate the viability of acquiring a bookmobile to extend outreach services". While the Library building is now open, this goal was set because many of the residents of Monterey Park have taken a cautious and conservative approach to re-entering public life and activities since COVID-19 and outdoor programs are still preferred by many residents.

Bookmobiles have historically been deployed to deliver services to people outside the library's physical building, allowing libraries to make themselves flexible. In the post-COVID world of public libraries, the flexibility that mobile services deliver is essential to providing education, information, entertainment and community services.

To meet the need for outdoor services, the Library began offering alfresco programming and “pop-up” library services at several sites around the City, including the local senior center, the largest municipal park, and at the weekly farmer’s market. In addition to outdoor storytimes, crafts, fitness programs, Junior Friends meetings and other programs, the Library currently offers the “MPK Around Town” library pop-up in Barnes Park which delivers free wi-fi, library card sign up, materials to browse, read and checkout and newspapers to read.

The response has been massively enthusiastic; for example, the Library’s children’s storytimes currently average 120 attendees per session, with attendance growing weekly. At the Library’s “Pop-Up” services in Barnes Park on Saturday mornings, staff issue 5-10 new library cards each week, check out dozens of books and speak to 80-100 residents about Library offerings including children’s, teen and adult programs; English and Citizenship classes; public computers and wi-fi hotspots; and other services. Currently staff utilizes personal vehicles, dollies and carts to move equipment for outdoor programming and popups, but a vehicle would extend the Library’s reach and make services more efficient.

If the City is awarded the *Stronger Together* grant, the funds will be used to purchase a small, electric mobile library outreach vehicle. This outreach vehicle will enable library staff to take pop-up library services into the community to serve residents at parks, schools, senior living facilities and events. It will be equipped with staff laptops, public wi-fi and a collection of materials so that visitors will be able to do nearly everything that they are able to do inside the library, including make library cards, check out materials, enjoy storytimes, participate in crafts, read newspapers, use wi-fi, and attend talks and readings.

FISCAL IMPACT:

The City may request up to \$250,000 from the California State Library to cover the costs of purchasing and customizing an electric outreach vehicle, maintaining the vehicle, personnel costs to manage the grant and staff outreach events, buying library materials for the outreach collection, and purchasing necessary equipment for pop-up library services.

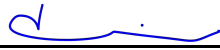
A match is required for this grant, which may be cash, in-kind, or a combination of both. The match requirement is based on a library’s Local Income Per Capita (LIPC) level, which is derived from California Public Libraries Survey data. The Bruggemeyer Library’s LIPC is Level 2, and a 25% match of funds requested will be required. The City will use already budgeted staff costs as in-kind to fulfill the required 25% match.

Funds will be awarded on the following schedule:

- 45% upon execution of the agreement and the State Library’s receipt of the awardee’s claim form (January- February 2022)

- 45% upon receipt of the first six-month financial report (July 2022)
- 10% upon receipt and approval of the final quarterly status update (March 2024)

Respectfully submitted by:



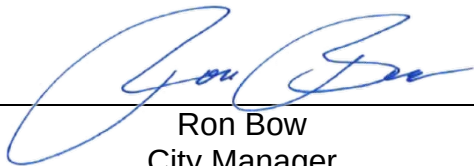
Diana Garcia
City Librarian

Reviewed by:



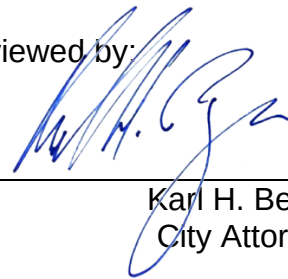
Martha Garcia
Director of Management Services

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT:

1. Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS FOR THE CALIFORNIA STATE LIBRARY'S *STRONGER TOGETHER* MOBILE LIBRARY GRANT

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

SECTION 1: The City Council finds and declares:

- A. The California State Library ("CSL") is responsible for administering the *Stronger Together: Improving Library Access* Mobile Library grant. *Stronger Together* competitive grants are meant to provide funds to local libraries to acquire community outreach vehicles and offer programs that improve library access and program delivery. The purpose of the grant is to help libraries eliminate barriers and implement new ways to bring literacy, technology and other services to residents outside of the library's physical building.
- B. If awarded, the *Stronger Together* grant provides between \$50,000 and \$250,000 to library agencies to be disbursed between January 2022 and March 31, 2024. The City is responsible for providing a 25% match of in-kind or cash contributions.
- C. The City is currently proposing the purchase of a new library outreach vehicle; maintenance on the vehicle; staffing costs; a collection of materials for the vehicle, including books and other media for all ages and in a variety of community languages; and equipment and furniture for the delivery of outdoor library services ("the Project").

SECTION 3: The City Council authorizes the City Manager, or designee, to execute documents to apply for, and potentially receive, up to \$250,000 and at least \$50,000 in grant monies from the CSL related to the Project.

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.

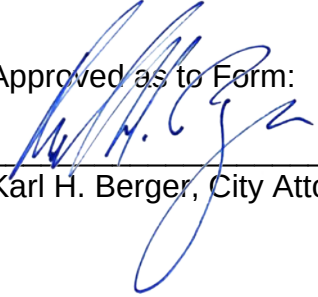
PASSED AND ADOPTED this 3rd day of November, 2021.

Yvonne Yiu, Mayor

Attest:

Vincent Chang, City Clerk

Approved as to Form:



Karl H. Berger, City Attorney



City Council Staff Report

DATE: November 3, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3C

TO: The Honorable Mayor and City Council
FROM: Kelly Gordon, Chief of Police
SUBJECT: California Law Enforcement Records and Support Personnel Day

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution Declaring Tuesday November 9th, 2021 to be Law Enforcement Records and Support Personnel Day; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Monterey Park Police Department is celebrating California Law Enforcement Records and Support Personnel Day on Tuesday November 9th, 2021. This day, sponsored by the California Law Enforcement Association of Records Supervisors (CLEARS) is celebrated annually. It honors the thousands of men and women who are depended upon by law enforcement and the public for their vital role that they play to the law enforcement system. We are enlisting your support in the form of a resolution to honor these men and women for the work they do every day to protect the residents of Monterey Park.

BACKGROUND:

Historically, the Police Department recognizes and celebrates the hard work of these dedicated professionals. We are confident you will stand behind the commitment and devotion these men and women provide to ensure the safety and security of Monterey Park residents.

FISCAL IMPACT:

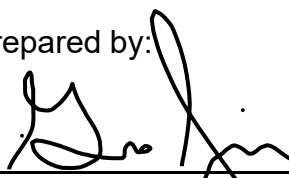
None

Respectfully submitted by:

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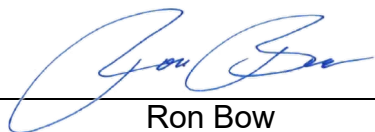
Kelly Gordon
Chief of Police

Prepared by:

A blue ink signature, appearing to be 'Gus Jimenez', written over a horizontal line.

Gus Jimenez
Lieutenant

Approved by:

A blue ink signature, appearing to be 'Ron Bow', written over a horizontal line.

Ron Bow
City Manager

ATTACHMENT:

1. Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

A RESOLUTION of the City Council of the City of Monterey Park, California declaring Tuesday November 9th, 2021 Law Enforcement Records and Support Personnel Day in Monterey Park

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

SECTION 1: The City Council finds as follows:

- A. The Monterey Park Police Department is celebrating Law Enforcement Records and Support Personnel Day on Tuesday November 9th, 2021, sponsored by the California Law Enforcement Association of Records Supervisors (CLEARs). This day is celebrated annually and honors the thousands of men and women who are depended upon by law enforcement and the public for their vital role that they play to the law enforcement system.
- B. Law enforcement agencies throughout the State depend upon law enforcement records and support personnel to provide them with vital services.
- C. Law enforcement records and support personnel are crucial to helping law enforcement agencies identify, pursue, capture and process suspected law breakers.
- D. These professionals continually use their expertise and experience to assist in tracking felons, maintaining criminal statistics and improving apprehension strategies.
- E. It is important to recognize California's law enforcement records and support personnel for their valuable contributions to our law enforcement system.
- F. Historically, the Police Department recognizes and celebrates the hard work of these dedicated professionals. We are confident you will stand behind the commitment and devotion these men and women provide to ensure the safety and security of Monterey Park residents.

SECTION 2: The City Council further declares:

- A. Tuesday November 9th, 2021 to be Law Enforcement Records and Support Personnel Day in Monterey Park, in honor of the men and women whose diligence and professionalism keeps our city and residents safe.

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: *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 5: *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



City Council Staff Report

DATE: November 03, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 3D

TO: The Honorable Mayor and City Council
FROM: Kelly Gordon, Chief of Police
SUBJECT: Purchase and Conversion of Police Department Vehicles

RECOMMENDATION:

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(5) and authorize the Police Department to amend a contract (Agreement # 1855-A) with 72 Hour LLC dba National Auto Fleet Group for the purchase of Police Department Vehicles through 72 Hour LLC dba National Auto Fleet Group;
2. Authorizing the Police Department to amend the contract (Agreement 1967-AC) with West Coast Lights and Siren for the conversion/up-fitting of Police Department Vehicles through West Coast Lights and Siren; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Police Department has numerous aging high-mileage vehicles that have exceeded their useful life and need replacement. Staff researched available vehicles and options and determined the attached proposed list of vehicles (Attachment #1) is the best replacement choice for the Police Department's needs. As such, Staff recommends the purchase of the proposed attached list totally approximately \$1,100,000.

BACKGROUND:

The Police Department has utilized the Ford Crown Victoria Police Interceptor sedan and the Ford Utility Interceptor SUV for the past several years. Numerous Police Interceptors have reached the end of their service life and need replacement. In the past, the Police Department was able to re-use equipment such as emergency lights, safety screens, prisoner partitions, weapons racks, etc. as older vehicles were taken out of service and new ones were placed into service. The new 2022 Ford Utility Interceptor has a different body and interior design than models being taken out of service. Consequently, the Ford Interceptor Utility SUV design does not allow for the re-use of the equipment listed above and brand-new equipment must be purchased.

Ford's 2022 Utility Police Interceptor SUV comes standard with a 3.3 liter V6 engine, 10-speed automatic transmission, all-wheel drive, air bags (including side curtain air bags for occupant safety), as well as an anti-lock braking system. Ford provides their Utility

Police Interceptor SUV's with a 5-year/100,000 mile power train warranty (major engine and transmission components) and a 3-year/36,000 mile bumper to bumper warranty.

The Police Department has utilized a 1991 GMC special purpose truck for the Special Response Team to respond to various emergency situations. This truck needs engine, brake and electrical repair and will not pass California emissions testing. It has been taken out of service due to safety concerns. This vehicle has reached end of service life and needs replacement. The 2022 Ford F-450 special service truck has been chosen as it's replacement. The F-450 has a 6.7 liter V-8 diesel engine, 10-speed automatic transmission, anti-lock brakes, airbags and standard manufacturer warranty. The F-450 will have a custom bed manufactured and installed by California Truck Equipment Company and made for the specific needs of the Special Response Team.

The Police Department utilizes a 2002 Ford Expedition for a command post vehicle. It is 19 years old and has nearly 100,000 miles. This vehicle has reached the end of service life and needs replaced. The 2022 Dodge Durango was selected as it's replacement. The Dodge Durango All Wheel Drive is pursuit rated and is equipped with a 5.7 liter V-8 engine and 8-speed transmission. It has a 5-Year/60,000 mile powertrain warranty and a 3-Year/36,000 bumper to bumper warranty.

