

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

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 W. Newmark Avenue, Monterey Park, CA 91754**

**Wednesday
February 5, 2020
7:00 p.m.**

**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.**

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

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person’s speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

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

- | | |
|----------------------|---|
| CALL TO ORDER | Mayor |
| FLAG SALUTE | The Monterey Park Fire Explorers |
| ROLL CALL | Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian |

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.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATION

1-A. LOS ANGELES COUNTY VOTE CENTER – INFORMATIONAL UPDATE

1-B. UPDATE ON THE CORONAVIRUS

[2.] OLD BUSINESS – None.

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

3-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF FEBRUARY 5, 2020

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated February 05, 2020 totaling \$1,163,796.14 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

3-B. MINUTES

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

- (1) Approve the minutes from the regular meetings of October 2, 2019, October 16, 2019, November 6, 2019, and November 20, 2019 and the special meetings of October 2, 2019, October 28, 2019, and November 20, 2019; and
- (2) Take such additional, related, action that may be desirable.

3-C. N. ATLANTIC BLVD. WATER AND SEWER IMPROVEMENTS – AUTHORIZATION TO ADVERTISE

It is recommended that the City Council:

- (1) Adopt a resolution approving the design and plans for the N. Atlantic Blvd. Water and Sewer Improvements and authorizing solicitation of bids; and
- (2) Take such additional, related, action that may be desirable.

3-D. APPROVAL OF AMENDMENT TO AGREEMENT WITH GENERAL PUMP COMPANY

It is recommended that the City Council:

- (1) Authorize the City Manager to execute the First Amendment, in a form approved by the City Attorney, that would extend the term of the Maintenance Agreement with General Pump Company for two years;
- (2) Take such additional, related, action that may be desirable.

3-E. ANNUAL WEED ABATEMENT DECLARATION LIST

It is recommended that the City Council consider:

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

[4.] PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE GARFIELD VILLAGE SPECIFIC PLAN (SPA-19-01), ZONE CHANGE (ZC-19-01) AND CONDITIONAL USE PERMIT (CU-19-04) FOR THE RECONSTRUCTION OF AN EXISTING SERVICE STATION (ARCO) AND CONSTRUCTION OF NEW 24-HOUR DRIVE-THROUGH COFFEE SHOP AT 2425 AND 2439 SOUTH GARFIELD AVENUE

It is recommended that the City Council consider:

- (1) Opening the public hearing and continuing it to a date uncertain; and
- (2) Taking such additional, related, action that may be desirable.

4-B. CONSIDERATION OF A ZONE CHANGE (ZC-18-01) TO ALLOW FOR THE CREATION OF A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, AND CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) FOR THE CONSTRUCTION OF A 40-UNIT SENIOR-CITIZEN HOUSING CONDOMINIUM PROJECT – 130-206 SOUTH CHANDLER AVENUE

It is recommended that the City Council consider:

- (1) Opening the continued public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Taking the following action:
 - a. Waive first reading and introduce an Ordinance approving a Zone Change (ZC-18-01);
 - b. Adopt a Resolution approving a Tentative Map No. 73741 (TM-18-01) subject to ZC-18-01 along with conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

[5.] NEW BUSINESS - None

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

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

ADJOURN



City Council Staff Report

DATE: February 05, 2020

**AGENDA ITEM NO: Consent Calendar
Agenda Item 3-A.**

TO: The Honorable Mayor and City Council
FROM: Joseph M. Tanner, Director of Management Services
SUBJECT: Warrant Register for the City of Monterey Park of
February 05, 2020

RECOMMENDATION:

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated **February 05, 2020 totaling \$1,163,796.14** specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **326572-326815** and ACH numbered **001135-001176**.

BACKGROUND:

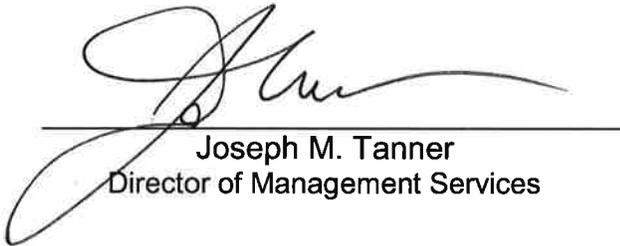
The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

FISCAL IMPACT:

Disbursements from all funds total **\$1,163,796.14.**

Respectfully submitted:

Approved By:



Joseph M. Tanner
Director of Management Services



Ron Bow
City Manager

Attachments 1: Resolution
Attachments 2: Warrant Register

ATTACHMENT 1 Resolution

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
5TH OF FEBRUARY 2020
TOTALING \$1,163,796.14 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE:

SECTION 1. That the following claims and demands have been audited and that the same are hereby allowed from various funds in the following amounts:

General Fund	\$	297,789.39
State Gas Tax Fund		38,370.13
Sewer Fund		804.75
Refuse Fund		421,702.85
City Shop Fund		75,347.93
General Liability Fund		5,189.77
Technology Internal Service Fund		18,966.91
Payroll Clearing Account		1,036.35
Parks/Library/Public & Aquatics		42,887.50
Law Enforcement/Fire Dif Fund		54,699.55
Special Deposits Fund		13,764.76
Business Improvement Area #1		35.11
Water Fund		103,444.17
Water Treatment WQA-EPA Fund		21,060.74
OPA Proposition A		14,529.55
Measure R Fund		5,904.95
POST		993.00
Home Housing Program		16,207.50
Recreation Fund		963.62
Asset Forfeiture-Justice		435.00
Construction Agency Fund		5,569.75
Air Quality Improvement Fund		6,540.17
Prop A - Per Parcel Grant		2,143.54
Used Oil Recycling Block Grant		47.50
Maintenance Grant (075)		1,525.00
ELAC Instructional Serv Prog		295.00
Asset Forfeiture - Treasury		8,962.50
Urban Area Initiative - 2017		4,579.15
TOTAL	<u>\$</u>	<u>1,163,796.14</u>

PASSED, APPROVED AND ADOPTED THE 5TH OF FEBRUARY 2020.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST

Vincent D. Chang, City Clerk
City of Monterey Park, California

RESOLUTION NO.
Page 2

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY COUNCIL OF THE)
CITY OF MONTEREY PARK)

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Monterey Park at a regular meeting held on the 5th of February 2020 by the following vote of the Council:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Vincent D. Chang, City Clerk
City of Monterey Park, California

ATTACHMENT 2 Warrant Register

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/05/2020

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ROBERTO A AGUIRRE	0010-801-5002-88450	2,257.78	DAY CARE BOOK SHELVES & CHAIRS		326635	
	0010-801-5002-88450	284.72	DAY CARE RUGS		326635	2,542.50
GILBERT ALVAREZ	0136-801-3101-33250	18.00	POST TRAINING		326594	18.00
ANTHEM BLUE CROSS	0010-801-5102-12330	3,688.80	02/20 MEDICAL INSURANCE		326595	3,688.80
RICKY ARTMANNI	0010-801-3103-22750	31.92	REIMBURSE-ACADEMY SUPPLIES		326572	
	0010-801-3103-22750	24.78	REIMBURSE-ACADEMY SUPPLIES		326572	56.70
AT & T	0010-801-3115-38400	165.85	911 SYSTEM WIFI		326573	165.85
	0010-801-3113-32050	87.73	PHONE SERVICE		326636	
	0010-801-3201-32050	50.44	PHONE SERVICE		326636	138.17
AT & T MOBILITY (DBA)	0010-801-1101-32050	42.28	WIRELESS VOICE & DATA SERVICE		326596	42.28
AT&T	0092-801-4222-32050	184.97	INTERNET/PHONE SERVICE		326597	184.97
BRADLEY MCCALL LLC	0010-701-0010-02010	26,330.18	BUSINESS LICENSE REFUND		326637	26,330.18
CALIFORNIA ASSOCIATION OF	0065-464	528.00	LTD FIREFIGHTERS		326598	528.00
CALIFORNIA BUILDING STANDARDS COMMI	0010-701-0010-09202	306.90	BUILDING PERMIT SURCHARGE FEE		326638	306.90
CALIFORNIA DEPARTMENT OF TAX AND FE	0060-801-4211-22250	875.00	UNDERGROUND STORAGE TANK FEE		326599	
	0060-801-4211-22250	1,374.00	UNDERGROUND STORAGE TANK FEE		326599	2,249.00

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/05/2020

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CALIFORNIA WATER SERVICE CO.	0092-801-4222-36300	224.00	WATER SERVICE		326600	326.20
	0092-801-4222-36300	34.50	WATER SERVICE		326600	
	0092-801-4222-36300	47.17	WATER SERVICE		326600	
	0092-801-4222-36300	20.53	WATER SERVICE		326600	
JORGE CARMONA	0092-801-4220-39400	177.00	TUITION REIMBURSEMENT		326601	177.00
CHARTER COMMUNICATIONS	0075-450-0075-08640	65.63	INTERNET/CABLE SERVICE		326574	65.63
	0010-801-1404-32050	73.18	INTERNET/CABLE SERVICE		326575	264.10
	0010-801-3112-32050	71.53	INTERNET/CABLE SERVICE		326575	
	0043-801-1404-32050	53.92	INTERNET/CABLE SERVICE		326575	
	0092-801-1404-32050	65.47	INTERNET/CABLE SERVICE		326575	
	0010-801-6505-38400	94.98	INTERNET/CABLE SERVICE		326602	
	0010-801-6502-32050	94.98	INTERNET/CABLE SERVICE		326602	
	0010-801-6505-38400	146.03	INTERNET/CABLE SERVICE		326603	
	0010-801-3210-32050	104.98	INTERNET/CABLE SERVICE		326639	
	0010-801-3210-32050	104.98	INTERNET/CABLE SERVICE		326639	
APRIL CHEW	0075-450-0075-08115	235.00	REIMBURSEMENT-EVENT SUPPLIES		326576	
COMPUTER SERVICE COMPANY	0022-801-4206-38400	5,458.27	EXTRAORDINARY MAINT- NOV	20-0019	326640	11,858.27
	0022-801-4206-38400	3,200.00	PREVENTIVE MAINT- NOV	20-0019	326640	
	0022-801-4206-38400	3,200.00	PREVENTIVE MAINT- DEC	20-0019	326640	

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/05/2020

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
COUNTY OF LOS ANGELES	0010-801-3111-31950	9,135.47	ANIMAL CONTROL SERVICE	20-0201	326604	9,135.47
CSULB FOUNDATION -	0136-801-3101-33250	620.00-	VOID		326507	620.00-
	0136-801-3101-33250	333.00	POST TRAINING		326605	333.00
	0136-801-3101-33250	465.00	POST TRAINING		326641	465.00
RICHARD A. DEAN	0136-801-3101-33250	250.00	POST TRAINING		326642	
	0136-801-3101-33250	250.00	POST TRAINING		326642	500.00
VANESSA DELGADO	0136-801-3101-33250	18.00	POST TRAINING		326606	18.00
DEPARTMENT OF CONSERVATION	0010-701-0010-09200	1,131.28	STRONG MOTION FEE		326643	1,131.28
DIVERSIFIED RISK INSURANCE BROKERS	0075-450-0075-08350	150.74	SPECIAL EVENT INSURANCE(TRUST)		326607	150.74
ENTERPRISE FM TRUST	0060-801-4211-37800	5,583.70	POLICE LEASED VEHICLES	20-0206	326608	5,583.70
GABRIEL ESCARSEGA	0136-801-3101-33250	36.00	POST TRAINING		326644	36.00
RYAN ESQUIBEL	0136-801-3101-33250	18.00	POST TRAINING		326609	18.00
EXPRESS SERVICE, INC	0010-801-4202-31950	394.40	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	591.60	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	640.90	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	591.60	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	566.95	TEMPORARY STAFFING SERVICES		326645	

