

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
FEBRUARY 1, 2017**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, February 1, 2017 at 7:00 p.m.

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

CALL TO ORDER:

Vice Mayor Real Sebastian called the meeting to order at 7:05 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: Mitchell Ing

ALSO PRESENT: Interim City Manager Ron Bow, Assistant City Attorney Karl Berger, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Management Services Chu Thai, Director of Human Resources Tom Cody, Director of Recreation & Community Services Dan Costley, Controller Annie Yaung, Director of Community & Economic Development Michael Huntley, Interim Public Works Director Tito Haes, Senior Planner Samantha Tawasart, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Lawrence Shih, a representative for LA County Supervisor Hilda Solis, presented an award to the City of Monterey Park for the successful Lunar New Year Festival.
- Nancy Arcuri, a resident of Monterey Park, spoke regarding sanctuary cities and federal funding.

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- Sarkis Antonian, a resident of Monterey Park, spoke regarding leaky waste hauling trucks, Lunar New Year, and sanctuary cities.
- Steve Ramirez, a representative for Greater Monterey Park Chamber of Commerce, announced the candidate forum for the City of Monterey Park on Monday February 13, 2017 at 6:00 p.m. at the City Hall Council Chambers.
- Marie Montanez, representative for Monterey Park Woman's Club, invited everyone into the Annual Fundraising Luncheon.
- Larry Sullivan, a resident of Monterey Park, spoke regarding the Best Western hotel project.
- Girl Scout Troup 5631 announced that they were selling Girl Scout cookies.
- Philip Smith, a resident of Monterey Park, spoke regarding the City Manager position.
- Victoria Chavez, representative for Immigrants Association, spoke in support of becoming a sanctuary city.
- Sam Cheung, a resident of Monterey Park, spoke regarding the repercussions of becoming a sanctuary city.

1. PRESENTATIONS

None.

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF FEBRUARY 1, 2017

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 337-337.

Action Taken: The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved payments of warrants and adopted Resolution No. SA-133 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated February 1, 2017 totaling \$270.00 and specifying the funds of which the same are to be paid.

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

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

Resolution No. SA-133, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 1ST DAY OF FEBRUARY 2017 TOTALING \$270.00 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular meeting of January 4, 2017 and the special meeting of January 4, 2017.

Action Taken: The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved the minutes from the regular meeting of January 4, 2017 and special meeting of January 4, 2017.

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

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

This is the end of Successor Agency (SA) items.

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

4A. APPEAL OF THE PLANNING COMMISSION'S DECISION FOR PROPOSED ZONE CHANGE (ZC-16-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-16-04) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT AT 130-206 SOUTH CHANDLER AVENUE

The appellant, Latigo Canyon Development LLC, filed an application for a Zone Change; Conditional Use Permit; and Tentative Map No. 074731 for the subdivision of air rights to construct a 54-unit mixed-affordable senior housing condominium project at 130-206 South Chandler Avenue. The Monterey Park Municipal Code ("MPMC") zones the project property as R-3 (High Density Residential) and the General Plan designation is High Density Residential.

The subject property is comprised of three parcels, which was proposed to be consolidated as part of the proposed project. The three parcels would total 35,520 square feet (0.82 acre) in size. The lot width would be 185 feet and the depth is 192 feet. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.

On November 22, 2016, the Planning Commission reviewed the proposed project and expressed concerns about several items including the required number of parking spaces for affordable senior housing development, providing additional setbacks and the consideration of providing additional affordable units. Subsequent to the discussion, the Planning Commission continued the public hearing to December 13, 2016.

On December 13, 2016, the Planning Commission reopened the public hearing to receive public testimony and other evidence regarding the proposed project. Although the applicant made some revisions to the proposed project, the Planning Commission still had the same concerns and did not take action on the proposed project. The lack of action by the Planning Commission is the same as denying the project. On December 21, 2016, the Applicant filed an appeal application.

Public Speaker:

- Tiffany San Juan, a resident of Monterey Park, spoke against this project.
- Walter Beaumont, a resident of Monterey Park, spoke against this project.
- Samuel Wang, a representative for Latigo Canyon, was called but no interpreter was present.
- Steven P. Scandura, representative for Latigo Canyon LLC, spoke in favor of the project and addressed some concerns.

- David Barron, a resident of Monterey Park, spoke against this project.
- Kao Yung, a representative for Latigo Canyon LLC, spoke in favor of the project was present to answer questions.