The Police Department uses a variety of different vehicles for detective and administrative assignments. Several vehicles still in use are up to 18 years old and exceed 100,000 miles. These vehicles have reached the end of their service life and will be replaced with new vehicles that meet the detective and administrative needs.

The Parking Enforcement Officers use 2008/2011 Ford Ranger Pick Up trucks. These vehicles are near or exceed 100,000 miles. These vehicles have reached the end of their service life and will be replaced with All Electric Chevy Bolt EUV vehicles. The Chevy Bolt EUV has a range of 250 miles on a full charge and can be charged at City Hall. The battery has an 8-Year manufacturer warranty and 3-Year bumper to bumper warranty. Two Chevy Bolt EUV's will be purchased for Parking Enforcement and a third Chevy Bolt EUV purchased for Cadet use.

All these vehicles are available through a joint purchase program generally reserved for larger agencies such as the State of California (C.H.P.) and Los Angeles County (Sheriffs). Under joint purchase, participating agencies can acquire goods and services at the lowest price possible through volume discount without repeating the bid process. Joint Purchase is a permitted purchasing method per Monterey Park Municipal Code Section 3.20.050(5).

Sourcewell, a Cooperative Purchasing Agency, issued a Request for Proposal (RFP) for several vehicles including the 2022 Ford Utility Police Interceptor SUV and the list of proposed detective and administrative vehicles. Several companies across the nation responded with bids. Sourcewell rated the bidders in several key areas and determined that National Auto Fleet Group was the lowest priced responsible bidder, and therefore

issued the contract to National Auto Fleet Group (Contract #120716 attached). Contract #120716 is valid from 01/17/2017 through 01/17/2022. The City of Monterey Park is currently a member of Sourcewell, membership #39242.

National Auto Fleet Group can obtain 2022 Ford Utility Police Interceptors and all other vehicles on the attached list through Sourcewell (National Auto Fleet Group) Master Vehicle Contract #120716. Pricing is detailed on the attached list. Pricing includes sales tax, tire fee, registration and delivery.

Delivery of Ford Utility Police Interceptors is estimated at 180-365 days from order. Delivery of the Ford F-450 is estimated at 365 days from order. Delivery of all other vehicles is estimated at 90-180 days from order.

The total purchase price from National Auto Fleet Group is approximately \$870,000.00

West Coast Lights and Siren has been the Police Department's primary upfitting vendor for the past 14 years. The quality of their work is exceptional. West Coast Lights and Siren is the only conversion shop that does custom fabrications and has an "on-site" machine shop and welder. Being able to provide this service drastically cuts down the "turn-around" time when a vehicle is being converted and we don't have to deal with any additional vendors for the fabrication of specialty items such as weapon racks or MDC computer mounts.

West Coast Lights and Siren has estimated conversion/upfitting turnaround times of approx. 4-8 weeks from delivery.

The cost of conversion/up-fitting of a 2022 Ford Utility Police Interceptor SUV is approximately \$18,000.00 per vehicle. This price includes the purchase and installation of new equipment (push bars, consoles, prisoner seats, prisoner partition, emergency lights, electronic controls, wiring etc. This price also includes removing and reusing two-way radios, in-car camera system, Lojack, & license plate reader equipment. Pricing may vary if we chose to add/change items at the time of installation, or if items are found to need repair.

West Coast Lights & Siren will remove the police radio from the old detective/admin vehicles and reinstall in the new vehicles during upfit. Cost to upfit a new detective/admin vehicle with new emergency lights & siren is approx. \$8,000. Costs may vary depending on make/model of vehicle chosen.

The Police Department requests to use West Coast Lights and Siren as the conversion vendor due to their availability, efficiency, and consistency of installations/conversions.

The total cost of upfitting at West Coast Lights & Siren is approximately \$224,000.

Eleven (11) vehicles will require “Monterey Park Police” graphics to be installed. Northstar Graphics has been providing this service to Monterey Park for several years. Northstar will provide this service for approx. \$500 per vehicle, total of approximately \$5,500.

The American Rescue Plan Act (ARPA) of 2021 includes dedicated funds for all state, local, tribal, and territorial governments, known as the Coronavirus State and Local Fiscal recovery Funds (SLFRF). The City of Monterey Park was awarded a total of \$15,043,184 in SLFRF funds. Payments will be received in two equal installments. The first installment was received in June 2021 in the amount of \$7,521,592. The Police Department was apportioned SLFRF funds, awarded to the City. Use of funds will address staff shortages, due to the COVID-19 pandemic as well as equipment upgrades. The purchase of the aforementioned vehicles are identified as proper use of SLFRF funds.

FISCAL IMPACT:

In June 2021 the City of Monterey Park received its first installment of SLFRF funds. A portion of those funds will be expended for the purchase of these vehicles. Account number 3633103-5521 is dedicated for the purchase in the amount of \$1,100,000.

Respectfully submitted by:



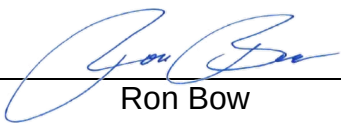
Kelly Gordon
Chief of Police

Prepared by:



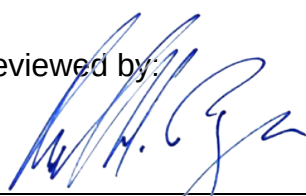
Tim Wisniewski
Police Sergeant

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT(S):

1. Vehicle purchase/replacement list
2. Sourcewell contract award to National Auto Fleet Group
3. National Auto Fleet Group Quotes
4. West Coast Lights & Siren Quotes

ATTACHMENT 1
Vehicle purchase/replacement list

New Vehicle			Replacing	Total Cost (Including Conversion & Graphics)
Make	Model	Cost	Unit No./Year/Make/Model/Mileage	
Chrysler	Voyager	\$37,076	053/2003/Honda/ Odyssey Van/98,633	\$45,076
Toyota	Sienna	\$37,279	097/2013/Toyota/Sienna Van/149,717	\$37,279
Toyota	Camry	\$36,848	036/2007/Honda/Accord/92,979	\$44,848
Toyota	Camry	\$36,848	051/2007/Honda/Accord/110,604	\$44,848
Ford	Admin Interceptor SUV	\$38,173	034/2006/Ford/Taurus/82,470	\$46,173
Ford	Admin Interceptor SUV	\$38,173	094/2014/Ford/Taurus/123,576	\$46,173
Dodge	Admin Durango	\$41,190	079/2012/Dodge/Avenger/101,425	\$49,190
Dodge	Admin Durango	\$57,191	082/2012/Chrysler/200/57,743	\$65,191
Chevrolet	Bolt EUV (Electric)	\$36,971	035/2006/Ford/ Escape SUV/83,564	\$45,471
Chevrolet	Bolt EUV (Electric)	\$36,971	001/2008/Ford/Ranger Pick Up/ 93,255	\$45,471
Chevrolet	Bolt EUV (Electric)	\$36,971	057/2011/Ford/Ranger Pick Up/109,831	\$45,471
Ford	F-450 Special Purpose	\$57,877	025/1991/GMC Sierra Pick Up/94,557	\$118,328
Ford	Interceptor SUV	\$39,316	955/2005/Ford/Interceptor Sedan/83,036	\$57,816
Ford	Interceptor SUV	\$39,316	046/2009/Ford/Interceptor Sedan/90,413	\$57,816
Ford	Interceptor SUV	\$39,316	073/2011/Ford/Interceptor Sedan/ 85,000	\$57,816
Ford	Interceptor SUV	\$39,316	074/2011/Ford/Interceptor Sedan/83,300	\$57,816
Ford	Interceptor SUV	\$39,316	075/2011/Ford/Interceptor Sedan/85,320	\$57,816
Ford	Interceptor SUV	\$39,316	123/2017/Ford Interceptor SUV/ 92,500	\$57,816
Ford	Interceptor SUV	\$39,316	124/2017 Ford Interceptor SUV/ 97,200	\$57,816
Dodge	Durango Pursuit, Supervisor	\$41,825	895/2002/Ford/Expedition SUV/93,860	\$60,325
			Total Cost	\$1,098,556

Due to supply chain issues, Make/Model/Options/Pricing subject to change.

ATTACHMENT 2
Sourcewell Contract Award to National Auto Fleet
Group

Sourcewell contact award to National Auto Fleet Group

FORM E**CONTRACT ACCEPTANCE AND AWARD**

(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

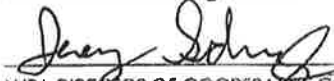
NJPA Contract #: 120716-NAF

Proposer's full legal name: 72 Hour LLC, dba National Auto Fleet Group

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be January 17, 2017 and will expire on January 17, 2021 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:


NJPA DIRECTOR OF COOPERATIVE CONTRACTS
AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)


NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coauette
(NAME PRINTED OR TYPED)

Awarded on January 16, 2017

NJPA Contract # 120716-NAF

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name 72 Hour LLC, National Auto Fleet Group

Authorized Signatory's Title Fleet Manager


VENDOR AUTHORIZED SIGNATURE

Jesse Cooley
(NAME PRINTED OR TYPED)

Executed on 1-16, 2017

NJPA Contract # 120716-NAF

Form C

**EXCEPTIONS TO PROPOSAL, TERMS, CONDITIONS,
AND SOLUTIONS REQUEST**



Company Name: 72 Hect LLC, DBA National Auto Fleet Group

Any exceptions to the terms, conditions, specifications, or proposal forms contained in this RFP must be noted in writing and included with the Proposer's response. The Proposer acknowledges that the exceptions listed may or may not be accepted by NJPA or included in the final contract. NJPA will make reasonable efforts to accommodate the listed exceptions and may clarify the exceptions in the appropriate section below.

Section/page	Term, Condition, or Specification	Exception	NJPA ACCEPTS
<u>N/A</u>		<u>None taken</u>	

Proposer's Signature: 

Date: 12-5-16

NJPA's clarification on exceptions listed above:



Contract Award
RFP #120716

FORM D



Formal Offering of Proposal
(To be completed only by the Proposer)

VEHICLES, CARS, VANS, SUVs, AND LIGHT TRUCKS WITH RELATED EQUIPMENT, ACCESSORIES, AND SERVICES

In compliance with the Request for Proposal (RFP) for VEHICLES, CARS, VANS, SUVs, AND LIGHT TRUCKS WITH RELATED EQUIPMENT, ACCESSORIES, AND SERVICES, the undersigned warrants that the Proposer has examined this RFP and, being familiar with all of the instructions, terms and conditions, general and technical specifications, sales and service expectations, and any special terms, agrees to furnish the defined products and related services in full compliance with all terms and conditions of this RFP, any applicable amendments of this RFP, and all Proposer's response documentation. The Proposer further understands that it accepts the full responsibility as the sole source of solutions proposed in this RFP response and that the Proposer accepts responsibility for any subcontractors used to fulfill this proposal.

72 HOOT LLC, DBA

Company Name: NATIONAL AUTO FLEET GROUP Date: 12-5-16

Company Address: 490 AUTO CENTER DRIVE

City: WATSONVILLE State: CA Zip: 95076

Contact Person: JESSE COOPER Title: FLEET MANAGER

Authorized Signature: [Signature] JESSE COOPER
(Name printed or typed)

PROPOSER ASSURANCE OF COMPLIANCE



Proposal Affidavit Signature Page

PROPOSER'S AFFIDAVIT

The undersigned, authorized representative of the entity submitting the foregoing proposal (the "Proposer"), swears that the following statements are true to the best of his or her knowledge.