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/05/2020

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
EXPRESS SERVICE, INC	0010-801-4202-31950	591.60	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	986.00	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	640.90	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	986.00	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	591.60	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	986.00	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	493.00	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	986.00	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	591.60	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	986.00	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	517.65	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	1,448.25	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	295.80	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	394.40	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	480.68	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	493.01	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	591.60	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	986.00	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4202-31950	640.90	TEMPORARY STAFFING SERVICES		326645	
	0010-801-4210-31950	986.00	TEMPORARY STAFFING SERVICES		326645	17,458.44
FOOTHILL COMMUNICATIONS, INC	0071-801-5002-99733	54,699.55	MULTI & SINGLE BAND RADIOS	20-0223	326610	
	0060-801-3210-38400	10,493.68	MULTI & SINGLE BAND RADIOS	20-0223	326610	65,193.23
MARTHA GARCIA	0010-801-1801-39550	110.26	REIMBURSEMENT- GAS		326646	110.26
HENSLEY LAW GROUP	0010-801-1601-31600	21,890.00	LEGAL-GENERAL SERVICES	20-0166	326611	
	0010-801-1601-31600	774.40	LEGAL-111 N ATLANTIC	20-0173	326611	
	0010-801-1601-31600	1,552.10	LEGAL-CODE ENFORCEMENT	20-0173	326611	

CITY OF MONTEREY PARK
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 COUNCIL MEETING DATE 02/05/2020

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HENSLEY LAW GROUP	0010-801-1601-31600	1,800.00	LEGAL-DEV REIMB GOODVIEWS	20-0173	326611	35,071.89
	0010-801-1601-31600	635.25	LEGAL-GENERAL LITIGATION	20-0173	326611	
	0010-801-1601-31600	8,420.14	LEGAL-KINGS INN	20-0173	326611	
HOME DEPOT U.S.A., INC.	0092-801-4222-23700	99.39	WATER SUPPLIES		326577	1,587.48
	0092-801-4222-23700	145.07	WATER SUPPLIES		326577	
	0010-801-4210-23400	60.74	BLDG MAINT SUPPLIES		326577	
	0010-801-4210-23400	221.07	BLDG MAINT SUPPLIES		326577	
	0010-801-4210-23400	95.80	BLDG MAINT SUPPLIES		326577	
	0010-801-4210-23400	249.47	BLDG MAINT SUPPLIES		326577	
	0010-801-4210-23400	74.21	BLDG MAINT SUPPLIES		326577	
	0010-801-4210-22150	63.02	BLDG MAINT SUPPLIES		326577	
	0010-801-4210-23050	184.31	BLDG MAINT SUPPLIES		326577	
	0010-801-6508-31990	14.69	EVENT SUPPLIES		326577	
	0010-801-6508-31990	289.20	EVENT SUPPLIES		326577	
	0010-801-6517-23100	22.21	PARK SUPPLIES		326577	
	0010-801-6517-23100	16.58	PARK SUPPLIES		326577	
	0010-801-6517-23100	23.17	PARK SUPPLIES		326577	
	0010-801-6517-23100	28.55	PARK SUPPLIES		326577	
YUPO BOB HUNG	0136-801-3101-33250	36.00	POST TRAINING		326647	36.00
INFOSEND, INC.	0092-801-4221-32200	11,569.95	POSTAGE/MAILING PROCESSING	20-0264	326612	15,821.14
	0092-801-4221-32200	4,251.19	POSTAGE/MAILING PROCESSING	20-0264	326612	
ERIC KIM	0160-801-3101-39400	100.00	POLICE TRAINING		326613	100.00
KOVATCH MOBILE EQUIPMENT	0060-801-3210-38400	1,376.47	KME CUSTOM PUMPER	20-0068	326578	
	0060-801-3210-38400	1,376.47	KME CUSTOM PUMPER	20-0068	326578	

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/05/2020

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						2,752.94
ANDREW LEE	0010-801-3103-22750	65.70	PETTY CASH-PLAQUE		326614	
	0075-450-0075-08420	98.89	PETTY CASH-SUPPLIES		326614	
	0010-801-3120-22670	82.13	PETTY CASH-SUPPLIES		326614	
	0010-801-3104-39300	45.00	PETTY CASH-SCCIAA RENEWAL		326614	
	0075-450-0075-08420	97.07	PETTY CASH-SUPPLIES		326614	
	0010-801-3104-22750	53.63	PETTY CASH-SUPPLIES		326614	
						442.42
HANS J LIANG	0010-801-1101-11100	80.00	MAYOR'S EXPENSE 01/20		326615	
	0092-801-1101-11100	60.00	MAYOR'S EXPENSE 01/20		326615	
	0043-801-1101-11100	60.00	MAYOR'S EXPENSE 01/20		326615	
						200.00
REBECCA MINOR	0136-801-3101-33250	18.00	POST TRAINING		326616	
						18.00
MONTEREY PARK PETTY CASH	0010-801-3230-22750	62.00	PETTY CASH-EOC SUPPLIES		326579	
	0010-801-3210-22750	64.00	PETTY CASH-FIRE SUPPLIES		326579	
	0109-801-6511-22310	54.99	PETTY CASH-LANGLEY UNIFORM		326579	
	0075-450-0075-08420	45.60	PETTY CASH-SUPPLIES		326579	
	0075-450-0075-08420	13.14	PETTY CASH-SUPPLIES		326579	
	0075-450-0075-08115	59.13	PETTY CASH-SUPPLIES		326579	
	0075-450-0075-08115	14.22	PETTY CASH-SUPPLIES		326579	
	0010-801-6502-31150	14.47	PETTY CASH-SUPPLIES		326579	
	0010-801-4212-24100	24.89	PETTY CASH-SUPPLIES		326579	
						352.44
	0010-801-4203-22750	50.00	PETTY CASH-EE OF THE YEAR		326617	
	0010-801-4212-31500	50.00	PETTY CASH-EE OF THE YEAR		326617	
	0010-801-4213-33200	50.00	PETTY CASH-EE OF THE YEAR		326617	
	0092-801-4223-39300	50.00	PETTY CASH-EE OF THE YEAR		326617	
	0010-801-6502-22150	90.87	PETTY CASH-SUPPLIES		326617	

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/05/2020

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0092-801-4221-39250	16.62	PETTY CASH-SHIPPING		326617	
	0092-801-1406-31950	55.95	PETTY CASH-MILEAGE		326617	
	0092-801-4223-39300	32.87	PETTY CASH-SUPPLIES		326617	396.31
ARACELI ISABEL RAMIREZ MUNOZ	0136-801-3101-33250	18.00-	VOID		326541	18.00-
MUSICGEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		326580	
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		326580	
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		326580	
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		326580	760.00
MYSIDEWALK, INC.	0010-801-3230-24150	6,000.00	FIRE PERFORMANCE DASHBOARD	20-0266	326648	6,000.00
BRIAN PFLUGHOFT	0136-801-3101-33250	54.00	POST TRAINING		326618	54.00
PITNEY BOWES GLOBAL FINANCIAL SERVI	0010-801-1408-37200	1,217.31	MAIL MACHINES RENTAL		326619	1,217.31
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	1.00	POSTAGE		326581	
	0010-801-1403-32200	76.25	POSTAGE		326581	
	0010-801-1406-32200	308.00	POSTAGE		326581	
	0010-801-1801-32200	16.45	POSTAGE		326581	
	0010-801-1802-32200	6.80	POSTAGE		326581	
	0010-801-3101-32200	2.00	POSTAGE		326581	
	0010-801-3102-32200	23.60	POSTAGE		326581	
	0010-801-3104-32200	24.00	POSTAGE		326581	
	0010-801-3113-32200	2.00	POSTAGE		326581	
	0010-801-3114-32200	49.35	POSTAGE		326581	
	0010-801-3201-32200	1.50	POSTAGE		326581	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-3205-32200	3.75	POSTAGE		326581	
	0010-801-3210-32200	1.50	POSTAGE		326581	
	0010-801-3220-32200	9.35	POSTAGE		326581	
	0010-801-3240-32200	57.45	POSTAGE		326581	
	0010-801-4213-32200	3.95	POSTAGE		326581	
	0010-801-4214-32200	68.00	POSTAGE		326581	
	0010-801-6001-32200	13.61	POSTAGE		326581	
	0010-801-6502-32200	3.00	POSTAGE		326581	
	0043-801-4212-32200	1.00	POSTAGE		326581	
	0075-450-0075-09230	22.05	POSTAGE		326581	
	0092-801-4221-32200	0.50	POSTAGE		326581	
						695.11
	0010-801-1301-32200	39.10	POSTAGE		326620	
	0010-801-1403-32200	81.85	POSTAGE		326620	
	0010-801-1406-32200	230.10	POSTAGE		326620	
	0010-801-1407-32200	11.00	POSTAGE		326620	
	0010-801-1801-32200	8.95	POSTAGE		326620	
	0010-801-1802-32200	9.40	POSTAGE		326620	
	0010-801-3101-32200	11.65	POSTAGE		326620	
	0010-801-3102-32200	12.80	POSTAGE		326620	
	0010-801-3104-32200	8.15	POSTAGE		326620	
	0010-801-3113-32200	4.74	POSTAGE		326620	
	0010-801-3114-32200	44.50	POSTAGE		326620	
	0010-801-3205-32200	8.50	POSTAGE		326620	
	0010-801-3210-32200	14.20	POSTAGE		326620	
	0010-801-3220-32200	0.50	POSTAGE		326620	
	0010-801-3240-32200	91.90	POSTAGE		326620	
	0010-801-4209-32200	0.50	POSTAGE		326620	
	0010-801-4213-32200	2.30	POSTAGE		326620	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-4214-32200	7.35	POSTAGE		326620	
	0010-801-6001-32200	34.00	POSTAGE		326620	
	0010-801-6502-32200	11.50	POSTAGE		326620	
	0043-801-4208-32200	0.80	POSTAGE		326620	
	0075-450-0075-09230	36.75	POSTAGE		326620	
	0092-801-1201-32200	1.15	POSTAGE		326620	
	0092-801-4221-32200	37.35	POSTAGE		326620	
						709.04
RAQUEL RICHARDS	0010-801-1801-39550	8.64	PETTY CASH-ORAL BOARD		326649	
	0010-801-1801-39550	16.56	PETTY CASH-ORAL BOARD		326649	
	0010-801-1801-39550	12.93	PETTY CASH-ORAL BOARD		326649	
	0010-801-1801-39550	18.55	PETTY CASH-ORAL BOARD		326649	
	0010-801-1802-33100	29.22	PETTY CASH-MILEAGE, PARKING		326649	
	0010-801-1802-33100	17.50	PETTY CASH-PARKING		326649	
	0010-801-1801-32200	33.30	PETTY CASH-POSTAGE		326649	
	0010-801-1801-39550	16.22	PETTY CASH-ORAL BOARD		326649	
	0010-801-1802-33100	33.06	PETTY CASH-MILEAGE		326649	
	0010-801-1801-39550	17.54	PETTY CASH-ORAL BOARD		326649	
	0010-801-1801-39550	49.85	PETTY CASH-ORAL BOARD		326649	
	0010-801-1801-39550	49.55	PETTY CASH-SUPPLIES		326649	
	0010-801-1802-39400	49.56	PETTY CASH-SUPPLIES		326649	
	0010-801-1802-39400	47.97	PETTY CASH-SUPPLIES		326649	
						400.45
READINESS NETWORK INC.	0160-801-3101-39400	335.00	POLICE TRAINING		326621	
						335.00
RORY FORTUNE	0010-801-3103-22620	1,000.00	ARMORED VEHICLE WINDOW COVERIN		326650	
						1,000.00
DANNY SALAZAR	0136-801-3101-33250	18.00-	VOID		326491	
						18.00-