Action Taken: The City Council (1) opened the public hearing at 7:46 p.m.; (2) took documentary and testimonial evidence; (3) closed the public hearing at 8:53 p.m.; (4) considered the evidence, and determined to modify the Planning Commission's decision to direct the Planning Commission to reconsider the project based on the revisions of the following criteria:

- Housing Consultant to be present at the Planning Commission meeting to address any concerns the commission may have;
- Aesthetic changes to the building to accommodate the concerns of Monterey Park residents;
- On-site facilities and recreational activities for seniors;
- Resumes and list of completed projects of the development team;
- Solutions to the concerns regarding parking;
- A written annual report of tenants and their respective ages; and
- Provide more low income units than the six previously provided.

and (5) directed staff to return with a resolution memorializing the Council's action at the next City Council meeting.

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

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

RECESSED AND RECONVENED

The City Council recessed at 9:20 p.m. and reconvened with all council members present at 9:32 p.m.

5. OLD BUSINESS

None.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF FEBRUARY 1, 2017

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 312706-312966 and e-Payables numbered 000517-000533.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 11894 allowing certain claims and demands per Warrant Register dated February 1, 2017 totaling \$1,792,471.94 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11894, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 1ST DAY OF FEBRUARY 2017 TOTALING \$1,792,471.94 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. CITY COUNCIL MINUTES

Approve the minutes from the regular meeting of January 4, 2017 and special meeting of January 4, 2017.

Action Taken: The City Council approved the minutes from the regular meeting of January 4, 2017 and special meeting of January 4, 2017.

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

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

6C. ANNUAL WEED ABATEMENT DECLARATION LIST

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures Weed Abatement Division submitted to the City of Monterey Park the annual Weed Abatement Declaration List and Resolution to be approved and adopted by the City Council on February 1, 2017. This action declares a list of parcels to be potentially hazardous to fire and thereby deemed public nuisances.

Recommendation: It is recommended the City Council approve the Weed Abatement Declaration List and adopt a Resolution

Action Taken: The City Council continued this item to the February 15, 2017 council meeting.

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

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

Proposed Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF, AND BRUSH, RUBBISH, REFUSE, AND DIRT UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

6D. MIDYEAR REVIEW REPORT WITH PROPOSED ADJUSTMENETS TO THE ADOPTED BUDGET 2016-2017

On January 20, 2017, Finance completed the 2016-17 Midyear Review Report and published it on the City's website. The purpose of this report is to provide citizens accountability in areas such as revenue projections updates, projected annual expenditures, proposed budget adjustments, and projected budget development for the upcoming year. The Midyear Review incorporates the policy direction of the City Council for services and programs to address the needs of the community as identified during the first half of this fiscal year. Through this midyear review process, staff is proposing to the City Council eight (8) budget items to address community issues and to accommodate operation needs.

Action Taken: The City Council approved budget amendments for additional expenditures as presented in the Midyear Review Report and received and filed the report as amended to exclude the \$700,000 for the new finance system and server upgrades.

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

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

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Chan reported that he, and fellow Council Members, attended the Lunar New Year Festival, Langley Senior Association Annual Luncheon, Federal Aviation Administration Metroplex meeting, Monterey Park's Police promotion. He also announced that he intends to attend the Monterey Park's Fire Fighter promotion and the Monterey Park Chamber of Commerce Lunar New Year dinner.

Council Member Liang spoke regarding street vendors.

Council Member Lam reported that he attended the Japanese American luncheon

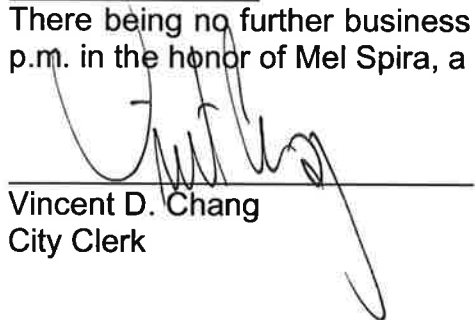
Vice Mayor Real Sebastian reported that she attended the Federal Aviation Administration Metroplex meeting and the homeless count.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:52 p.m. in the honor of Mel Spira, a long time resident of Monterey Park.



Vincent D. Chang
City Clerk

Approved on March 15, 2017 at the Regular City Council Meeting

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