1. The Proposer is submitting its proposal under its true and correct name, the Proposer has been properly originated and legally exists in good standing in its state of residence, the Proposer possesses, or will possess before delivering any products and related services, all applicable licenses necessary for such delivery to NJPA members agencies. The undersigned affirms that he or she is authorized to act on behalf of, and to legally bind the Proposer to the terms in this Contract.
2. The Proposer, or any person representing the Proposer, has not directly or indirectly entered into any agreement or arrangement with any other vendor or supplier, any official or employee of NJPA, or any person, firm, or corporation under contract with NJPA, in an effort to influence the pricing, terms, or conditions relating to this RFP in any way that adversely affects the free and open competition for a Contract award under this RFP.
3. The Proposer has examined and understands the terms, conditions, scope, contract opportunity, specifications request, and other documents in this solicitation and affirms that any and all exceptions have been noted in writing and have been included with the Proposer's RFP response.
4. The Proposer will, if awarded a Contract, provide to NJPA Members the /products and services in accordance with the terms, conditions, and scope of this RFP, with the Proposer-offered specifications, and with the other documents in this solicitation.
5. The Proposer agrees to deliver products and services through valid contracts, purchase orders, or means that are acceptable to NJPA Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to NJPA Members under an awarded Contract.
6. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
7. The Proposer understands that NJPA will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statute §13.591, Subd. 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals generally become public data. Minnesota Statute §13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.
8. The Proposer understands that it is the Proposer's duty to protect information that it considers nonpublic, and it agrees to defend and indemnify NJPA for reasonable measures that NJPA takes to uphold such a data designation.

[The rest of this page has been left intentionally blank. Signature page below]

By signing below, Proposer is acknowledging that he or she has read, understands, and agrees to comply with the terms and conditions specified above.

Company Name: 72 HOOT LLC, DBA NATIONAL AUTO FLEET GROUP

Address: 490 AUTO CENTER DRIVE

City/State/Zip: WATSONVILLE, CA 95076

Telephone Number: 855-289-6572

E-mail Address: JCOOPER@NATIONALAUTOFLEETGROUP.COM

Authorized Signature: [Signature]

Authorized Name (printed): JESSE COOPER

Title: FLEET MANAGER

Date: 12-2-16

Notarized

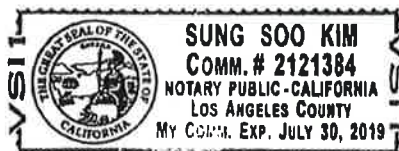
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and sworn to before me this 2 day of December, 2016

Notary Public in and for the County of Los Angeles State of California

My commission expires: July 30, 2019

Signature: [Signature]





Form P

PROPOSER QUESTIONNAIRE

Payment Terms, Warranty, Products and Services, Pricing and Delivery, and Industry-Specific Questions

Proposer Name: National Auto Fleet Group

Questionnaire completed by: Jesse Cooper

Payment Terms and Financing Options

- 1) What are your payment terms (e.g., net 10, net 30)?

Net 30

- 2) Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?

Absolutely. We provide both municipal financing and municipal leasing available to all NJPA members in every state. We use National Cooperative Leasing, Diversified Leasing and NAFG Provided leasing options to all NJPA Members.

- 3) Briefly describe your proposed order process. Please include enough detail to support your ability to report quarterly sales to NJPA. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the NJPA Members' purchase orders.

There are two methods. One is the electronic ordering process, where the member logs into our website located at www.nationalautofleetgroup.com, builds their desired vehicle to their specifications, and then electronically sends us a purchase order. The vehicle is delivered directly to the user's specified end-user address, then we FedEx the customer all the appropriate documentations.

The other method, should the customer not be comfortable with internet or the use of our website, is where the member calls our toll-free number at 1-855-289-6572 and is greeted by one of our sales associates, who then creates a quotation based on the customer's needs and either emails, faxes, or physically mails it to the customer. The customer then sends us a purchase order. We then process the purchase order and deliver the vehicle to the customer's specified location.

We have reported directly to NJPA for the last 22 consecutive quarters.

- 4) Do you accept the P-card procurement and payment process? If so, is there any additional cost to NJPA Members for using this process?

Yes, we do accept the P-card procurement and payment process, and there is no additional cost for using it.

Letter of Agreement To Extend the Contract

Between

72 Hour LLC, dba National Auto Fleet Group
490 Auto Center Dr.
Watsonville, CA 95076-3726

And

Sourcwell
202 12th Street NE
Staples, MN 56479
Phone: (218) 894-1930

The Vendor and Sourcwell have entered into an Agreement (Contract #120716-NAF) for the procurement of Vehicles, Cars, Vans, SUVs, and Light Trucks with Related Equipment, Accessories and Services. This Agreement has an expiration date of January 17, 2021, but the parties may extend the Agreement for one additional year by mutual consent.

The parties acknowledge that extending the Agreement for another year benefits the Vendor, Sourcwell and Sourcwell's members. The Vendor and Sourcwell therefore agree to extend the Agreement listed above for a fifth year. This existing Agreement will terminate on January 17, 2022. All other terms and conditions of the Agreement remain in force.

Sourcwell

DocuSigned by:
By: Jeremy Schwartz, Its: Director of Operations & Procurement/CPO
COFD2A139D06489...

Name printed or typed: Jeremy Schwartz

Date 6/17/2020 | 1:32 PM CDT

72 Hour LLC, dba National Auto Fleet Group

DocuSigned by:
By: Jesse Cooper, Its: Fleet Manager
FACB85730C1E467...

Name printed or typed: Jesse Cooper

Date 7/8/2020 | 4:22 PM CDT

ATTACHMENT 3

National Auto Fleet Group Quotes



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

October 18, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Ford Police Interceptor Utility Non-Hybrid responding to your requirement with the attached specifications for \$ 33,949.00 plus Paint, Upfit State Sales Tax, and \$12,25 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF.

	One unit MSRP	Selling Price	Total Savings	Extended units (7)	Total Savings
2022 Ford Police Interceptor Utility Non-Hybrid	41,595.00	33,949.00	18.38%	237,643.00	53,522.00
Black and White Paint		1,050.00		7,350.00	
Change Key Code					
		820.00		5,740.00	
Sub Total		35,819.00		250,733.00	
Sales Tax		3,402.81		23,819.64	
Tire Tax		8.75		61.25	
Transport		85.00		595.00	
Total		39,315.56		275,208.89	

Terms are net 30 days.

Delivery 120-150 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard

National Law Enforcement Sales Manager

National Auto Fleet Group / 626-457-5590 O / 714-264-1867 C / Buzzard5150@gmail.com





National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

September 29, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Chevy Bolt UEV FWD 4DR LT responding to your requirement with the attached specifications for \$ 33,677.00 plus State Sales Tax, and \$8.75 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF. Units to be White, unit include 6 Keys

	One unit MSRP	Selling Price	Total Savings	Extended units (3)	Total Savings
2022 Chevy Bolt UEV FWD 4DR LT	34,745.00	33,677.00	3.07%	101,031.00	3,204.00
Sub Total		33,677.00		101,031.00	
Sales Tax		3,199.32		9,597.95	
Tire Tax		8.75		26.25	
Transport		85.00		255.00	
Total		36,970.07		110,910.20	

Terms are net 30 days.

Delivery 120-150 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard
National Law Enforcement Sales Manager
National Auto Fleet Group
Wondries Fleet Group
626-457-5590 O / 714-264-1867 C
Buzzard5150@gmail.com





National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

October 15, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Ford Police Interceptor Utility Admin Unit Non-Hybrid responding to your requirement with the attached specifications for \$ 33,955.00 plus State Sales Tax, and \$12,25 tire tax (non-taxable). These vehicles are available under the Sourcwell (Formerly Known as NJPA) master vehicle contract# 120716-NAF.

	One unit MSRP	Selling Price	Total Savings	Extended units (2)	Total Savings
2022 Ford Police Interceptor Utility Non-Hybrid Admin Change Key Code [REDACTED]	41,265.00	33,955.00	17.71%	67,910.00	14,620.00
		820.00		1,640.00	
Sub Total		34,775.00		69,550.00	
Sales Tax		3,303.63		6,607.25	
Tire Tax		8.75		17.50	
Transport		85.00		170.00	
Total		38,172.38		76,344.75	

Terms are net 30 days.

Delivery 120-180 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard
National Law Enforcement Sales Manager
National Auto Fleet Group
626-457-5590 O / 714-264-1867 C / Buzzard5150@gmail.com





National Auto Fleet Group

A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-8572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

9/29/2021

Quote ID: 18346

Order Cut Off Date: 4/11/2022

Mr Tim Wisniewski
City of Monterey Park
320 W NEWMARK AVE
MONTEREY PARK, California, 91754

Dear Tim Wisniewski,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

Two (2) New/Unused (2022 Toyota Camry (2554) XLE V6 Auto (Natl),) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Extended Unit's (2)	Total Savings
Contract Price	\$36,454.00	\$33,565.28	7.924 %	\$67,130.56	\$5,777.44
Tax (9.5000 %)		\$3,188.70		\$6,377.40	
Tire fee		\$8.75		\$17.50	
Transportation		\$85.00		\$170.00	
Total		\$36,847.73		\$73,695.46	

- per the attached specifications. Price includes 2 additional key(s).

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Kevin Buzzard
Account Manager
Email: buzzard5150@gmail.com
Office: (626) 457-5590
Fax: (831) 480-8497





National Auto Fleet Group

A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

9/29/2021

Quote ID: **18349**

Order Cut Off Date: **TBA**

Mr Tim Wisniewski
City of Monterey Park
320 W NEWMARK AVE
MONTEREY PARK, California, 91754

Dear Tim Wisniewski,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2022 Toyota Sienna (5402) LE FWD 8-Passenger (Natl),) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$35,995.00	\$33,958.26	5.658 %	\$2,036.74
Tax (9.5000 %)		\$3,226.03		
Tire fee		\$8.75		
Transportation		\$85.00		
Total		\$37,278.04		

- per the attached specifications. Price includes 2 additional key(s).

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF**. Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Kevin Buzzard
Account Manager
Email: buzzard5150@gmail.com
Office: (626) 457-5590
Fax: (831) 480-8497





National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

September 29, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Chrysler Voyager LX Van responding to your requirement with the attached specifications for \$ 33,373.00 plus State Sales Tax, and \$12,25 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF.

	One Unit MSRP	One Unit	Total Savings	Total Savings
2022 Chrysler Voyage LX	33,610.00	33,373.00	0.71%	237.00
Two Extra Keys		400.00		
Sub Total		33,773.00		
Sales Tax		3,208.44		
Transportation		85.00		
Tire Tax		8.75		
Total		37,075.19		

Terms are net 30 days.

Delivery 120-150 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard
National Law Enforcement Sales Manager
National Auto Fleet Group
626-457-5590 O / 714-264-1867 C / Buzzard5150@gmail.com





National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

October 15, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Dodge Durango RT 2WD responding to your requirement with the attached specifications for \$ 52,103.00 plus State Sales Tax, and \$8.75 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF.

	One Unit MSRP	One Unit	Total Savings	Total Savings
2022 Dodge Durango				
R/T 2WD	55,610.00	52,103.00	6.31%	3,507.00
Two Extra Keys		400.00		
Sub Total		52,503.00		
Sales Tax		4,594.01		
Transportation		85.00		
Tire Tax		8.75		
Total		57,190.76		

Terms are net 30 days.

Delivery 120-180 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard
National Law Enforcement Sales Manager
National Auto Fleet Group
626-457-5590 O / 714-264-1867 C / Buzzard5150@gmail.com





National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

October 15, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Dodge Durango Pursuit V-8 AWD Admin responding to your requirement with the attached specifications for \$ 37,130.00 plus State Sales Tax, and \$8.75 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF.