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SAN GABRIEL VALLEY WATER CO.	0092-801-4222-36300	61.17	WATER SERVICES		326582	178.23
	0093-801-4233-22900	117.06	WATER SERVICES		326582	
	0092-801-4222-36300	61.17	WATER SERVICES		326651	550.67
	0093-801-4233-22900	489.50	WATER SERVICES		326651	
SOUTH COAST AIR QUALITY	0165-801-4201-39300	609.17	ANNUAL RULE 2202 ERS FEES		326622	609.17
SOUTHERN CALIFORNIA GAS COMPANY	0109-801-5002-96067	5,931.00	CST SERVICE FEE	20-0049	326583	14,619.00
	0165-801-5002-96067	5,931.00	CST SERVICE FEE	20-0049	326583	
	0109-801-5002-96067	2,757.00	CST MAINTENANCE FEE	20-0049	326583	
SPECIALTY RESTAURANTS CORPORATION	0010-801-3120-22670	1,327.00	POST 300 EXPLORER EVENT		326584	1,950.00
	0010-801-3120-22750	623.00	POST 300 EXPLORER EVENT		326584	
SPRINT SOLUTIONS, INC.	0010-801-3115-38400	787.85	MOBILE DATA SERVICES	20-0004	326585	787.85
THE STANDARD INSURANCE CO.	0065-464	508.35	EXECUTIVE PREMIUM		326623	508.35
T-MOBILE USA	0109-801-6511-31180	69.96	DIAL-A-RIDE CELLULAR SERVICES		326586	69.96
TELEFLEX LLC	0010-801-3220-24200	1,204.50	EZ-IO NEEDLES		326587	1,204.50
RICHARD R. TERZIAN	0010-801-3240-31600	1,250.00	HEARING SERVICES		326588	1,250.00
THE GAS COMPANY	0060-801-4211-22250	7,221.39	GAS SERVICES		326624	8,264.41
	0010-801-3114-36200	1,043.02	GAS SERVICES		326624	

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UNITED STATES POST OFFICE	0010-801-1408-32200	1,240.00	ANNUAL CALLER BOX FEE		326625	1,240.00
VINCENT VASQUEZ	0136-801-3101-33250	18.00	POST TRAINING		326626	18.00
VERIZON WIRELESS	0010-801-1201-32050	93.56	WIRELESS VOICE & DATA SERVICE		326589	93.56
	0010-801-1408-32050	0.17	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-3112-32050	137.45	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-3240-32050	55.55	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-4202-32050	112.33	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-4209-32050	149.11	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-4210-32050	9.52	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-4212-32050	94.79	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-4213-32050	38.01	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-4214-32050	38.01	WIRELESS VOICE & DATA SERVICE		326590	
	0010-801-6517-32050	132.71	WIRELESS VOICE & DATA SERVICE		326590	
	0092-801-4221-32050	25.33	WIRELESS VOICE & DATA SERVICE		326590	
	0092-801-4222-32050	0.17	WIRELESS VOICE & DATA SERVICE		326590	793.15
	0010-801-3112-32050	1,619.35	WIRELESS VOICE & DATA SERVICE		326627	1,619.35
	0010-801-6502-32050	55.15	WIRELESS VOICE & DATA SERVICE		326628	
	0010-801-3112-32050	56.49	WIRELESS VOICE & DATA SERVICE		326628	111.64
	0010-801-1404-32050	698.74	WIRELESS VOICE & DATA SERVICE		326629	
	0010-801-3240-32050	0.17	WIRELESS VOICE & DATA SERVICE		326629	698.91
	0010-801-3104-38400	38.01	WIRELESS VOICE & DATA SERVICE		326630	

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VERIZON WIRELESS	0010-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		326630	
	0010-801-3115-38400	100.01	WIRELESS VOICE & DATA SERVICE		326630	176.03
	0010-801-6001-32050	55.15	WIRELESS VOICE & DATA SERVICE		326631	55.15
	0092-801-4222-32050	152.04	WIRELESS VOICE & DATA SERVICE		326632	
	0010-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		326632	190.05
	0022-801-4206-32050	112.30	WIRELESS VOICE & DATA SERVICE		326652	
	0010-801-4209-32050	61.52	WIRELESS VOICE & DATA SERVICE		326652	
	0010-801-4212-32050	110.30	WIRELESS VOICE & DATA SERVICE		326652	
	0092-801-4221-32050	0.17	WIRELESS VOICE & DATA SERVICE		326652	
	0092-801-4222-32050	0.34	WIRELESS VOICE & DATA SERVICE		326652	
	0092-801-4223-32050	159.97	WIRELESS VOICE & DATA SERVICE		326652	
	0010-801-6517-32050	55.49	WIRELESS VOICE & DATA SERVICE		326652	
	0010-801-1201-38400	38.01	WIRELESS VOICE & DATA SERVICE		326652	538.10
JULIE MARIE VILLANUEVA	0010-801-6006-22450	25.46	PETTY CASH-SUPPLIES		326591	
	0075-450-0075-08270	37.76	PETTY CASH-CONFERENCE PARKING		326591	
	0010-801-6001-33100	27.12	PETTY CASH-SUPPLIES		326591	
	0010-801-6001-21350	24.66	PETTY CASH-SUPPLIES		326591	
	0010-801-6001-33100	20.00	PETTY CASH-PARKING		326591	
	0010-801-6001-21350	12.15	PETTY CASH-SUPPLIES		326591	
	0010-801-6002-21350	9.98	PETTY CASH-SUPPLIES		326591	
	0010-801-6001-32200	7.35	PETTY CASH-POSTAGE		326591	
	0010-801-6006-22450	76.31	PETTY CASH-SUPPLIES		326591	240.79
WEX BANK	0060-801-4211-22250	762.12	CHEVRON GASOLINE		326592	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						762.12
WITMER PUBLIC SAFETY GROUP, INC	0476-801-3210-39400	5,000.00	FIRE-BOOTS	20-0263	326653	
	0010-801-3210-39400	8.83	FIRE-BOOTS	20-0263	326653	
	0476-431	420.85-	FIRE-BOOTS		326653	
						4,587.98
ANNIE YAUNG	0075-450-0075-08115	222.05	EVENT REFUND (TRUST)		326593	
	0075-450-0075-08115	55.00	EVENT REFUND (TRUST)		326593	
						277.05
YONGXIN YU	0062-801-5101-35650	5,099.77	CLAIMS SETTLEMENT		326634	
						5,099.77
	TOTAL FOR PREPAID WARRANTS					263,643.94
	PRINTED	263,643.94				

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A P L GLASS WINDOWS	0010-801-4210-38100	900.00	TEMPER GLASS- FIRE STATION 3		1135 **	900.00
ACTION DESIGNZ LLC.	0092-801-4220-22300	709.56	WATER UNIFORM		326654	969.26
	0092-801-4220-22300	259.70	WATER UNIFORM		326654	
AFFILIATED SYSTEMS, INC.	0010-801-1801-31900	90.00	PRE-EMPLOYMENT/DMV/DOT PHYS		326655	90.00
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22320	119.49	GOGGLE KITS		1136 **	119.49
AMERICAN DYNAMIC SERVICES, INC.	0010-801-3230-22750	89.97	SECURITY ALARM SERVICE		1137 **	194.97
	0010-801-3230-22750	105.00	SECURITY ALARM SERVICE		1137 **	
AMERICAN RED CROSS	0010-801-6503-22300	304.00	LIFEGUARD CERTIFICATION		1138 **	304.00
ANIECE PRESTON	0010-701-0010-07960	102.17	REFUND AMBULANCE FEE		326656	102.17
ANTHEM BLUE CROSS	0010-701-0010-07960	124.11	REFUND AMBULANCE FEE		326658	124.11
	0010-701-0010-07960	1,307.42	REFUND AMBULANCE FEE		326657	1,307.42
ARAMARK UNIFORM & CAREER APPAREL GF	0060-801-4211-22300	73.76	UNIFORM CLEANING		1139 **	389.93
	0060-801-4211-22300	73.76	UNIFORM CLEANING		1139 **	
	0060-801-4211-22300	90.14	UNIFORM CLEANING		1139 **	
	0060-801-4211-22300	90.14	UNIFORM CLEANING		1139 **	
	0010-801-3210-39050	15.53	UNIFORM CLEANING		1139 **	
	0010-801-3210-39050	15.53	UNIFORM CLEANING		1139 **	
	0010-801-3210-39050	31.07	UNIFORM CLEANING		1139 **	

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ARCTIC GLACIER U.S.A., INC.	0075-450-0075-08530	2,981.68	SNOW FOR SNOW VILLAGE (TRUST)	20-0230	326659	4,646.08
	0075-450-0075-08530	1,664.40	SNOW FOR SNOW VILLAGE (TRUST)	20-0230	326659	
ARTISTRY DANCE ACADEMY INC.	0159-801-6507-31920	697.62	INSTRUCTOR- RECREATION CLASS		326660	697.62
ASCAP	0010-801-6508-31990	871.00	MUSIC USE LICENSE		326661	871.00
ATHENS SERVICES	0043-801-4208-41200	416,610.88	REFUSE COLLECTION SERVICES		326662	416,610.88
	0022-801-4205-41200	25,325.00	STREET SWEEPING SERVICES	20-0123	326663	26,625.00
	0344-801-5002-99290	1,300.00	STREET SWEEPING SERVICES	20-0123	326663	
AUTOZONE PARTS, INC.	0060-801-4211-23500	73.35	UNIT 854-WINDOW SWITCH	20-0031	326664	116.03
	0060-801-4211-23500	36.12	UNIT 028-POWER MIRROR SWITCH	20-0031	326664	
	0060-801-4211-23500	6.56	UNIT 092-BATTERY	20-0031	326664	
B W GRAPHICS	0010-801-3114-39250	1,155.23	200 BOOKS		326665	1,783.76
	0010-801-3114-39250	628.53	PD INFORMATION CARD		326665	
BAKER & TAYLOR INC	0010-801-6002-40000	328.02	BOOK(S) 20		326666	
	0010-801-6002-40000	430.41	BOOK(S) 25		326666	
	0010-801-6002-40000	17.31	BOOK(S) 1		326666	
	0010-801-6002-40000	33.20	BOOK(S) 2		326666	
	0010-801-6002-40000	438.91	BOOK(S) 61		326666	
	0010-801-6002-40000	104.44	BOOK(S) 6		326666	
	0010-801-6002-40000	115.68	BOOK(S) 7		326666	
	0010-801-6002-40000	13.25	BOOK(S) 1		326666	
	0010-801-6002-40000	28.54	BOOK(S) 2		326666	