	One Unit MSRP	One Unit	Total Savings	Total Savings
2022 Dodge Durango				
Pursuit V-8 AWD Admin	42,899.00	37,130.00	13.45%	5,769.00
Two Extra Keys		400.00		
Sub Total		37,530.00		
Sales Tax		3,565.35		
Transportation		85.00		
Tire Tax		8.75		
Total		41,189.10		

Terms are net 30 days.

Delivery 120-180 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard
National Law Enforcement Sales Manager
National Auto Fleet Group
626-457-5590 O / 714-264-1867 C / Buzzard5150@gmail.com





National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

September 29, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Dodge Durango Pursuit V-8 AWD responding to your requirement with the attached specifications for \$ 37,060.00 plus Paint, State Sales Tax, and \$8.75 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF.

	One Unit MSRP	One Unit	Total Savings	Total Savings
2022 Dodge Durango P{ursuit V-8 AWD	43,155.00	37,060.00	14.12%	6,095.00
Black and White Paint		1,050.00		
Sub Total		38,110.00		
Sales Tax		3,620.45		
Transportation		85.00		
Tire Tax		8.75		
Total		41,824.20		

Terms are net 30 days.

Delivery 120-150 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard
National Law Enforcement Sales Manager
National Auto Fleet Group
626-457-5590 O / 714-264-1867 C / Buzzard5150@gmail.com





National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (855) BUY-NJPA • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

September 29, 2021

Sergeant Tim Wisniewski
City of Monterey Park Police Department
320 W Newmark Ave
Monterey Park, Ca 91754
Delivery Via Email

Dear Sergeant Wisniewski,

In response to your inquiry, we are pleased to submit the following for your consideration:

National Auto Fleet Group will sell, service and deliver at Monterey Park, new/unused 2022 Ford Super Duty F-450 DRW (W4G) XLT 2WD Crew Cab 203 WB 84" CA responding to your requirement with the attached specifications for \$ 52,366.00 plus Upfit, State Sales Tax, and \$12,25 tire tax (non-taxable). These vehicles are available under the Sourcewell (Formerly Known as NJPA) master vehicle contract# 120716-NAF. Color to be White.

	One Unit MSRP	One Unit	Total Savings	Total Savings
2922 Ford Super Duty F-450 Crew Cab XLT 2WD				
203 WB 84 CA	62,190.00	52,366.00	15.80%	9,824.00
CTEC Upfit		55,210.00		
Two Extra Keys		400.00		
Sub Total		107,976.00		
Sales Tax		10,257.72		
Transportation		85.00		
Tire Tax		8.75		
Total		118,327.47		

Terms are net 30 days.

Delivery 120-150 Days ARO

National Auto Fleet Group welcomes the opportunity to assist you in your vehicle requirements.

Kevin Buzzard

National Law Enforcement Sales Manager

National Auto Fleet Group / 626-457-5590 O / 714-264-1867 C / Buzzard5150@gmail.com



ATTACHMENT 4

West Coast Lights & Siren Quotes



www.wcls.us
601 Columbia Ave Ste A
Riverside Ca 92507
951.779.9257

West Coast Lights & Sirens

October 18, 2021

Mitchel Gonzalez: Sales Manager
West Coast Lights & Sirens
601 Columbia Ave. Unit A & B
Riverside, CA 92507
951-779-9257
Mitchel@wcls.us

Tim Wisniewski
Monterey Park Police Department

Dear Mr. Wisniewski:

West Coast Lights & Siren will upfit seven (7) administrative/detective vehicles to Monterey Park specifications for approximately \$8,000 each. This will be for an approximate total of \$56,000.

Sincerely,

Mitchel Gonzalez
Sales Manager
West Coast Lights & Sirens



www.wcls.us
601 Columbia Ave Ste A
Riverside Ca 92507
951.779.9257

October 18, 2021

Mitchel Gonzalez: Sales Manager
West Coast Lights & Sirens
601 Columbia Ave. Unit A & B
Riverside, CA 92507
951-779-9257
Mitchel@wcls.us

Tim Wisniewski
Monterey Park Police Department

Dear Mr. Wisniewski:

West Coast Lights & Siren will upfit three (3) Chevy Bolt EUV's to Monterey Park parking enforcement/cadet specifications for approximately \$8,000 each. This will be for an approximate total of \$24,000.

Sincerely,

Mitchel Gonzalez
Sales Manager



www.wcls.us
601 Columbia Ave Ste A
Riverside Ca 92507
951.779.9257

October 18, 2021

Mitchel Gonzalez: Sales Manager
West Coast Lights & Sirens
601 Columbia Ave. Unit A & B
Riverside, CA 92507
951-779-9257
Mitchel@wcls.us

Tim Wisniewski
Monterey Park Police Department

Dear Mr. Wisniewski:

West Coast Lights and Sirens will upfit seven (7) Ford Police Interceptor Utility's and one (1) Dodge Durango to Monterey Park's patrol specifications for approximately \$18,000.00 per vehicle. This will be for an approximate total of \$144,000.00.

Sincerely,

Mitchel Gonzalez
Sales Manager
West Coast Lights & Sirens

Monterey Park GHAD Board Staff Report

DATE: November 3, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 4A

TO: The Honorable Chairperson and Board of Directors

FROM: Jon Turner, Acting City Planner

SUBJECT: Monterey Park Geologic Hazard Abatement District ("MPK GHAD")

RECOMMENDATION:

It is recommended that the Board of Directors consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. Adopting a Resolution levying assessments within the District (Attachment 1);
and
5. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The Resolution is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to implement government funding mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Resolution does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

EXECUTIVE SUMMARY

Following formation of the GHAD on September 15, 2021, the GHAD Board of Directors adopted a Resolution setting the date for a public hearing to determine whether the assessment identified in the Engineer's Report may be imposed upon the GHAD's jurisdiction. November 3rd is the public hearing date for that determination.

BACKGROUND

On September 15, 2021, the Board of Directors held a public hearing regarding the GHAD installation of the maintenance activities and reimbursement and set a public hearing for November 3, 2021 imposing the assessments as outlined in the Engineer's Report. A Proposition 218 ballot was mailed out to the property owner outlining the

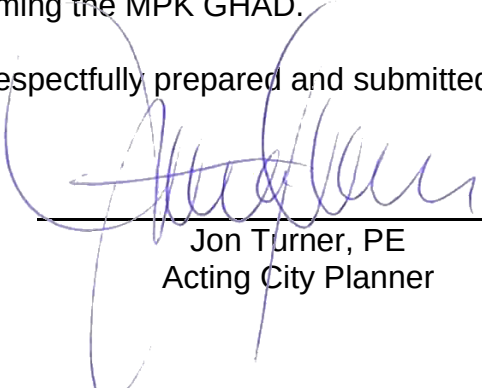
proposed assessments. As set forth in the Engineer's report, the assessment is \$275,000 per year.

Notice regarding the public hearing was sent to all property owners affected by the proposed assessment. If, at the close of the public hearing, there is a majority of property owners that vote against the assessment, then the assessment will not become effective. Here, one property owner is affected by the proposed assessment.

FISCAL IMPACT

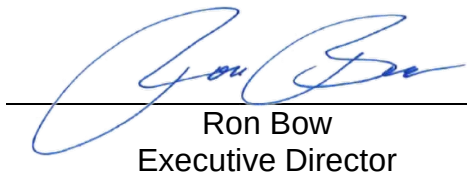
There is no fiscal impact for the Board of Directors. The developer of the Good Views development is required to reimburse the Board of Directors for all costs associated with forming the MPK GHAD.

Respectfully prepared and submitted by:



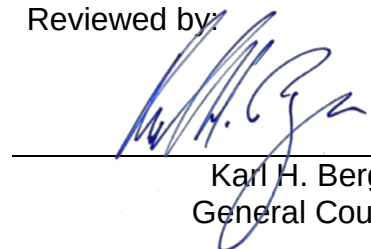
Jon Turner, PE
Acting City Planner

Approved by:



Ron Bow
Executive Director

Reviewed by:



Karl H. Berger
General Counsel

ATTACHMENTS

1. Resolution levying the assessments of the MPK GHAD

ATTACHMENT 1
Draft Resolution – GHAD Assessments

MPK GHAD RESOLUTION NO. ____

**A RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS FOR THE
MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT LEVYING
ASSESSMENTS WITHIN THE DISTRICT.**

The Board of Directors of the Monterey Park Geologic Hazard Abatement District ("MPK GHAD") does resolve as follows:

SECTION 1: The Board of Directors finds as follows:

- A. The Monterey Park Geologic Hazard Abatement District ("MPK GHAD") was established for the purpose of preventing, mitigating, abating and controlling geologic hazards, pursuant to Public Resources Code §§ 26500, *et seq.*
- B. The MPK GHAD Board of Directors was presented with an Engineer's Report for the District prepared by a registered professional engineer certified in the State of California in compliance with Public Resources Code § 26651(a) and § 4(b) of Article XIID of the California Constitution. The Engineer's Report is attached to Resolution No. 12267, adopted Wednesday, September 15, 2021, and incorporated by reference.
- C. The Engineer's Report describes the administration, monitoring and maintenance of improvements related to geologic hazards management within the MPK GHAD and explains the estimated budget, the total assessment that will be chargeable to the entire MPK GHAD, the assessment to be levied against each parcel of property within the boundaries of the MPK GHAD, and a description of the method used in formulating the assessment.
- D. The MPK GHAD Board of Directors approved the Engineer's Report pursuant to MPK GHAD Resolution No. 12267 on Wednesday, September 15, 2021, and found that a reliable source of funding is required to pay for the cost and expenses of maintaining and operating MPK GHAD improvements acquired or constructed for the MPK GHAD pursuant to Public Resources Code §§ 26500, *et seq.*
- E. The special benefit derived from the MPK GHAD by each parcel is proportionate to the entire costs of the MPK GHAD, and the amount of the assessment is proportional to, and no greater than, the benefits conferred on each parcel. The assessment does not exceed the reasonable cost of the proportional special benefit conferred on each parcel.
- F. Public Resources Code §§ 26650, *et seq.* authorize, after a noticed public hearing, the levy and collection of an assessment upon specially benefited

property within the MPK GHAD to pay for the maintenance and operation of MPK GHAD improvements. Article XIID of the California Constitution imposes additional requirements for the levy and collection of an assessment.

- G. On Wednesday, November 3, 2021, the Board held a public hearing to consider the results of a protest proceeding conducted in accordance with California Constitution Article XIID, § 4.
- H. The Board further finds that levying assessments on the lots and parcels within MPK GHAD is exempt from environmental review under Public Resources Code §§ 26601 and 21080(b)(4), as the California Environmental Quality Act does not apply to actions necessary to prevent or mitigate an emergency and all activities in furtherance of the MPK GHAD are deemed necessary to prevent or mitigate an emergency.
- I. It is in the public interest for the MPK GHAD to levy the assessments described in this Resolution.

SECTION 2: The total number of protest ballots mailed or provided to property owners eligible to file a protest ballot was one. The number of valid protest ballots received by the MPK GHAD at the end of the public hearing was _____. Because the valid number of protests received by the MPK GHAD did not represent a majority protest, the Board is authorized to levy the assessment.

SECTION 3: Assessments. The Board of Directors orders the levy and collection of the annual assessment against the lots and parcels within MPK GHAD as set forth in the Engineer's Report.

SECTION 4: Recording. The Board of Directors directs the Clerk to file, in the office of the County Recorder for the County of Los Angeles, a copy of the assessment diagram, and comply with all other requirements set forth in Streets and Highways Code § 3114.

SECTION 5: Collection. The assessments set forth in the Engineer's Report will be collected by the County Tax Collector in accordance with the procedures set forth in Public Resources Code § 26654.