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BAKER & TAYLOR INC	0010-801-6002-40000	70.17	BOOK(S) 7		326666	
	0010-801-6006-40000	150.58	BOOK(S) 11		326666	
	0010-801-6006-40000	25.82	BOOK(S) 3		326666	
	0010-801-6006-40000	85.07	BOOK(S) 13		326666	
	0010-801-6006-40000	57.66	BOOK(S) 5		326666	
	0010-801-6006-40000	34.09	BOOK(S) 2		326666	
	0010-801-6006-40000	49.49	BOOK(S) 5		326666	1,982.64
ROBERT BARRERA	0136-801-3101-33250	36.00	POST TRAINING		326667	36.00
BCM CUSTOMER SERVICE	0010-801-4210-38100	597.38	BLDG MAINTENANCE SERVICES		326668	597.38
BEAR COMMUNICATIONS INC	0010-801-3112-38400	474.83	MAINTENANCE SERVICE	20-0005	1140 **	
	0010-801-3112-38400	479.57	POLICE ANTENNA		1140 **	954.40
CALBO TRAINING INSTITUTE	0010-801-4214-33200	195.00	TRAINING- JEROME SMITH		326669	195.00
CALOX, INC	0010-801-3220-24200	8.50	CYLINDER OXYGEN		1141 **	
	0010-801-3220-24200	165.00	OXYGEN GAS		1141 **	173.50
CANON FINANCIAL SERVICES, INC.	0010-801-1301-37500	749.37	COPIER MACHINE RENTAL	20-0127	1142 **	
	0010-801-6505-22750	193.69	COPIER MACHINE RENTAL		1142 **	
	0010-801-4213-37500	646.26	COPIER MACHINE RENTAL	20-0188	1142 **	
	0010-801-4212-37500	646.26	COPIER MACHINE RENTAL	20-0188	1142 **	
	0010-801-1205-39250	161.57	COPIER MACHINE RENTAL	20-0188	1142 **	
	0010-801-3205-37500	161.57	COPIER MACHINE RENTAL	20-0188	1142 **	2,558.72
CARE 1ST HEALTH PLAN	0010-701-0010-07960	117.02	REFUND AMBULANCE FEE		326670	

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						117.02
VICTOR CARRILLO	0010-701-0010-07960	540.00	REFUND AMBULANCE FEE		326671	540.00
DAVID CASTELLANO	0010-801-3102-22310	53.85	EQUIPMENT REIMBURSEMENT		326672	53.85
CHINESE AMERICAN ADVERTISING & DIRE	0010-801-1406-32200	841.12	BUSINESS LIC MAILING SERVICE		1143 **	841.12
CINTAS CORPORATION NO. 3	0010-801-6505-22150	179.69	JANITORIAL SUPPLIES-LANGLEY		326673	
	0010-801-6505-22150	187.02	JANITORIAL SUPPLIES-LANGLEY		326673	
	0010-801-6505-22150	179.69	JANITORIAL SUPPLIES-LANGLEY		326673	
	0010-801-6505-22150	187.02	JANITORIAL SUPPLIES-LANGLEY		326673	
	0010-801-6505-22150	179.69	JANITORIAL SUPPLIES-LANGLEY		326673	
	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		326673	
	0010-801-3210-22150	485.68	JANITORIAL SUPPLIES-FS 61		326673	
	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		326673	
	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		326673	
	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		326673	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS 62		326673	
	0010-801-3210-22150	263.04	JANITORIAL SUPPLIES-FS 62		326673	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS 62		326673	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS 62		326673	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS 62		326673	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		326673	
	0010-801-3210-22150	187.46	JANITORIAL SUPPLIES-FS 63		326673	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		326673	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		326673	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		326673	
						3,302.89
CLEAN ENERGY	0109-801-4201-31950	1,878.03	CNG FUEL		326674	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						1,878.03
COBRA FIRE PROTECTION	0010-801-4210-38400	115.45	FIRE SYS/EXTINGUISHERS SERVICE		326675	
	0010-801-4210-38400	423.10	FIRE SYS/EXTINGUISHERS SERVICE		326675	
	0010-801-4210-38400	476.34	FIRE SYS/EXTINGUISHERS SERVICE		326675	1,014.89
CODE RED FIRE INC.	0010-801-3210-38400	35.90	EXTINGUISHERS SERVICES		326676	35.90
COLLICUTT ENERGY SERVICES INC	0010-801-4210-38400	1,756.04	BRADSHAW RADIO REPAIR		1144 **	1,756.04
COMMERCIAL DOOR OF LOS ANGELES	0092-801-4210-38100	245.50	DOOR REPAIR-FIRE STATION 61		326677	
	0092-801-4210-38100	1,741.20	DOOR REPAIR-FIRE STATION 61		326677	1,986.70
CONTROL AUTOMATION DESIGN	0092-850-4222-31950	1,015.00	GENERAL BOOSTERS & RESERVOIRS	19-0081	326678	1,015.00
COUNTY OF ORANGE - SHERIFF CORONER	0136-801-3101-33250	45.00	POST TRAINING		326679	45.00
COYOTE, WILDLIFE, & PEST SOLUTIONS	0010-801-3111-31950	2,500.00	COYOTE ABATEMENT	20-0184	326680	2,500.00
CPS HUMAN RESOURCE SERVICES	0010-801-1801-31950	819.50	RECRUITMENT - POLICE SERGEANT		326681	819.50
DAILY JOURNAL CORPORATION	0010-801-5004-96089	115.29	BID NOTICE		1145 **	
	0010-801-1301-34050	107.06	LEGAL NOTICE	20-0215	1145 **	
	0010-801-1301-34050	74.12	LEGAL NOTICE	20-0215	1145 **	296.47
DANIEL SCOTT BUEHLER	0010-801-3104-31950	900.00	BACKGROUND INVESTIGATION	20-0078	326682	900.00
DEPARTMENT OF JUSTICE	0010-701-0010-03710	96.00	FINGERPRINT PROCESSING		1146 **	
	0010-801-1801-39550	245.00	FINGERPRINT PROCESSING		1146 **	

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DEPARTMENT OF JUSTICE	0010-801-6502-31950	98.00	FINGERPRINT PROCESSING		1146 **	439.00
DIVERSIFIED ALARM SERVICE	0010-801-6505-38400	135.00	MONITORING SERVICE		1147 **	
	0010-850-3115-38400	300.00	MONITORING SERVICE		1147 **	
	0344-801-5002-99290	225.00	MONITORING SERVICE		1147 **	
	0010-801-4210-38400	135.00	MONITORING SERVICE		1147 **	
	0010-801-4210-38400	135.00	MONITORING SERVICE		1147 **	
	0010-801-4210-38400	105.00	MONITORING SERVICE		1147 **	1,035.00
DOOR AND WINDOW PLUS, INC.	0152-801-1405-38620	8,207.50	HOME REHAB-1860 S ORANGE	20-0225	326683	8,207.50
E.G.BRENNAN & CO CORP	0010-801-1404-38400	302.06	REPAIR TIME STAMP		326684	302.06
ECHOSAT, INC.	0010-701-0010-06940	39.95	CNG STATION MERCHANT FEE		326685	39.95
ECONOMY RENTALS INC.	0010-801-4210-23700	270.00	SCISSOR LIFT RENTAL		326686	270.00
ELLIOTT AUTO SUPPLY CO., INC.	0060-801-4211-23500	2.56	UNIT 964-GAS CAP		326687	
	0060-801-4211-23500	23.89	AIR FILTER		326687	
	0060-801-4211-23500	619.35	BATTERY		326687	
	0060-801-4211-23500	101.70	ENGINE OIL FILTER		326687	
	0060-801-4211-23500	93.67	AIR FILTER		326687	
	0060-801-4211-23500	26.06	UNIT 964-SPARK PLUGS		326687	
	0060-801-4211-23500	44.82	PD BRAKES		326687	
	0060-801-4211-23500	74.66	PD BRAKES		326687	
	0060-801-4211-23500	74.66	PD BRAKES		326687	
	0060-801-4211-23500	64.43	PD BRAKES		326687	
	0060-801-4211-23500	64.43	PD BRAKES		326687	

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ELLIOTT AUTO SUPPLY CO., INC.	0060-801-4211-23500	112.00-	CREDIT		326687	
	0060-801-4211-23500	122.64-	CREDIT		326687	955.59
EMERGENCY RESPONSE CRIME SCENE CLEA	0010-801-3103-38400	650.00	DECONTAMINATION		326688	650.00
EMPIRE CLEANING SUPPLY	0010-801-6001-22150	706.28	JANITORIAL SUPPLIES-LIBRARY		326689	
	0010-801-6502-22150	1,063.54	JANITORIAL SUPPLIES-GYM		326689	
	0010-801-3113-22600	95.48	JANITORIAL SUPPLIES-JAIL		326689	1,865.30
ERVIN YOUNGBLOOD	0010-801-3210-31900	300.00	POLYGRAPH SERVICES		326690	300.00
EUROFINS EATON ANALYTICAL, INC.	0093-801-4229-23300	6,805.00	WATER ANALYSIS	20-0126	326691	
	0093-801-4227-23300	1,640.00	WATER ANALYSIS	20-0126	326691	
	0092-801-4222-31950	2,830.00	WATER ANALYSIS	20-0126	326691	
	0093-801-4226-23300	3,090.00	WATER ANALYSIS	20-0126	326691	
	0093-801-4230-23300	4,055.00	WATER ANALYSIS	20-0126	326691	
	0092-801-4222-31950	380.00	WATER ANALYSIS	20-0126	326691	
	0092-801-4222-31950	25.00	WATER ANALYSIS	20-0126	326691	
	0093-801-4231-23300	215.00	WATER ANALYSIS	20-0126	326691	
	0093-850-4227-31950	345.00	WATER ANALYSIS	19-0496	326691	19,385.00
EVOQUA WATER TECHNOLOGIES LLC	0060-801-3210-38400	121.48	DE-IONIZED WATER SYSTEM		326692	
	0060-801-3210-38400	173.26	DE-IONIZED WATER SYSTEM		326692	294.74
EXPRESS SERVICE, INC	0010-801-4202-11300	295.80	TEMPORARY STAFFING SERVICES		326693	
	0010-801-4210-11400	579.28	TEMPORARY STAFFING SERVICES		326693	875.08
EZEQUIEL LOPEZ VELASCO	0010-801-3113-38250	2,408.27	JANITORIAL SERVICES		326694	

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						2,408.27
FBI NATIONAL ACADEMY ASSOCIATES, IN	0010-801-3101-39300	125.00	MEMBERSHIP DUES		326695	125.00
FIESTA COOPERATIVE INC.	0109-801-6511-41200	2,003.07	DIAL-A-RIDE TAXI PROGRAM	20-0150	326696	2,003.07
FILEKEEPERS, LLC	0010-801-1802-31950	192.00	STORAGE FEES-1/01-31/20		326697	192.00
FIREFIGHTERS'SAFETY CENTER	0010-801-3210-22300	523.41	FIRE-BOOTS		326698	523.41
FORD OF MONTEBELLO	0060-801-4211-23500	23.39	UNIT 001-SHIFT INDICATOR		326699	
	0060-801-4211-23500	436.13	UNIT 130-MOTOR MOUNTS		326699	459.52
FORWARD THINKING SYSTEMS, LLC	0109-801-6511-31180	60.00	DIAL-A-RIDE GPS SERVICE FEE		326700	60.00
BRENDA FUNG	0159-701-0159-07030	50.00	CLASS REFUND-BRENDA FUNG		326701	
	0159-701-0159-07030	50.00	CLASS REFUND-WAYNE FUNG		326701	
	0159-701-0159-07030	48.00	CLASS REFUND-LAN DIEP		326701	
	0159-701-0159-07030	48.00	CLASS REFUND-KIN LY		326701	196.00
GALLADE CHEMICAL, INC.	0092-850-4222-23300	1,745.94	WATER SUPPLIES-SODIUM CHLORIDE	19-0121	326702	1,745.94
GARFIELD MEDICAL CENTER/	0010-701-0010-07960	124.24	REFUND AMBULANCE FEE		326703	124.24
GARVEY EQUIPMENT COMPANY	0010-801-6517-23050	4.29	PARK SUPPLIES	20-0109	1148 **	
	0010-801-6517-23050	47.30	PARK SUPPLIES	20-0109	1148 **	
	0010-801-6517-23050	14.04	PARK SUPPLIES	20-0109	1148 **	65.63
GENERAL PUMP COMPANY, INC.	0093-850-4226-23300	4,304.18	WATER SERVICE-WELL 5	18-0285	326704	