SECTION 6: Separate Fund. The revenues received by the MPK GHAD as a result of the assessments to be levied pursuant to this resolution will be placed in a fund identified as the "Monterey Park Geologic Hazard Abatement District Fund." Payments from this fund can only be used in accordance with applicable law.

SECTION 7: Environmental Assessment. The Resolution is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to implement government funding

mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Resolution does not constitute a “ project” that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

SECTION 8: *Electronic Signatures*. Pursuant to Monterey Park Municipal Code § 3.95.020, 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 9: The Clerk is directed to certify the adoption of this Resolution.

SECTION 10: This Resolution becomes effective immediately upon adoption.

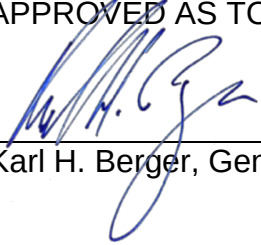
PASSED, APPROVED AND ADOPTED this ___ day of ____ 2021.

Yvonne Yiu, Chairperson

ATTEST:

Vincent D. Chang, Clerk

APPROVED AS TO FORM:



Karl H. Berger, General Counsel



City Council Staff Report

DATE: November 3, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 4B

TO: The Honorable Mayor and Members of the City Council
FROM: Jon Turner, Acting City Planner
SUBJECT: A Public Hearing to consider a Conditional Use Permit (CU-21-XX) for construction of a drive-through facility at the Market Place development.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving a Conditional Use Permit (CU-21-XX), subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

CEQA Guidelines § 15168(c)(2) states that if a project is proposed which has been the subject of a prior certified EIR, and "[i]f the [City] finds that pursuant to Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required." On December 19, 2012, the City Council adopted Resolution No. 11548 and certified a Supplemental EIR for the project.

Approval of the Project will not result in any new or increased environmental effects, and no new mitigation measures are required; therefore, pursuant to CEQA Guidelines § 15168(c)(2), no new environmental documentation is required for approval of the Project.

EXECUTIVE SUMMARY:

The Applicant is seeking a conditional use permit (CUP) for a new drive-through restaurant at the Market Place development. If approved, the CUP would allow for a fourth drive-through restaurant at that location. The previous three drive throughs (In-N-Out, Chick-Fil-A, and Ono Hawaiian Grill) were ministerially approved in accordance with the Market Place Precise Plan adopted in 2012. That Precise Plan allowed for a total of three drive throughs be approved without a CUP; subsequent drive-throughs require a discretionary permit.

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

Quasi-judicial: The recommended action includes consideration of whether to issue a CUP. In considering such actions, the City Council acts in a quasi-judicial role. In doing so, the City Council acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the City Council can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to

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

If the City Council asks irrelevant questions and bases its decision-making on such questions, a court may overturn the City Council decision and hold the City potentially liable for violating the applicant's constitutionally protected due process rights.

In this matter, the City Council must make these findings:

- That the project property is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in the Monterey Park Municipal Code ("MPMC");
- That the project property has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed project is consistent with the General Plan and any applicable specific plan;
- That the proposed project 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;
- That the proposed project will not have an adverse effect on the public health, safety and general welfare; and
- That the project is properly one authorized by conditional use permit pursuant to the MPMC.

These findings are included in the attached draft resolution.

BACKGROUND AND ANALYSIS:

Applicant, Monterey Park Retail Partner Tract 3, LLC, seeks a conditional use permit to operate a new retail eating establishment with a drive-through (the "Project") in the Monterey Park Market Place development ("Market Place") generally located at 2250 Greenwood, north of SR-60 between the Paramount Boulevard and Potrero Grande Drive freeway exits. The Market Place property is zoned Regional Specialty Zone with a Planned Development Overlay; it is designated Commercial in the General Plan.

The City Council approved Market Place on December 19, 2012. Among other things, the City Council adopted Precise Plan No. 12-01 ("PP-12-01") to help regulate Market Place

development.¹ PP-12-01 allows up to three drive-through restaurants to be approved ministerially, i.e., without a CUP.² Three drive-through restaurants (In-N-Out, Chick-Fil-A, and Ono Hawaiian Grill) already exist in Market Place. Consequently, any additional drive-through restaurant requires discretionary approval by the City Planner (explained below), Planning Commission, or City Council.³

In 2020, the City Council implemented the 2020 Monterey Park Business Recovery Program. Among other things, that Program amended the MPMC to allow the City Planner to approve drive-throughs via Administrative Use Permit (“AUP”).⁴ This most recently occurred for the Raising Cane’s project on Atlantic Boulevard.

For this Project, however, the Applicant specifically requested that the City Council consider approving a CUP. This was to help maintain the relationship between the Applicant and the City regarding Market Place: the Applicant wanted to make sure that the City Council approved additional drive-throughs beyond the number originally contemplated for Market Place in 2012.

If approved, the CUP would allow the Applicant to construct a Chipotle drive-through restaurant. Based upon the application, it appears that the plans meet the MPMC’s requirements for drive-throughs.⁵ Final design plans must be submitted to the Building Official to obtain grading and building permits.

A draft resolution is included for consideration (Attachment 1); the conditions of approval attached to that resolution would ensure that the Project meets all technical and legal requirements for construction of proposed Chipotle drive-through. A site plan and typical restaurant elevations are included as Attachment 2.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **October 21, 2021**, with affidavits of posting on file. The legal notice of this hearing was acknowledged as received by the Market Place property owner on October 27, 2021.

¹ Resolution No. 11549.

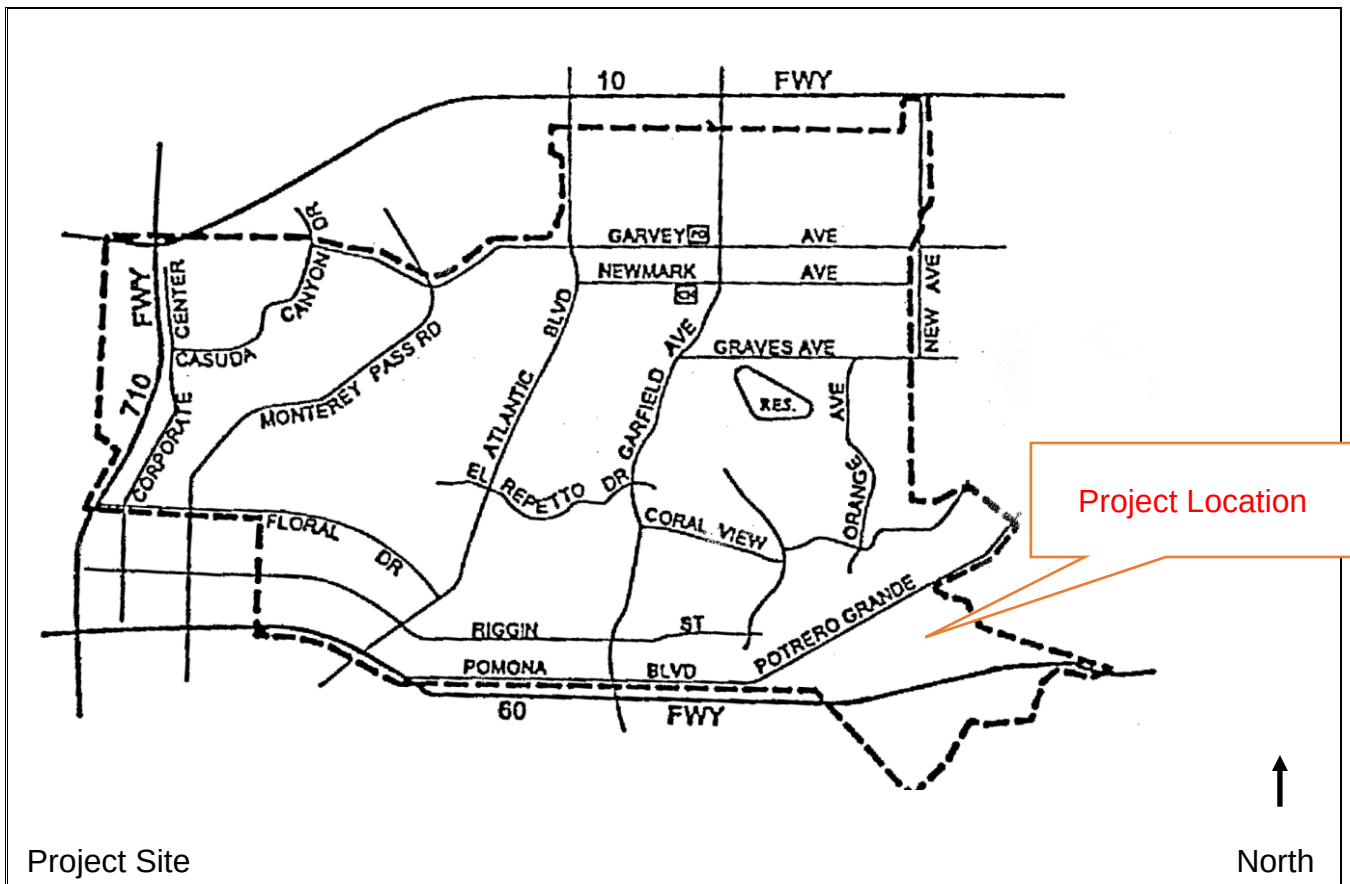
² See, PP-12-01, Section V(D), p.12.

³ Pursuant to MPMC § 21.32.020, the City’s Planning Agency may issue a CUP. Generally, the Planning Commission would consider CUP applications pursuant to MPMC § 2.56.010(d); the City Council, however, may do so via resolution pursuant to MPMC § 2.56.020(A).

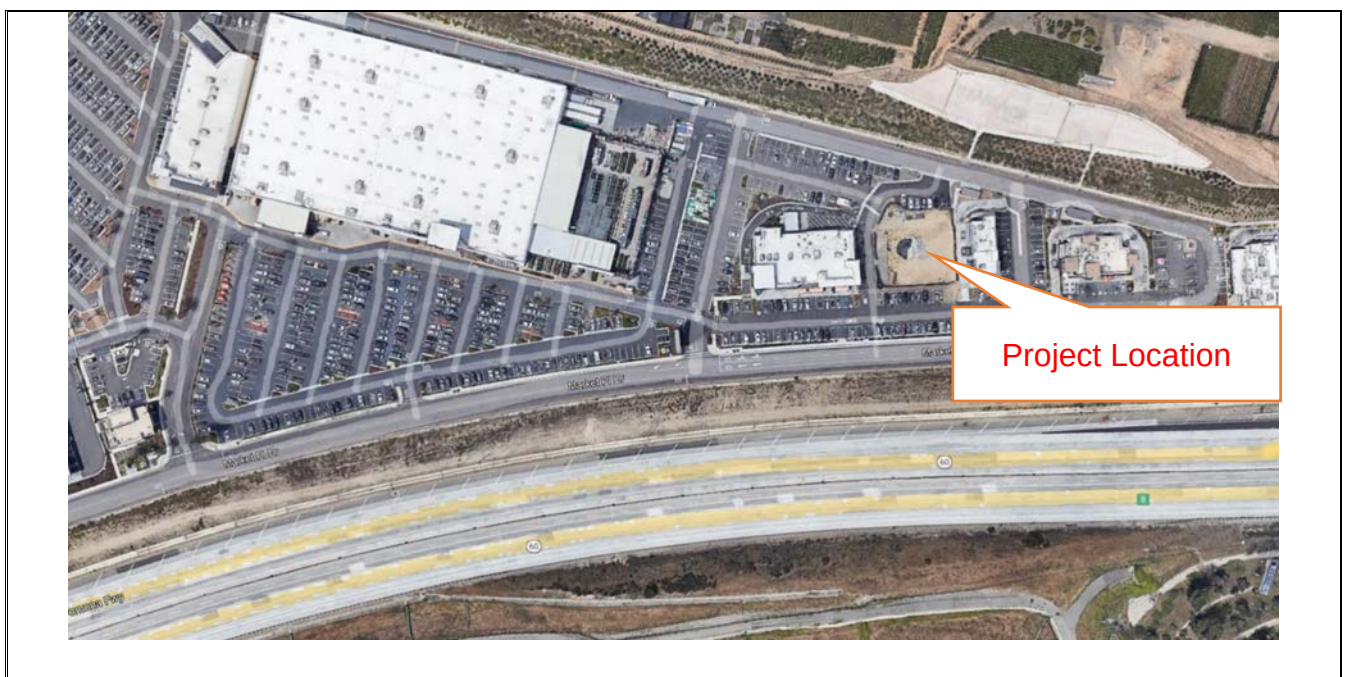
⁴ MPMC § 21.32.200(A)(2).