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						4,304.18
WILLIAM GERMANI	0010-701-0010-07960	39.20	REFUND AMBULANCE FEE		326705	39.20
GIBBENS & ASSOCIATES, LLC	0010-801-4214-31950	98.75	REFERENCE BOOK		326706	98.75
GILBARCO INC.	0060-801-4211-31950	654.69	CNG STATION MAINTENANCE		326707	
	0060-801-4211-31950	654.69	CNG STATION MAINTENANCE		326707	1,309.38
LOUIS GORDON	0152-801-1405-38620	1,900.00	HOME REHAB-1860 S ORANGE		326708	
	0152-801-1405-38620	1,900.00	HOME REHAB-1860 S ORANGE		326708	
	0152-801-1405-38620	2,000.00	HOME REHAB-1860 S ORANGE		326708	5,800.00
	0152-801-2206-38650	2,200.00	HOME REHAB-234 W GLEASON		326709	2,200.00
GOVCONNECTION INC.	0010-801-3115-38400	577.89	COMPUTER SUPPLIES		326710	577.89
GRAINGER	0010-801-4210-24100	151.77	BLDG MAINT SUPPLIES		326711	151.77
GRM INFORMATION MANAGEMENT	0010-801-3115-38400	50.75	STANDARD ARCHIVE BOX	20-0034	326712	
	0010-801-3115-38400	291.00	DOC MANAGEMENT SUBSCRIPTION	20-0034	326712	
	0010-801-1801-38400	243.00	STORAGE & USER FEE-DEC	20-0006	326712	584.75
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	123.78	BRAKE ROTORS	20-0018	326713	
	0060-801-4211-23500	93.21	BRAKE PAD SETS	20-0018	326713	
	0060-801-4211-23500	46.23-	CREDIT	20-0018	326713	170.76
H2O RESTORATION INC.	0010-801-4210-38100	2,500.00	BLDG MAINT-CITY YARD		326714	2,500.00

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HACH COMPANY (AKA ELE	0092-801-4222-23300	640.90	WATER ANALYSIS SUPPLIES		326715	640.90
HANSON AGGREGATES	0110-801-4202-23600	611.96	STREET REPAIR		326716	
	0110-801-4202-23600	636.32	STREET REPAIR		326716	1,248.28
HAROLD'S KEY SHOP, INC.	0010-801-4210-23050	22.45	KEY/LOCK SERVICES		1149 **	
	0010-801-4210-38100	270.00	KEY/LOCK SERVICES		1149 **	
	0010-801-4210-38100	270.00	KEY/LOCK SERVICES		1149 **	562.45
HARRINGTON INDUSTRIAL PLASTICS LLC	0092-801-4222-23700	304.92	WATER SUPPLIES		1150 **	
	0092-801-4222-23700	553.67	WATER SUPPLIES		1150 **	
	0092-801-4222-23700	129.26	WATER SUPPLIES		1150 **	
	0092-801-4222-23700	597.50-	CREDIT		1150 **	390.35
HEALTH NET	0010-701-0010-07960	115.97	REFUND AMBULANCE FEE		326717	115.97
	0010-701-0010-07960	112.77	REFUND AMBULANCE FEE		326718	112.77
	0010-701-0010-07960	112.77	REFUND AMBULANCE FEE		326719	112.77
	0010-701-0010-07960	117.91	REFUND AMBULANCE FEE		326720	117.91
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	361.00	PRE-EMPLOYMENT SCREENING		326721	361.00
HI-WAY SAFETY RENTALS, INC.	0022-801-4206-23800	385.70	STREET-CHANNELFLEX UR		326722	385.70
HOME DEPOT U.S.A., INC.	0010-801-4210-23050	217.88	BLDG MAINT SUPPLIES		326723	
	0010-801-4210-23050	24.33	BLDG MAINT SUPPLIES		326723	

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HOME DEPOT U.S.A., INC.	0010-801-4210-23050	117.46	BLDG MAINT SUPPLIES		326723	
	0010-801-4210-23050	103.85	BLDG MAINT SUPPLIES		326723	
	0010-801-4210-23050	18.33	BLDG MAINT SUPPLIES		326723	
	0010-801-4210-23050	42.75	BLDG MAINT SUPPLIES		326723	
	0092-801-4223-23100	811.68	WATER SUPPLIES		326723	
	0092-801-4222-23700	165.55	WATER SUPPLIES		326723	
	0010-801-6505-38250	10.92	TIE DOWN RATCHET		326723	
	0010-801-4210-23300	11.57	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-3210-38400	53.72	FIRE SUPPLIES		326723	
	0010-801-3210-38400	9.71-	CREDIT		326723	
	0178-801-6503-23050	85.25	POOL SUPPLIES		326723	
	0010-801-6517-23300	65.60	PARK SUPPLIES	20-0112	326723	
	0042-801-4204-23700	65.60	STREET SUPPLIES		326723	
	0010-801-4210-23400	252.49	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-4210-23400	60.03	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-4210-23400	60.66	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-4210-23400	97.82	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-4210-23100	108.76	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-4210-23100	35.52	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-4210-23100	51.17	BLDG MAINT SUPPLIES	20-0191	326723	
	0010-801-6517-23300	50.74	PARK SUPPLIES	20-0112	326723	
	0010-801-6517-23300	2.55	PARK SUPPLIES	20-0112	326723	
	0010-801-4210-23050	218.59	BLDG MAINT SUPPLIES		326723	
	0010-801-4210-23050	53.43	BLDG MAINT SUPPLIES		326723	
	0010-801-4210-23050	201.41	BLDG MAINT SUPPLIES		326723	
						2,977.95
HUGHES NETWORK SYSTEMS, LLC	0010-801-3230-32050	151.93	SATELLITE SERVICES-EOC		326724	
						151.93
I.C.C. L.A. BASIN CHAPTER	0010-801-4214-39300	100.00	MEMBERSHIP		326725	

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						100.00
INDUSTRIAL PIPE & STEEL	0092-801-4222-23700	72.08	WATER SUPPLIES		326726	72.08
INFOSEND, INC.	0092-801-4221-32200	3,943.58	POSTAGE/MAILING PROCESSING	20-0148	1151 **	
	0092-801-4221-32200	3,772.59	POSTAGE/MAILING PROCESSING	20-0148	1151 **	
	0092-801-4221-32200	4,613.55	POSTAGE/MAILING PROCESSING	20-0148	1151 **	
	0092-801-4221-32200	3,952.10	POSTAGE/MAILING PROCESSING	20-0148	1151 **	
	0092-801-4221-32200	3,749.13	POSTAGE/MAILING PROCESSING	20-0148	1151 **	20,030.95
INTERNATIONAL ASSOCIATION OF	0010-801-4214-31950	16.00	2020 NEC CODE BOOK		326727	16.00
INTERSTATE BATTERY SYSTEMS OF	0060-801-4211-23500	387.33	BATTERY		326728	387.33
JACK ISMEN	0010-701-0010-07960	100.00	REFUND AMBULANCE FEE		326729	100.00
JAVIER PARADA	0349-801-3201-39400	295.00	FIRE EQUIPMENT MAINTENANCE		326730	295.00
JCL TRAFFIC SERVICES	0022-801-4206-23800	363.10	STREET SUPPLIES	20-0089	1152 **	363.10
JHM SUPPLY INC	0010-801-6517-22100	206.85	PARK SUPPLIES	20-0107	1153 **	
	0010-801-6517-22100	712.82	PARK SUPPLIES	20-0107	1153 **	
	0010-801-6517-38400	2,475.00	PARK SUPPLIES		1153 **	3,394.67
JIMENEZ DEMOLITION INC	0077-701-0077-02110	35.11	REFUND BUSINESS LICENSE FEE		326731	35.11
JOHN L. HUNTER & ASSOC., INC.	0043-801-4203-31950	4,976.25	NPDES PROGRAM EXPENSE	20-0050	1154 **	
	0184-801-4208-31950	47.50	USED OIL GRANT EXPENSE	20-0050	1154 **	5,023.75

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KAISER	0010-701-0010-07960	106.38	REFUND AMBULANCE FEE		326732	106.38
	0010-701-0010-07960	2,190.00	REFUND AMBULANCE FEE		326733	2,190.00
	0010-701-0010-07960	2,199.50	REFUND AMBULANCE FEE		326734	2,199.50
	0010-701-0010-07960	257.00	REFUND AMBULANCE FEE		326735	257.00
	0010-701-0010-07960	2,240.00	REFUND AMBULANCE FEE		326736	2,240.00
KEYSER MARSTON ASSOCIATES INC.	0010-850-1205-31950	2,745.01	MARKET PLACE SERVICES		326737	2,745.01
KML ENTERPRISES CAREER DEVELOPMENT,	0010-801-1802-39400	5,200.00	CYBER SECURITY TRAINING	20-0251	1155 **	5,200.00
KNIGHT COMMUNICATIONS INC	0010-801-3115-31700	1,537.50	IT MANAGEMENT SERVICE	20-0032	326738	10,500.00
	0362-801-3115-31700	8,962.50	IT MANAGEMENT SERVICE	20-0032	326738	
KRONOS INCORPORATED	0010-801-3201-24150	44.39	FIRE-TELESTAFF SOFTWARE		1156 **	87.83
	0010-801-3201-24150	43.44	FIRE-TELESTAFF SOFTWARE		1156 **	
L & M FOOTWEAR INC	0092-801-4222-22310	200.00	WORK BOOTS-T. RUGGERI		1157 **	622.98
	0092-801-4222-22310	225.00	WORK BOOTS-R. MARTINEZ		1157 **	
	0092-801-4222-22310	197.98	WORK BOOTS-D. ABARCA		1157 **	
LA CARE HEALTH PLAN	0010-701-0010-07960	126.90	REFUND AMBULANCE FEE		326739	133.93
	0010-701-0010-07960	7.03	REFUND AMBULANCE FEE		326739	
LANGUAGE NETWORK, INC.	0010-801-1301-31750	405.00	TRANSLATION SERVICES		326740	

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						405.00
LAW OFFICES OF JAVIER TRUJILLO	0010-701-0010-07960	257.00	REFUND AMBULANCE FEE		326741	257.00
LAWN MOWER CORNER/KNG POWER EQUIPME	0092-801-4222-23700	48.58	WATER SUPPLIES		326742	
	0092-801-4222-23700	512.66	WATER SUPPLIES		326742	
	0022-801-4202-22100	325.76	STREET SUPPLIES		326742	887.00
LEO & JOSEPHINE SOARES	0010-701-0010-07960	49.00	REFUND AMBULANCE FEE		326743	49.00
LIBSOURCE, LLC	0010-801-6002-31950	1,254.00	LIBRARIAN SERVICES-OCT 2019		326744	1,254.00
LIEBERT CASSIDY WHITMORE	0010-801-1801-39400	43.00	LCW CONSORTIUM TRAINING		326745	
	0010-801-1801-31951	54.00	TG GRIEVANCE APPEAL		326745	
	0010-801-1801-31953	27.00	JM DISCIPLINE		326745	
	0010-801-1801-31953	545.00	ET ADVISE		326745	
	0010-801-1801-31954	135.00	CC ADVISE		326745	
	0010-801-1601-31600	3,118.50	GENERAL SERVICES		326745	3,922.50
LINCOLN EQUIPMENT INC.	0010-801-6503-23050	174.43	POOL CHEMICALS	20-0058	326746	
	0010-801-6503-23050	213.20	POOL CHEMICALS	20-0058	326746	
	0010-801-6503-23050	579.04	POOL CHEMICALS	20-0058	326746	
	0010-801-6503-23050	359.54	POOL CHEMICALS	20-0058	326746	
	0178-801-6503-23050	1,516.14	POOL CHEMICALS		326746	
	0178-801-6503-23050	542.15	POOL PARTS		326746	3,384.50
LOS ANGELES COUNTY DISTRICT	0010-801-3104-31950	2,587.84	LEGAL SERVICES 6/1/19-11/30/19		326747	2,587.84
LOS ANGELES COUNTY FIRE DEPT.	0060-801-3210-38400	1,638.57	REPAIRS-UNIT 098 & 950	20-0204	326748	