⁵ MPMC § 21.10.040(I).

Vicinity Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None

FISCAL IMPACT:

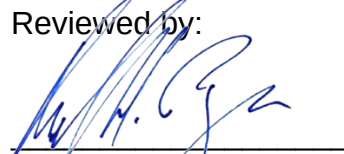
There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,



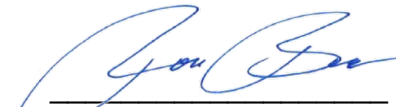
Jon Turner,
Acting City Planner

Reviewed by:



Karl H. Berger
City Attorney

Approved by:



Ron Bow
City Manager

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site Plan, Typical Building Elevations

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-21-XX) TO ALLOW THE CONSTRUCTION OF A NEW RETAIL EATING ESTABLISHMENT WITH A DRIVE-THROUGH AT THE MARKETPLACE.

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

SECTION 1: The City Council finds and declares that:

- A. On September 16, 2021, staff received an application on behalf Monterey Park Retail Partners Tract 3, LLC ("Applicant") seeking a conditional use permit (CU-21-XX) to allow operation of a new retail eating establishment with a drive-through ("Project");
- B. The Project was reviewed by the Acting City Planner for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("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 Acting City Planner completed review and scheduled a public hearing regarding the Project before the City Council for November 3, 2021. Notice of the public hearing was posted and mailed as required by the MPMC;
- E. On November 3, 2021, the City Council opened the public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the City Council by City staff and public testimony, and representatives of the Applicant;
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the City Council at its November 3, 2021 public hearing including, without limitation, the staff report submitted by the Acting City Planner.

SECTION 2: Planning Agency. Pursuant to MPMC § 2.56.020(A), the City Council will act as the Monterey Park Planning Agency for purposes of this Resolution.

SECTION 3: Factual findings and Conclusions. The City Council finds that the following facts exist and makes the following conclusions:

- A. The Project is proposed to be constructed within the Market Place development ("Project Site"). The Project Site is designated Commercial (C) in the Monterey Park General Plan. The Project Site is zoned Regional Specialty Zone with a Planned Development Overlay. The Project proposes constructing a new retail eating establishment with a drive-through. According to MPMC §§ 21.10.040(I) and 21.32.020(B), a drive-through may be permitted via a conditional use permit and the limitations or special standards described in MPMC § 21.10.040(I).

- B. The Project Site is comprised of numerous retail and food establishments within the Market Place development. The proposed building area (Pad 2A) as shown in Attachment 3 is 4,304 square feet in total. Pad 2A is sized for two tenants. The proposed retail eating establishment will utilize 2,400 square feet which equates to 56 percent of the lot area. The Applicant's proposed business operating hours will be 6 am to midnight to allow for flexibility once the food establishment opens and sets their hours within the approved hours. The proposed retail eating establishment will have a interior seating and a drive-through aisle. The proposed retail eating establishment will be designed to screen all service areas, restrooms and mechanical equipment; landscaping will be provided to screen the drive-through driveway aisle. The menu boards will be not more than 30 square feet and 8 feet high.
- C. The Project will provide 24 parking spaces. The drive-through aisles will be a minimum of 15-feet wide on the curve and 12-feet wide on the straight sections; they will also be intersected by a clearly-visible pedestrian walkway. The drive-through aisle will be made of concrete and will be constructed to accommodate a minimum of 8 vehicles.
- D. The Project is located within a commercial area of the City that contains no environmentally sensitive habitat and/or species. There are no identified physical constraints such as soil and/or geologic conditions indicating substrate instability that would prohibit development of the proposed Project. The Project Site has no value as habitat for endangered, rare or threatened species; the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

SECTION 4: *Environmental Assessment.* The City Council adopts the Finding of Consistency with the Supplemental Environmental Impact Report for the Market Place Development (State Clearinghouse No. 1999051058) attached as Exhibit "A," and incorporated by reference.

SECTION 5: *Conditional Use Permit Findings.* Based upon the findings in Section 2, the City Council finds as follows pursuant to MPMC §§ 21.10.040(I) and 21.32.020(B):

- A. The Project complies with all MPMC requirements for a CUP.
 - 1. The project site is adequate in size, shape and topography for the proposed Project;
 - 2. The site has sufficient access to streets and highways and is adequate in width and pavement type;

3. The proposed use is consistent with the General Plan. Specifically, Goal 10.0; Policies 10.1 and 10.3; Goal 14; and Policies 14.1 and 14.3 of the Land Use Element;
 4. The Project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood;
 5. The proposed Project will not have an adverse effect on the public health, safety and general welfare; and
 6. The use is properly one authorized by conditional use permit pursuant to the MPMC.
- B. The proposed drive-through complies with all requirements set forth for a conditional use permit pursuant to MPMC § 21.10.040(I):
1. The drive-through is an accessory to a proposed restaurant or commercial business;
 2. The proposed location of the drive-through is designated commercial in the City's General Plan and is not located in any area designated as MU-I in the General Plan Land Use Map;
 3. The pedestrian walkways will have clear visibility and will be emphasized by striping;
 4. The drive-through aisle will be 15-foot width on curves and a minimum 12-foot width on straight sections;
 5. The drive-through aisles will provide sufficient stacking area behind the menu boards to accommodate a minimum of eight cars;
 6. All service areas, restrooms and ground-mounted and roof-mounted mechanical equipment will be screened from view;
 7. The proposed landscaping will screen drive-through or drive-in aisles from the public right-of-way and will be used to minimize the visual impact of reader board signs and directional signs;
 8. The drive-through aisles will be constructed with concrete;
 9. The structure will be set back from the ultimate curb face a minimum of 28 feet, and the parking areas and drive-through aisles will be set back from the ultimate curb face a minimum of 15 feet.

10. The menu boards will be no more than 30 square feet and eight feet high, and will face away from the street;
11. No drive-through aisles will exit directly onto a public right-of-way; and
12. The architectural style of the drive-through will be consistent with the theme established in the vicinity and provide compatibility with surrounding uses in form, materials, colors and scale, among other things.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit “B,” which are incorporated into this Resolution by reference, the City Council approves Conditional Use Permit (CU-21-XX).

SECTION 7: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Limitations.* The City Council’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10: *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 11: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 12: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 13: This Resolution is the City Council's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this _____ day of _____ 2021.

Yvonne Yiu, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, City Attorney

EXHIBIT A
Finding of Consistency with the Supplemental Environmental Impact Report for
the Market Place Development (State Clearinghouse No. 1999051058)

November 3, 2021

On September 16, 2021, Monterey Park Retail Partners Tract 3, LLC, submitted a request for a conditional use permit (“CUP”) to add a fourth drive through restaurant at the Market Place development that the City Council approved December 19, 2012 (the “Project”). The Market Place Precise Plan allowed up to three drive-through restaurants be approved ministerially; any subsequent drive-throughs require a CUP. The general layout, uses, parking, and traffic patterns are all the same as originally contemplated by the City Council on December 19, 2012.

The Project is considered a “project” under the California Environmental Quality Act (“CEQA”). Accordingly, environmental review is required pursuant to CEQA (Public Resources Code §§ 21000, *et seq.*) and the CEQA Guidelines (14 Cal. Code of Regulations §§ 15000, *et seq.*).

Background

On December 19, 2012, the Monterey Park City Council adopted Resolution No. 11548 certifying the Final Supplemental Environmental Impact Report (SEIR) for the Market Place project and adopting a Statement of Overriding Considerations (see Final EIR/EIS at State Clearinghouse No. 1999051058). Implementation of mitigation measures identified in the SEIR will be monitored as called for in the Mitigation Monitoring and Reporting Program adopted on December 19, 2012.

The circumstances, impacts, and mitigation requirements identified in the SEIR remain applicable to the proposed Project; there are no new issues and the level of environmental impacts identified in the SEIR is static.

Environmental Analysis

CEQA Guidelines § 15168(c)(2) states that if a project is proposed which has been the subject of a prior certified EIR, and “[i]f the [City] finds that pursuant to Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required.”

CEQA Guidelines § 15162 defines the conditions under which a subsequent EIR would be required for a project as follows:

- (1) *Substantial changes are proposed in the project which require major revisions of the EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;*

- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and/or*
- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:*
 1. *The revised project will have one or more significant effects not discussed in the previous EIR;*
 2. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 3. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 4. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As stated above, the Project **will not result in any new environmental effect not already considered in the SEIR.**

Findings

Based on the above analysis, the City Council of Monterey Park makes the following findings:

1. On December 19, 2012, the City Council adopted Resolution No. 11548 and certified a Supplemental EIR for the project.
2. The Project will not facilitate the creation of any development beyond that anticipated and accounted for by the certified Supplemental EIR.
3. Approval of the Project will not result in any new or increased environmental effects, and no new mitigation measures are required.
4. Pursuant to CEQA Guidelines § 15168(c)(2), no new environmental documentation is required for approval of the Project.

RESOLUTION NO. XX

Exhibit B

CONDITIONS OF APPROVAL

November 3, 2021

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Monterey Park Retail Partners Tract 3, LLC agrees that it will comply with the following conditions for the City of Monterey Park's approval of Conditional Use Permit (CU-21-XX) ("Project Conditions").

PLANNING:

1. Monterey Park Retail Partners Tract 3, LLC ("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 CU-21-XX 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 CU-21-XX, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the City Council and dated August 6, 2018. 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 City Council review and approval of the proposed modification.
3. The conditional use permit expires 12 months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A single one-year extension may be granted by the City Council upon finding of good cause.
4. 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.
5. 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.
6. Before the City issues a certificate of occupancy, the Applicant must comply with all applicable setback requirements set forth in the MPMC regulating drive-throughs.

7. The real property subject to CU-21-XX must remain well-maintained and free of graffiti.
8. Building permits are required for any interior tenant improvements.
9. Landscaping/irrigation must be maintained in good condition at all times.
10. Landscaping for the project must be designed to comply with the MPMC's regulations governing efficient landscaping.
11. The business hours of operation will be from 6 am to midnight.
12. The drive-through speaker systems must not be audible above the daytime and nighttime ambient noise levels beyond the property boundaries.
13. The drive-through component of the Project must comply with MPMC § 21.10.040(I). Specifically:
 - a. Any pedestrian walkways either will not intersect the drive-through drive aisles or, if they do, will have clear visibility and will be emphasized by enriched paving or striping;
 - b. The drive-through aisles must have a minimum 12-foot width on curves and a minimum 11-foot width on straight sections;
 - c. The drive-through aisles must provide sufficient stacking area behind the menu board to accommodate a minimum of six cars;
 - d. All service areas, restrooms and ground-mounted and roof-mounted mechanical equipment must be screened from view;
 - e. Landscaping will screen the drive-thru or drive-in aisles from the public right-of-way and minimize the visual impact of reader board signs and directional signs;
 - f. The drive-through aisles must be constructed with concrete;
 - g. The parking areas, drive-through aisles and structure must be set back from the ultimate curb face as required by the MPMC;
 - h. Menu boards can be no more than 30 square feet, with a maximum height of seven feet, and must face away from the street;
 - i. The architectural style of the drive-through must be consistent with the theme established in the vicinity and provide compatibility with surrounding uses in form, materials, colors, and scale, among other things; and
 - j. The drive-through aisles will not exit directly onto a public right-of-way.