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						1,638.57
LOS ANGELES COUNTY POLICE	0010-801-3101-39300	500.00	MEMBERSHIP		326749	500.00
LOS ANGELES REGIONAL TAP PROGRAM	0109-801-6511-41200	13.00	TAP CARD REG SV SR/DIS		326750	13.00
WEIZHEN LU	0010-701-0010-07960	29.94	REFUND AMBULANCE FEE		326751	29.94
M.S. TOURS INC.	0075-450-0075-08550	2,765.00	SENIOR RECREATION TRIP	20-0260	326752	
	0010-701-0010-08025	3,015.00	SENIOR RECREATION TRIP	20-0260	326752	
	0109-801-4201-31950	637.50	SENIOR RECREATION TRIP		326752	
	0109-801-6511-41200	1,125.00	SENIOR RECREATION TRIP		326752	7,542.50
MAK FIRE PROTECTION ENGINEERING & C	0010-801-3205-31950	255.00	FIRE PLAN CHECK	20-0051	326753	
	0010-801-3205-31950	1,445.76	FIRE PLAN CHECK	20-0051	326753	1,700.76
MCMASTER-CARR SUPPLY CO.	0092-801-4222-23400	118.65	WATER SUPPLIES		1158 **	118.65
MIDWEST TAPE	0010-801-6002-40000	239.41	DVD/CD(S) 10		326754	
	0010-801-6002-40000	61.24	DVD/CD(S) 4		326754	300.65
MING CHEUNG & WAI CHAN	0010-701-0010-07960	470.78	REFUND AMBULANCE FEE		326755	470.78
MOKRI, VANIS & JONES LLP	0062-801-5101-35650	90.00	CLAIM EXPENSES		326756	90.00
MOORE IACOFANO GOLTSMAN, INC.	0010-850-5002-99026	5,458.50	CONSULTING SERVICES	19-0376	326757	
	0010-850-5002-99026	5,810.00	CONSULTING SERVICES	19-0376	326757	11,268.50
MR. ROOTER PLUMBING	0010-801-4210-38100	971.25	PLUMBING SERVICES	20-0186	1159 **	

** Indicates an ACH-Payment transaction

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MR. ROOTER PLUMBING	0010-801-4210-38100	1,235.00	PLUMBING SERVICES	20-0186	1159 **	
	0010-801-4210-38100	277.50	PLUMBING SERVICES	20-0186	1159 **	
	0010-801-4210-38100	410.00	PLUMBING SERVICES	20-0186	1159 **	2,893.75
MUNICIPAL EMERGENCY SERVICES, INC.	0010-801-3210-22300	261.09	SUSPENDER SETS	20-0066	326758	261.09
MUSCO SPORTS LIGHTING, LLC	0010-801-6502-31950	1,900.00	CONTROL LINK SERVICE FEE		1160 **	1,900.00
MYSTERY RANCH LTD	0010-801-3210-24100	350.40	HOTSHOT GEAR BAGS	20-0130	326759	350.40
NATIONAL FITNESS CAMPAIGN LLC	0070-801-5004-91800	14,937.50	LANGLEY FITNESS COURT	20-0246	326760	
	0070-801-5002-91805	27,950.00	LANGLEY FITNESS COURT	20-0246	326760	42,887.50
NAVARRO'S TOWING	0060-801-4211-38400	100.00	TOWING SERVICES-UNIT 104		326761	
	0060-801-4211-38400	110.00	TOWING SERVICES-UNIT 097		326761	210.00
LINA NGUYEN	0010-801-1801-39400	259.00	TUITION REIMBURSEMENT		326762	259.00
NORMAN A TRAUB ASSOCIATES	0010-801-1801-31953	5,479.80	INVESTIGATION SERVICES		326763	5,479.80
NORTH STAR GRAPHICS (DBA)	0060-801-4211-23500	264.00	GRAPHICS		326764	264.00
OFFICE DEPOT INC.	0010-801-1406-21250	17.13	OFFICE SUPPLIES		326765	
	0010-801-1407-21250	51.09	OFFICE SUPPLIES		326765	
	0010-801-1801-21250	51.09	OFFICE SUPPLIES		326765	
	0010-801-6502-21250	51.09	OFFICE SUPPLIES		326765	
	0010-801-1406-21250	12.06	OFFICE SUPPLIES		326765	
	0010-801-1407-21250	63.86	OFFICE SUPPLIES		326765	

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OFFICE DEPOT INC.	0010-801-1801-21250	63.86	OFFICE SUPPLIES		326765	
	0010-801-6502-21250	63.86	OFFICE SUPPLIES		326765	
	0010-801-4214-22750	61.63	OFFICE SUPPLIES		326765	
	0010-801-1801-21250	33.45	OFFICE SUPPLIES		326765	
	0010-801-1801-21350	171.34	OFFICE SUPPLIES		326765	
	0010-801-1801-21250	37.16	OFFICE SUPPLIES		326765	
	0092-801-1407-38250	174.09	OFFICE SUPPLIES		326765	
	0092-801-1407-38250	77.69	OFFICE SUPPLIES		326765	
	0010-801-3210-21350	36.12	OFFICE SUPPLIES		326765	
	0010-801-3201-21250	8.83	OFFICE SUPPLIES		326765	
	0092-801-4220-21250	662.60	OFFICE SUPPLIES		326765	
	0010-801-3104-38400	344.56	OFFICE SUPPLIES		326765	
	0092-801-4221-21350	23.41	OFFICE SUPPLIES		326765	
	0092-801-4221-21350	87.59	OFFICE SUPPLIES		326765	
	0010-801-1101-21350	198.38	OFFICE SUPPLIES		326765	
	0010-801-3114-21350	217.00	OFFICE SUPPLIES		326765	
	0010-801-3114-21250	95.24	OFFICE SUPPLIES		326765	
	0010-801-3205-21350	25.20	OFFICE SUPPLIES	20-0075	326765	
	0010-801-3205-21350	54.53	OFFICE SUPPLIES		326765	
	0010-801-4213-21350	26.26	OFFICE SUPPLIES		326765	
0010-801-6502-21350	256.56	OFFICE SUPPLIES		326765		
						2,965.68
OFFICE SOLUTIONS	0010-801-1403-22750	28.60	OFFICE SUPPLIES	20-0120	326766	
	0010-801-1403-22750	15.20	OFFICE SUPPLIES	20-0120	326766	
	0010-801-1403-22750	273.38	OFFICE SUPPLIES	20-0120	326766	
	0010-801-1403-22750	115.34	OFFICE SUPPLIES	20-0120	326766	
	0010-801-1403-22750	110.69	OFFICE SUPPLIES	20-0120	326766	
	0010-801-1403-22750	699.61	OFFICE SUPPLIES	20-0120	326766	
	0010-801-1403-22750	61.25	OFFICE SUPPLIES	20-0120	326766	

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OFFICE SOLUTIONS	0010-801-3240-21350	11.27	OFFICE SUPPLIES		326766	
	0010-801-3240-21250	153.78	OFFICE SUPPLIES		326766	1,469.12
KRISTIN A OLIVAREZ	0010-801-6001-33200	278.00	ALA MIDWINTER CONFERENCE		326767	278.00
MASAKO OTA	0010-701-0010-07960	102.03	REFUND AMBULANCE FEE		326768	102.03
PACIFIC COAST TOOL & SUPPLY	0092-801-4223-23700	658.81	WATER- EQUIPMENT REPAIR		326769	
	0092-801-4223-38500	170.82	WATER- SUPPLIES		326769	829.63
PACIFIC TELEMAGEMENT SERVICES	0010-801-6502-32050	153.00	PAY PHONE SERVICE		326770	153.00
PETER PALOMINO	0010-801-3103-22310	51.15	UNIFORM REIMBURSEMENT		326771	
	0010-801-3103-22310	8.24	UNIFORM REIMBURSEMENT		326771	
	0010-801-3103-22310	199.94	UNIFORM REIMBURSEMENT		326771	
	0010-801-3103-22310	161.62	UNIFORM REIMBURSEMENT		326771	420.95
PARKHOUSE TIRE SERVICES, INC.	0060-801-4211-38400	1,163.08	TIRES		1161 **	1,163.08
PERFORMANCE ELEVATOR CONTRACTORS IN	0010-801-4210-38400	165.00	ELEVATOR MAINTENANCE	20-0176	1162 **	
	0010-801-4210-38400	330.00	ELEVATOR MAINTENANCE	20-0176	1162 **	495.00
PHOENIX CIVIL ENGINEERING, INC.	0075-450-0075-09267	4,290.63	DEVELOPMENT REVIEW (TRUST)	20-0213	326772	4,290.63
PLUMBERS DEPOT INC	0042-801-4204-23700	115.00	ROOT CUTTER REPAIR	20-0092	326773	
	0042-801-4204-23700	624.15	NOZZLE EXT, LEADER HOSE	20-0092	326773	739.15
PREFERRED ALLIANCE INC	0010-801-1801-31900	101.40	DRIVER TESTING		326774	

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						101.40
PRIORITY LANDSCAPE SERVICES	0010-801-6516-31190	2,320.00	LANDSCAPE SERVICES		1163 **	2,320.00
PROGRESS PRINTERS	0092-801-4220-21250	1,601.44	ENVELOPES		326775	
	0010-801-1403-22750	1,535.74	ENVELOPES		326775	3,137.18
PROSOURCE FACILITY SUPPLY	0092-801-1407-38250	1,206.69	JANITORIAL SUPPLIES		326776	
	0010-801-4210-22150	133.77	BLDG MAINT SUPPLIES		326776	1,340.46
R & M HANSEN ENTER	0010-801-3103-22750	302.71	BATTERIES		1164 **	302.71
RED WING SHOE STORES	0092-801-4223-22300	193.05	SAFETY BOOTS-J. MEDINA		326777	
	0092-801-4223-22300	187.22	SAFETY BOOTS-K. NAVA		326777	
	0092-801-4223-22300	167.50	SAFETY BOOTS-J. VARELA		326777	
	0092-801-4223-22300	200.00	SAFETY BOOTS-J. VARELA		326777	
	0092-801-4223-22300	200.00	SAFETY BOOTS-K. NAVA		326777	947.77
REFRIGERATION SUPPLIES DISTRIBUTOR	0010-801-4210-23050	1,240.04	BLDG MAINT SUPPLIES		1165 **	
	0010-801-4210-23050	190.35	BLDG MAINT SUPPLIES		1165 **	1,430.39
RELIANT IMMEDIATE CARE MEDICAL GROU	0010-801-1801-31900	240.00	MEDICAL SCREENING		326778	240.00
RKA CONSULTING GROUP	0161-450-4212-06910	4,904.75	GEOTECH-320-322 S MOORE		326779	
	0161-450-4212-06910	665.00	GEOTECH-320-322 S MOORE		326779	5,569.75
RAUL ROSAS	0010-701-0010-07050	195.60	REFUND PICNIC RESERVATION		326780	195.60
S C FUELS	0060-801-4211-22250	10,628.54	FUEL	20-0014	1166 **	