ENGINEERING:

14. 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) if over an acre in size, including hydrology and hydraulic study/analysis required for their submittal. A preliminary/conceptual LID report and plan is requested as early as possible, to avoid impacts to the site plan should changes be required.
15. Upon approval of the LID and SWPPP, an electronic copy of the approved files, including site drawings, must be submitted to the City Engineer before the City issues a building or grading permit.
16. The property drainage must be designed so that the property drains to an approved device(s) and/or the public street unless otherwise approved by the City Engineer.
17. Sizing of water infrastructure is subject to the submittal of water system calculations that include domestic and fire system demand sizing. Installation of water services for irrigation, domestic, and fire service within the public right of way must be accomplished at permittee's cost.
18. Grading and drainage plan(s) must be submitted with the first building permit plan check submittal and must address drainage of the adjacent public alley in a manner satisfactory to the City Engineer.
19. All improvement plans, including grading plan(s), must be based upon City approved data; benchmark data are available from the Public Works Department's Engineering Division.
20. Permittee agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Permittee takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, *et seq.*). Applicant is informed that it may protest DIFs in accordance with Government Code § 66020.
21. A utility plan must be approved by the City Engineer before the City issues grading permits.

FIRE:

22. A fire permit must be obtained from the Fire Department before engaging in activities, operations, practices or functions as indicated in the California Fire Code (CFC) per §§ 105.6 and 105.7.
23. Fire protection, including fire apparatus access roads and water supplies for fire hydrant must be installed and made serviceable before and during the time of construction, per CFC § 501.4.
24. Provide an approved automatic fire sprinkler system and fire alarm as set forth by Fire Code §§ 903 and 907 for the new structure. This may be submitted to the Fire Official as a deferred submittal.
25. Provide an approved kitchen automatic extinguishing system as set forth by the CFC § 904. This may be submitted to the Fire Official as a deferred submittal.
26. Provide an approved carbon dioxide alarm system per Fire Code § 908.7. This may be submitted to the Fire Official as a deferred submittal.
27. Provide approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE. Signs must be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof, as required by the Fire Inspector, per CFC § 501.4.

Fire Flow:

28. The minimum fire flow required must comply with the current adopted edition of the CFC Appendix B.
29. Pursuant to the plans date stamped xx, the required fire flow for the new structure is 1,500 gallons per minutes (gpm) at 20 pounds per square inch (psi) for a minimum of 2-hour duration.
30. The City must provide a will serve letter confirming that it can accommodate the required water flow.

Fire Hydrant Installation

31. Before combustible construction on any parcel, a fire hydrant capable of providing 1,000 gpm at 20 psi must be installed 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. The owner of the combustible construction is responsible for the cost of this installation.

Fire Flow Verification

- 32. Per CFC Appendix C, a minimum of one fire hydrant must be provided within 250 feet of new structure. Show locations of all existing and/or new hydrants on Site Plan.
- 33. Portable fire extinguishers must be installed on all floors, per CFC § 906.1.
- 34. The review of any revised plans will be subject to an additional plan-check fee in an amount approved in the Master Schedule of Fees and Charges.

POLICE:

- 35. 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.
- 36. All major common areas of the locations, including all parking areas must be covered by security video cameras. All security cameras must operate 24-hours a day, seven days a week. All cameras must record onto a recording medium and all recordings must be maintained in a secure and locked enclosure. Security video cameras must be installed at all the entrances/exits and must be positioned to capture the faces of people entering and exiting. All recordings must be maintained for a minimum of 30 days. All recordings must be made readily available for any law enforcement official who requests the recording(s) for official purposes. If the Chief of Police determines that there is a necessity to have additional cameras installed, the management must comply with the request within seven days. Also, access to all security video cameras must be made available to the Police Department, via the internet, by providing the IP address for all cameras. The Chief of Police can also require a change in the position of the video cameras if it is determined that the position of the camera does not meet security needs. The management must comply with the request within seven days.
- 37. An alarm system must be installed at the main entrance and exits to the business. The alarm system will be 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.
- 38. One licensed, insured, and bonded security guard in the parking lot between 10:00 p.m. to closing, subject to the review and approval of the Police Chief.
- 39. Access to the roof of the buildings will be locked and secured. Access of the roof will be restricted to maintenance personnel, building management, or other authorized personnel.

40. The shrubbery on the property must be installed and maintained in such condition as to not restrict visibility from the street or easily conceal persons.

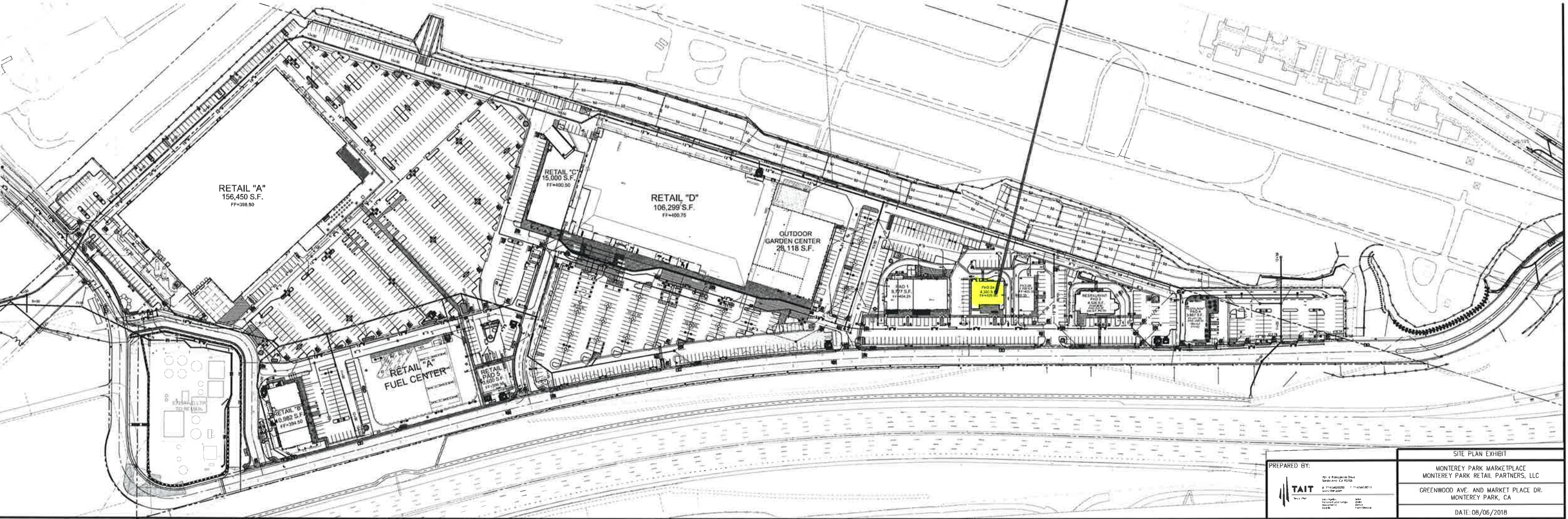
By signing this document, Joseph Marino, on behalf of Monterey Park Retail Partners Tract 3, LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Joseph Marino

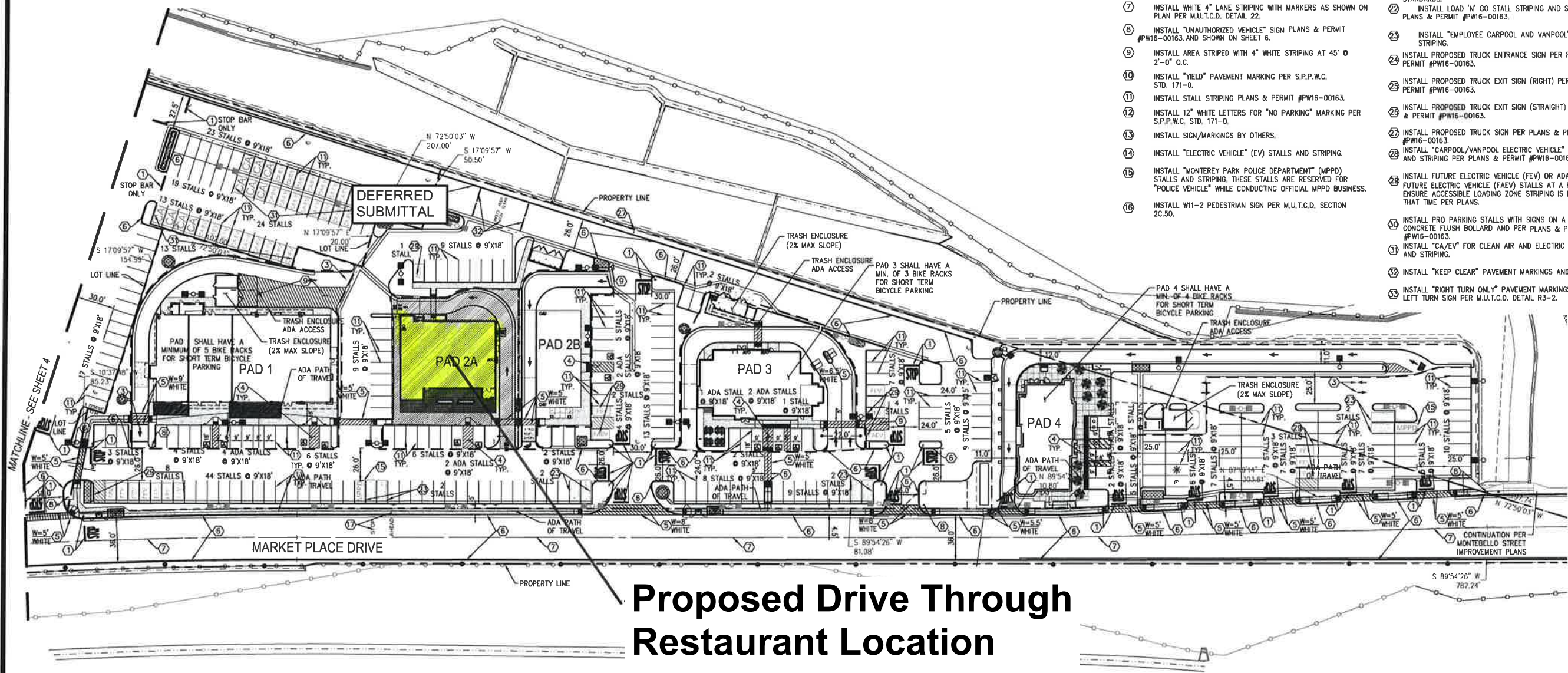
ATTACHMENT 2

Site Plan and Typical Building Elevations

Proposed Drive Through
Restaurant Location



Overall MarketPlace Site Plan



Proposed Drive Through Restaurant Location

60 POMONA FREEWAY

STRIPING CONSTRUCTION NOTES

1. INSTALL STOP SIGN AND MARK PLANS & PERMIT #PW16-00163.
2. INSTALL 12" WHITE LETTERS FOR "NO PARKING."
3. INSTALL DIRECTIONAL TRAFFIC ARROW MARKINGS PER S.P.P.W.C. STD. 171-0.
4. INSTALL A.D.A. ACCESSIBLE STRIPING AND SIGNAGE PER DETAIL ON SHEET 6.
5. INSTALL CROSSWALK STRIPING PER DETAIL ON S: 6, T: 5.
6. PAINT CURB RED WITH "NO PARKING-FIRE LANE" STENCIL PER PLANS & PERMIT #PW16-00163.
7. INSTALL WHITE 4" LANE STRIPING WITH MARKERS AS SHOWN ON PLAN PER M.U.T.C.D. DETAIL 22.
8. INSTALL "UNAUTHORIZED VEHICLE" SIGN PLANS & PERMIT #PW16-00163 AND SHOWN ON SHEET 6.
9. INSTALL AREA STRIPED WITH 4" WHITE STRIPING AT 45° @ 2'-0" O.C.
10. INSTALL "YIELD" PAVEMENT MARKING PER S.P.P.W.C. STD. 171-0.
11. INSTALL STALL STRIPING PLANS & PERMIT #PW16-00163.
12. INSTALL 12" WHITE LETTERS FOR "NO PARKING" MARKING PER S.P.P.W.C. STD. 171-0.
13. INSTALL SIGN/MARKINGS BY OTHERS.
14. INSTALL "ELECTRIC VEHICLE" (EV) STALLS AND STRIPING.
15. INSTALL "MONTEREY PARK POLICE DEPARTMENT" (MPPD) STALLS AND STRIPING. THESE STALLS ARE RESERVED FOR "POLICE VEHICLE" WHILE CONDUCTING OFFICIAL MPPD BUSINESS.
16. INSTALL W11-2 PEDESTRIAN SIGN PER M.U.T.C.D. SECTION 2C.50.
17. INSTALL W3-1 "STOP AHEAD" SIGN AND MARKINGS PER S.P.P.W.C. STD. 171-0 AND PER M.U.T.C.D. SECTION 2C.36.
18. INSTALL TRAILER DISPLAY ST PER RETAIL D STANDARDS.
19. INSTALL PENSKE TRUCK PARKING STALLS AND STRIPING PER PLANS & PERMIT #PW16-00163.
20. INSTALL ADA ACCESSIBLE STRIPING AND SIGNAGE PER DETAIL ON S: 7 AND PLANS & PERMIT #PW16-00163.
21. INSTALL STALLS FOR TRAILER/TRUCK PAF PER RETAIL D STANDARDS.
22. INSTALL LOAD 'N' GO STALL STRIPING AND SIGNAGE PER PLANS & PERMIT #PW16-00163.
23. INSTALL "EMPLOYEE CARPOOL AND VANPOOL" STALLS AND STRIPING.
24. INSTALL PROPOSED TRUCK ENTRANCE SIGN PER PLANS & PERMIT #PW16-00163.
25. INSTALL PROPOSED TRUCK EXIT SIGN (RIGHT) PER PLANS & PERMIT #PW16-00163.
26. INSTALL PROPOSED TRUCK EXIT SIGN (STRAIGHT) PER PLANS & PERMIT #PW16-00163.
27. INSTALL PROPOSED TRUCK SIGN PER PLANS & PERMIT #PW16-00163.
28. INSTALL "CARPOOL/VANPOOL ELECTRIC VEHICLE" (CDEV) STALL AND STRIPING PER PLANS & PERMIT #PW16-00163.
29. INSTALL FUTURE ELECTRIC VEHICLE (FEV) OR ADA ACCESSIBLE FUTURE ELECTRIC VEHICLE (FAEV) STALLS AT A FUTURE DATE. ENSURE ACCESSIBLE LOADING ZONE STRIPING IS INSTALLED AT THAT TIME PER PLANS.
30. INSTALL PRO PARKING STALLS WITH SIGNS ON A 3' HIGH CONCRETE FLUSH BOLLARD AND PER PLANS & PERMIT #PW16-00163.
31. INSTALL "CA/EV" FOR CLEAN AIR AND ELECTRIC VEHICLE STALL AND STRIPING.
32. INSTALL "KEEP CLEAR" PAVEMENT MARKINGS AND BAR.
33. INSTALL "RIGHT TURN ONLY" PAVEMENT MARKINGS AND NO LEFT TURN SIGN PER M.U.T.C.D. DETAIL R3-2.

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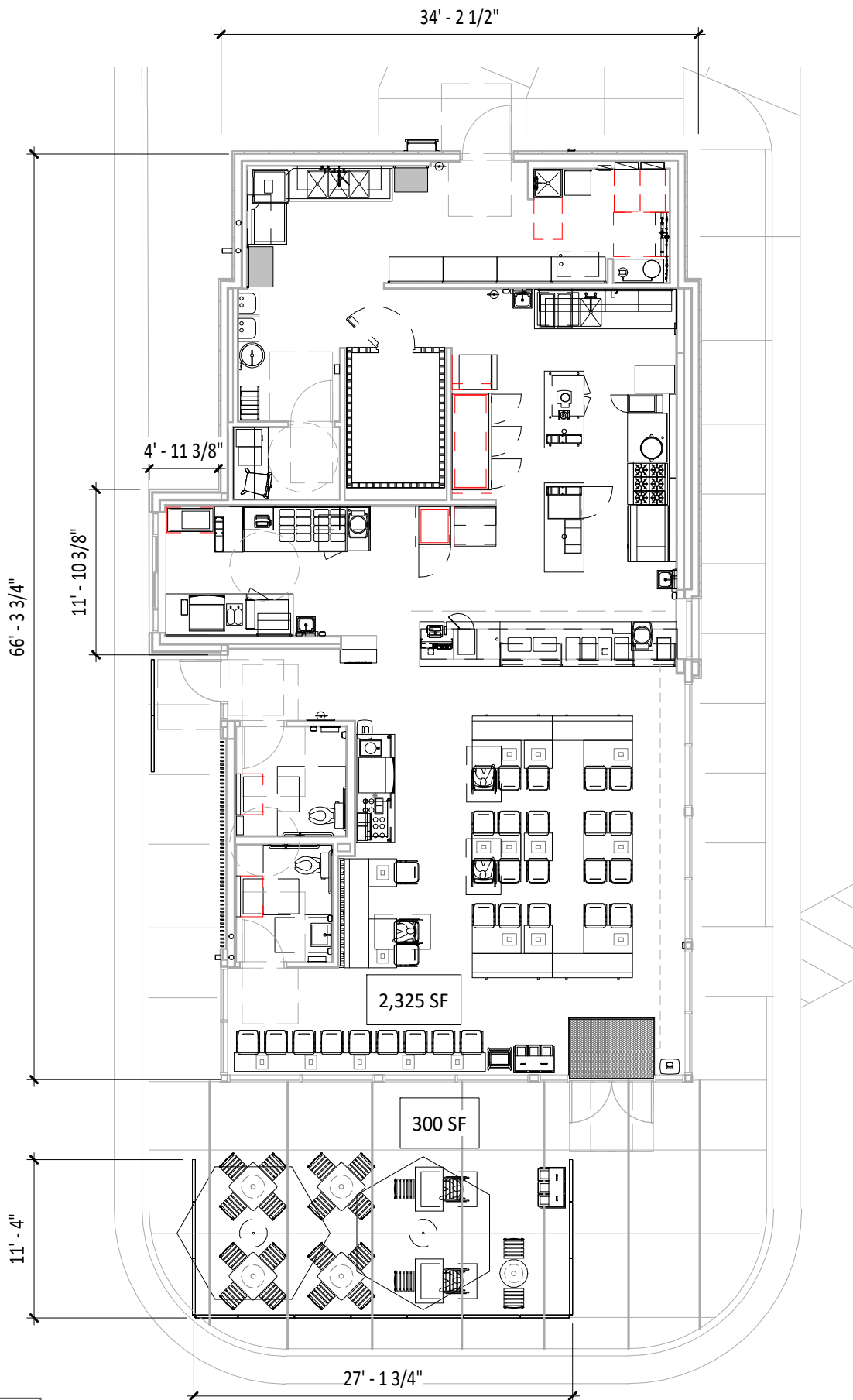
ADA PLAN
MONTEREY PARK MARKETPLACE
1000 MONTEREY PARK PLACE DR
GREENWOOD PARK, CA
MONTEREY PARK RETAIL PARTNERS, LLC
1280 STELLON ROAD
PISCATAWAY, NEW JERSEY 08854

DRAWN: TAIT
DATE: 07/13/2017
CHECKED: JV
DATE: 07/13/2017
REVISION:
JOB NO: SP7918

PREPARED UNDER THE SUPERVISION OF:
JACOB VANDERVIS
RCE NO. 46301 EXP. DATE: 12/31/06

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CHIPOTLANE PROTO FREESTANDER
FLOOR PLAN
02/04/19
3/32" = 1'-0"

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'ROASTED RED'
MBCI METAL
PANELS

CHARCOAL
ALUMINUM
STOREFRONT
SYSTEM

CHARCOAL
METAL CANOPY

METAL COPING, TYP.

B-3 WALL
MOUNTED SIGNAGE

'FOG' EIFS

CHARCOAL METAL
CANOPY

SOUTH ELEVATION

'ROASTED RED'
MBCI METAL
PANELS

CHARCOAL
METAL CANOPY

'FOG' EIFS

DARK GRAY EIFS

FULLY AUTOMATIC
SLIDING PASS-THRU
WINDOW

B-3 WALL
MOUNTED SIGNAGE

CHARCOAL ALUMINUM
STOREFRONT SYSTEM

CHARCOAL METAL
SLATS WITH 'AUTUMN
RIDGE' EIFS BEHIND

WEST ELEVATION

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CHIPOTLANE PROTO FREESTANDER
EXTERIOR ELEVATIONS
02/04/19
3/32" = 1'-0"



METAL
COPING, TYP.

'FOG' EIFS

DARK GRAY EIFS

3'-6" HOLLOW METAL
SERVICE DOOR WITH
TRANSOM

ROOF LADDER W/
LOCKING GATE

NORTH ELEVATION

B-3 WALL
MOUNTED
SIGNAGE

CHARCOAL
BRAKE METAL

CHARCOAL
METAL CANOPY

CHARCOAL STOREFRONT SYSTEM

METAL COPING

'FOG' EIFS

DARK GRAY EIFS

EAST ELEVATION

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3/32" = 1'-0"





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EXTERIOR PERSPECTIVE
02/04/19

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City Council Staff Report

DATE: November 3, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item 4C

TO: The Honorable Mayor and City Council
FROM: Frank A. Lopez, Director of Public Works / City Engineer
SUBJECT: Continuation of Public Hearing regarding Modifying Precise Plan (PP-14-02) Conditions of Approval for a hotel located at 555 N. Atlantic Boulevard.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Continuing the public hearing originally noticed for August 18, 2021 to December 15, 2021; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Applicant seeks to modify its Precise Plan ("PP-14-02") for the Courtyard at Marriott hotel. Specifically, the application seeks to amend Conditions of Approval Nos. 37 and No. 39 of Planning Commission Resolution No. 06-15. At this time, staff is requesting that the item be continued to December 15, 2021.

Respectfully prepared & submitted by:

A blue ink signature of Frank A. Lopez, written over a horizontal line.

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

Reviewed by:

A blue ink signature of Steve Sizemore, written over a horizontal line.

Steve Sizemore
Interim Director of Community
& Economic Development

Reviewed by:

A blue ink signature of Ron Bow, written over a horizontal line.

Ron Bow
City Manager

Reviewed by:

A blue ink signature of Karl H. Berger, written over a horizontal line.

Karl H. Berger
City Attorney