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S C FUELS	0060-801-4211-22250	12,130.04	FUEL	20-0014	1166 **	35,986.30
	0060-801-4211-22250	13,227.72	FUEL	20-0014	1166 **	
SAFETY KLEEN SYSTEM, INC.	0060-801-4211-38400	419.09	WASHER PARTS		326781	419.09
SAN LUIS BUTANE DISTRIBUTORS, INC	0060-801-4211-22250	78.46	PROPANE	20-0119	326782	139.49
	0060-801-4211-22250	61.03	PROPANE	20-0119	326782	
BEVERLY SATO	0010-701-0010-07960	257.00	REFUND AMBULANCE FEE		326783	257.00
MARK T. SCHMIDT	0136-801-3101-33250	54.00	POST TRAINING		326784	54.00
SCMAF-SAN GABRIEL VALLEY	0159-801-6507-31930	70.00	MEMBERSHIP		326785	70.00
SECURITY SIGNAL DEVICES INC	0092-801-4222-31950	644.81	ALARM SERVICES		1167 **	3,678.19
	0092-801-4222-31950	1,031.69	ALARM SERVICES		1167 **	
	0010-801-4210-38100	2,001.69	ALARM SERVICES		1167 **	
SHRED-IT US JV LLC	0010-801-3114-38400	693.74	DESTRUCTION SERVICES		1168 **	693.74
SINO UNITED PUBLISHING	0010-801-6002-40000	29.89	LIBRARY BOOK(S) 2		326786	29.89
SMARDAN SUPPLY COMPANY	0010-801-4210-23050	51.19	BLDG MAINTENANCE SUPPLIES		326787	272.84
	0010-801-4210-23050	91.06	BLDG MAINTENANCE SUPPLIES		326787	
	0010-801-4210-23050	37.49	BLDG MAINTENANCE SUPPLIES		326787	
	0010-801-4210-23050	93.10	BLDG MAINTENANCE SUPPLIES		326787	
SMART ENERGY SYSTEMS LLC	0092-801-4223-31950	360.05	WORKFORCE MANAGEMENT PROGRAM		1169 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SMART ENERGY SYSTEMS LLC	0092-801-4223-31950	360.05	WORKFORCE MANAGEMENT PROGRAM		1169 **	720.10
SO CAL COMPTON PIPE SUPPLY CO INC.	0092-801-4223-23300	2,101.37	WATER SUPPLIES		326788	2,101.37
CANG KY SOU	0010-801-3103-22310	548.66	UNIFORM REIMBURSEMENT		326789	548.66
SPARK ACADEMY	0010-701-0010-07960	2,405.05	REFUND AMBULANCE FEE		326790	2,405.05
ST. THOMAS TEH APOSTLE CHURCH	0010-701-0010-07960	1,949.60	REFUND AMBULANCE FEE		326791	1,949.60
STARBOARD TACK SUPPLY INC	0010-801-4210-23300	10.33	SHOP SUPPLIES	20-0193	1170 **	10.33
STATE OF CALIFORNIA	0010-801-6001-38100	225.00	ELEVATOR INSPECTIONS		326792	225.00
STEPHANIE HERNANDEZ	0010-701-0010-07960	29.40	REFUND AMBULANCE FEE		326793	29.40
STUDIO SPECTRUM, INC.	0010-801-4210-23400	805.91	COUNCIL CHAMBER AUDIO MAINT		326794	
	0010-850-4210-23400	10,190.08	COUNCIL CHAMBER AUDIO MAINT	19-0347	326794	10,995.99
SUPERCO SPECIALTY PRODUCTS	0010-801-4210-22150	1,032.01	TOWELS, FLOOR MATS, TUBES		326795	
	0060-801-4211-23500	200.46	TOWELS		326795	1,232.47
SUPREME TROPHIES & GIFTS CO.	0010-801-3205-21350	164.25	DATER STAMP		326796	
	0010-801-3240-22750	63.51	DATER STAMP		326796	227.76
SWRCB FEES	0092-801-4222-22900	40,975.00	PERMIT FEE		326797	40,975.00
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-22250	125.00	CITY YARD D/O INSPECTION	20-0012	1171 **	

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TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-22250	125.00	FIRE STATION 1 D/O INSPECTION	20-0012	1171 **	250.00
THE SAUCE CREATIVE SERVICES CORP	0010-801-5004-91811	2,243.10	CENSUS STREET BANNER		326798	2,243.10
THOMSON REUTERS (LEGAL) INC.	0010-801-3205-39350	156.69	CCR PUBLIC SAFETY SUBSCRIPTION		326799	2,159.24
	0010-801-3104-39100	636.65	INVESTIGATION INFO-DEC 2019		326799	
	0010-801-3104-39100	1,365.90	CA VEHICLE CODE 2020		326799	
TOM'S CLOTHING & UNIFORMS INC	0010-801-3102-22310	39.42	UNIFORMS-R. JULIAN		326800	745.65
	0075-450-0075-08420	150.02	UNIFORMS-A. FLORES		326800	
	0010-801-3103-22310	416.06	UNIFORMS-B. CEVALLOS		326800	
	0010-801-3103-22310	105.11	UNIFORMS-T.HUYNH		326800	
	0010-801-3104-22310	35.04	UNIFORMS-L. SALAZAR		326800	
TOM'S MEN'S WEAR & UNIFORMS, INC.	0010-801-3210-22310	456.57	UNIFORMS-D. GARCIA	20-0190	326801	758.79
	0010-801-3210-22310	157.68	UNIFORMS-J. WONG	20-0190	326801	
	0010-801-3210-22310	32.85	UNIFORMS-C. HENRICH	20-0190	326801	
	0010-801-3210-22310	111.69	UNIFORMS-T. AYALA	20-0190	326801	
TUMBLEWEED PRESS INC.	0010-801-6006-40500	599.00	BOOK DATABASE SUBSCRIPTION		326802	599.00
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-22300	93.50	FIRE UNIFORM CLEAN/REPAIR		326803	93.50
TYLER TECHNOLOGIES, INC.	0063-850-5004-99055	11,397.81	ERP IMPLEMENTATION	19-0399	326804	18,966.91
	0063-850-5004-99055	2,000.00	TYLER FORMS CONFIGURATION	19-0399	326804	
	0063-850-5004-99055	5,569.10	ERP IMPLEMENTATION	19-0399	326804	
UC REGENTS	0010-801-3220-39400	3,028.32	FIRE-CONTINUED EDUCATION	20-0202	326805	

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						3,028.32
UNDERGROUND SERVICE ALERT	0092-801-4223-31950	121.76	CA STATE FEE		1172 **	
	0092-801-4223-31950	183.25	DATA MAINTENANCE FEE		1172 **	
						305.01
UNITED HEALTHCARE	0010-701-0010-07960	27.00	REFUND AMBULANCE FEE		326806	
						27.00
UNITED PUMPING SERVICES INC	0060-801-4211-31950	276.00	CLARIFIER CLEAN OUT-FS 3	20-0011	1173 **	
	0060-801-4211-31950	138.00	CLARIFIER CLEAN OUT-FS 1	20-0011	1173 **	
	0060-801-4211-31950	813.60	CLARIFIER CLEAN OUT-CITY YARD	20-0011	1173 **	
						1,227.60
VALLEY MAINTENANCE CORP.	0010-850-6517-38250	240.00	JANITORIAL SERVICES	19-0091	326807	
	0010-801-6517-38250	4,300.00	JANITORIAL SERVICES-DEC	20-0116	326807	
						4,540.00
VORTEX INDUSTRIES, INC	0010-801-4210-38100	1,213.82	COUNTER SHUTTER REPAIR-LANGLEY		326808	
						1,213.82
VULCAN MATERIAL CO	0110-801-4202-23600	245.28	ASPHALT	20-0222	326809	
	0110-801-4202-23600	1,644.63	ASPHALT	20-0222	326809	
	0110-801-4202-23600	123.78	ASPHALT	20-0222	326809	
	0110-801-4202-23600	323.62	ASPHALT	20-0222	326809	
	0110-801-4202-23600	1,668.93	ASPHALT	20-0222	326809	
	0110-801-4202-23600	166.14	ASPHALT	20-0222	326809	
	0110-801-4202-23600	484.29	ASPHALT	20-0222	326809	
						4,656.67
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	248.72	BLDG MAINT SUPPLIES		326810	
	0010-801-4210-23400	558.29	BLDG MAINT SUPPLIES		326810	
	0010-801-4210-23400	471.05	BLDG MAINT SUPPLIES		326810	
	0010-801-4210-23400	726.50	BLDG MAINT SUPPLIES		326810	
	0010-801-4210-23400	211.94	BLDG MAINT SUPPLIES		326810	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	295.87	BLDG MAINT SUPPLIES		326810	2,512.37
WAN FOOD, INC.	0010-701-0010-06850	390.72	INDUSTRIAL WASTE REFUND		326811	390.72
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	100.25	UNIT 058-BATTERY ASSY	20-0177	1174 **	
	0060-801-4211-23500	23.67	UNIT 964-PULLEY	20-0177	1174 **	
	0060-801-4211-23500	43.57	UNIT 964-TENSIONER	20-0177	1174 **	
	0060-801-4211-23500	35.59	WIPERS	20-0177	1174 **	
	0060-801-4211-23500	23.81	UNIT 949-WINDSHIELD WASHER PUM	20-0177	1174 **	
	0060-801-4211-23500	107.16	UNIT 001-BATTERY ASSY	20-0177	1174 **	
	0060-801-4211-23500	73.77	UNIT 092-HOSE ASSY	20-0177	1174 **	407.82
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	5,755.90	TREE MAINTENANCE-12/01-15/19	20-0103	1175 **	
	0010-801-6516-31190	3,641.85	TREE MAINTENANCE-10/16-31/19	20-0103	1175 **	
	0010-801-6516-31190	11,114.35	TREE MAINTENANCE-11/16-30/19	20-0103	1175 **	20,512.10
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23300	170.82	WATER SUPPLIES		1176 **	
	0092-801-4223-23300	1,984.14	WATER SUPPLIES		1176 **	2,154.96
WHITE NELSON DIEHL EVANS LLP	0010-801-1403-31800	885.00	AUDIT 6/30/2019	20-0210	326812	885.00
WITTMAN ENTERPRISES	0010-801-3220-31400	6,446.00	AMBULANCE BILLING SERVICES	20-0069	326813	6,446.00
BOB WONDRIES FORD	0060-801-4211-38400	357.54	UNIT 124 - R&R BRAKE & ROTORS	20-0030	326814	357.54
PETER YUNG	0010-801-3103-22620	243.20	REIMBURSEMENT-UPS SHIPPING FEE		326815	243.20

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
	TOTAL FOR REGULAR WARRANTS					900,152.20
	PRINTED	777,878.12				
	ACH-PAYMENTS	122,274.08				

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TOTAL FOR PREPAID WARRANTS	\$263,643.94
TOTAL FOR PRINTED WARRANTS	\$777,878.12
TOTAL FOR ACH-PAYMENTS	\$122,274.08
TOTAL WARRANTS	\$1,163,796.14
TOTAL VOID CHECKS	3
TOTAL PREPAID CHECKS	81
TOTAL ACH-PAYMENTS PRINTED	42
TOTAL CHECKS PRINTED	162
TOTAL CHECKS ISSUED	285

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/05/2020
 FUND SUMMARY

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	120,380.25	177,409.14	297,789.39
0022	STATE GAS TAX FUND	11,970.57	26,399.56	38,370.13
0042	SEWER FUND	0.00	804.75	804.75
0043	REFUSE FUND	115.72	421,587.13	421,702.85
0060	CITY SHOP FUND	29,062.83	46,285.10	75,347.93
0062	GENERAL LIABILITY FUND	5,099.77	90.00	5,189.77
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	18,966.91	18,966.91
0065	PAYROLL CLEARING ACCOUNT	1,036.35	0.00	1,036.35
0070	PARKS/LIBRARY/PUBLIC & AQUATICS	0.00	42,887.50	42,887.50
0071	LAW ENFORCEMENT/FIRE DIF FUND	54,699.55	0.00	54,699.55
0075	SPECIAL DEPOSITS FUND	1,913.03	11,851.73	13,764.76
0077	BUSINESS IMPROVEMENT AREA #1	0.00	35.11	35.11
0092	WATER FUND	17,534.04	85,910.13	103,444.17
0093	WATER TREATMENT WQA-EPA FUND	606.56	20,454.18	21,060.74
0109	OPA PROPOSITION A	8,812.95	5,716.60	14,529.55
0110	MEASURE R FUND	0.00	5,904.95	5,904.95
0136	POST	858.00	135.00	993.00
0152	HOME HOUSING PROGRAM	0.00	16,207.50	16,207.50
0159	RECREATION FUND	0.00	963.62	963.62
0160	ASSET FORFEITURE-JUSTICE	435.00	0.00	435.00
0161	CONSTRUCTION AGENCY FUND	0.00	5,569.75	5,569.75
0165	AIR QUALITY IMPROVEMENT FUND	6,540.17	0.00	6,540.17
0178	PROP A - PER PARCEL GRANT	0.00	2,143.54	2,143.54
0184	USED OIL RECYCLING BLOCK GRANT	0.00	47.50	47.50
0344	MAINTENANCE GRANT (075)	0.00	1,525.00	1,525.00
0349	ELAC INSTRUCTIONAL SERV PROG	0.00	295.00	295.00
0362	ASSET FORFEITURE - TREASURY	0.00	8,962.50	8,962.50
0476	URBAN AREA INITIATIVE - 2017	4,579.15	0.00	4,579.15

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2020
FUND SUMMARY

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
	TOTAL	263,643.94	900,152.20	1,163,796.14



City Council Staff Report

DATE: February 5, 2020

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-B.**

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)

- (1) Approve the minutes from the regular meetings of October 2, 2019, October 16, 2019, November 6, 2019, and November 20, 2019, and the special meetings of October 2, 2019, October 28, 2019, and November 20, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

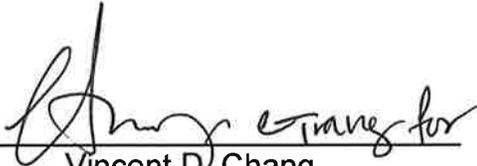
None.

FISCAL IMPACT:

None.

Respectfully submitted,

Prepared by:



 Vincent D. Chang
 City Clerk



 Henry Lu
 Minutes Clerk

Approved By:



 Ron Bow
 City Manager

Attachments: Minutes

ATTACHMENT 1

Minutes

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
OCTOBER 2, 2019**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, October 2, 2019 at 6:30 p.m.

CALL TO ORDER:

Mayor Liang called the meeting to order at 6:33 p.m.

ROLL CALL:

City Manager Ron Bow called the roll:

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

Council Members Absent: Stephen Lam

ALSO PRESENT: City Manager Ron Bow, City Attorney Mark Hensley, Director of Human Resources and Risk Management Tom Cody

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL & WRITTEN COMMUNICATIONS

None.

CLOSED SESSION

The City Council adjourned to Closed Session at 6:33 p.m.

1. CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54957.6

City Negotiators: Ron Bow, City Manager; Tom Cody, Human
Resources Director

Employee Organizations: Bargaining Units General Employees SEIU 721.

RECONVENE & ADJOURNMENT

The City Council reconvened from Closed Session with all Council Members in attendance present. The meeting was adjourned at 6:57 p.m.

Action Taken: No reportable action taken in Closed Session.

Vincent D. Chang
City Clerk

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

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
OCTOBER 2, 2019**

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, October 2, 2019 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:

Mayor Liang called the meeting to order at 7:06 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: Stephen Lam

ALSO PRESENT: City Manager Ron Bow, City Attorney Mark Hensley, Fire Chief Scott Haberle, Police Chief Jim Smith, Finance Director Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, City Librarian Diana Garcia, Assistant City Engineer Frank Lopez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian spoke about fuel tax, sales tax and voiced his opinion about district elections.
- Benjamin Venti spoke about district sequencing and voiced his disapproval of marijuana facilities.
- Ryan Weddle informed the community about a pull out guide prepared in the October issue of the Cascades on disaster preparedness. He mentioned that the Fire Department and the City will be participating in the Great Shakeout on

MISSION STATEMENT

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the quality of life for our entire community

October 17. He also spoke about Community Emergency Response Team (CERT) classes to be held on October 19-20, November 2 and December 7 which the community can contact the Fire Department to sign up.

- Paul Isozaki spoke about his point of view on politics and the recall.
- Margaret Leung made a public records request for all city commission information. She asked for information on Commissioner Phil Smith and stated that she is concerned with the commissioner selection process.
- Phil Smith announced an Art Exhibit A Good Man From China to be held at the World Journal office on Corporate Center Drive and provided flyers for the event. Phil stated his opinion on the marijuana process and brought up a portable dog park.
- Maychelle Yee spoke about the recall.
- Nancy Arcuri, editor and publisher of The Citizen's Voice Newspaper, spoke about Monterey Park's history regarding previous suggestions to improve sales tax for the city. She provided a copy of an article she wrote on her paper regarding Cannabis Tax Revenue.
- Delario Robinson spoke about term limits and voiced his opinion on the recall.

1. PRESENTATION

None.

2. OLD BUSINESS

2A. FY 2018 ASSISTANCE TO FIREFIGHTERS GRANTS PROGRAM

This matter was continued from the September 18, 2019 City Council meeting. The deadline for accepting the Assistance for Firefighter Grants (AFG) Program grant is October 5, 2019. The total budget for this program is \$25,500.00 which is comprised of the federal grant of \$23,181.81 (90%) and the City's share of \$2,318.19 (10%). The performance period is 12 months from the date of the award.

Action Taken: The City Council approved the proposed grant project to fund cancer screening exams for firefighters in the amount of \$23,181.81 in Federal grant funds; (2) authorized the City Finance Department to allocate \$2,318.19 from the FY 2019-2020 City budget to fund the applicant cost share; and (3) adopted Resolution No. 12104 authorizing the City Manager, or designee, to apply for, receive, and appropriate grant funds for the FY 2018 Assistance to Firefighters Grants Program.

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

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

Resolution No. 12104, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS FOR THE FY 2018 ASSISTANCE TO FIREFIGHTERS GRANTS PROGRAM

3. CONSENT CALENDAR ITEMS NOS. 3A-3E

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

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A, 3B, 3C, and excluding Item Nos. 3D, and 3E which were pulled for separate discussion.

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

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

3A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF OCTOBER 2, 2019

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrant numbered 382.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved payment of warrants and adopted Resolution No. SA-173 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated October 2, 2019 totaling \$21.25 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-173, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2nd OF OCTOBER 2019 TOTALING \$21.25 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF OCTOBER 2, 2019

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrants numbered 325209-325383 and ACH numbered 000841-000876.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12105 allowing certain claims and demands per Warrant Register dated October 2, 2019 totaling \$652,257.51 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12105, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2nd OF OCTOBER 2019 TOTALING \$652,257.51 SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3C. MINUTES

Approve the Minutes from the Regular Meetings of July 3 and August 7, 2019 and the Special Meetings of July 3, July 22, and August 7, 2019

Action Taken: The City Council and the City Council acting on behalf of the Successor Agency, approved the Minutes from the regular meetings of July 3 and August 7, 2019 and the Special Meetings of July 3, July 22, and August 7, 2019 on Consent Calendar

3D. AMENDING RECORDS RETENTION SCHEDULE

At the November 2, 2011, the City Council adopted Resolution No. 11443, adopting a Records Retention Schedule for city documents. As set forth by resolution, every odd year, staff reviews the retention schedule for purposes of practicability and applicable law.

Action Taken: The City Council adopted Resolution No. 12106 to amend the City's Records Retention Schedule for city documents.

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

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

Resolution No. 12106, entitled:

A RESOLUTION AMENDING THE CITY'S RECORDS RETENTION SCHEDULE FOR CITY DOCUMENTS

3E. MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK POLICE OFFICERS' MID-MANAGEMENT ASSOCIATION, MONTEREY PARK POLICE CAPTAINS' ASSOCIATION AND THE FIRE PROFESSIONAL CHIEF OFFICERS' ASSOCIATION FIXING THE RATE OF COMPENSATION AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT FOR REPRESENTED EMPLOYEES FOR A FOUR-YEAR TERM JULY 1, 2018 TO JUNE 30, 2022

Representatives of the City of Monterey Park met on numerous occasions with representatives of the Monterey Park Police Officers' Mid-Management Association (MPPMMA), Monterey Park Police Captains' Association (MPPCA) and the Fire Professional Chief Officers' Association (PCOA) regarding wages, CalPERS cost sharing, deferred compensation contribution, Retiree Healthcare Trust (RHT), medical premium contributions, a one-time cash payment compensation and other terms and conditions of employment. The results of these negotiations are contained in the attached Memoranda of Understanding(s) (MOU), which is being presented to the City Council for approval via adopting and implementing Resolutions.

The City and these three safety associations worked through the negotiation process and focused on a four-year contract with the bulk of the costs towards the end of the four-year contract. This will be the first four-year contract with each unit in the last decade as previous contracts have typically been two-year terms.

Action Taken: The City Council adopted Resolution Nos. 12107, 12108, and 12109 authorizing the City Manager to execute the Memorandum of Understandings between the City of Monterey Park and the Monterey Park Police Officers' Mid-Management Association, Monterey Park Police Captains' Association and the Fire Professional Chief Officers' Association; and amended the 2018-2019 Budget to authorize expenditure of \$141,522 for the 2019-2020 Fiscal Year accordingly.

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

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

Resolution No. 12107, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2018-2022 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK POLICE OFFICERS' MID-MANAGEMENT ASSOCIATION

Resolution No. 12108, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2018-2022 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK POLICE CAPTAINS' ASSOCIATION

Resolution No. 12109, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2018-2022 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK PROFESSIONAL CHIEF OFFICERS' ASSOCIATION

4. PUBLIC HEARING

None.

5. NEW BUSINESS

5A. TITLE VI – ANTI-DISCRIMINATION PROGRAM UPDATE

The Title VI of the Civil Rights Act of 1964 (Title VI) prohibits discrimination on the basis of race, color, and national origin in programs that receive federal funding. The Federal Transportation Administration (FTA) requires agencies that receive their grant funds to demonstrate compliance with Title VI by submitting a Title VI Program Update every three years. The City Council had approved the Title VI Program in 2016. Failure to submit a Title VI Program Update or have a Title VI Program Update approved by the FTA could Result in the loss of Federal funding.

Action Taken: The City Council approved the Title VI of the Civil Rights Act of 1964 (Title VI) Program Update; and authorized the City Manager to submit the Title VI program Update to Federal Transit Administration (FTA).

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

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

5B. PREFERENTIAL PARKING DISTRICT: S. NICHOLSON AVENUE

The City's Traffic Commission recommended that the City Council add a new preferential parking district located at South Nicholson Avenue, Newmark Avenue to the Alley South of East Garvey Avenue to the City's existing permit parking areas.

CEQA (California Environmental Quality Act):

The proposed action is exempt from the requirements of the California Environmental Quality Act (Pub. Res. Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (Cal. Code Regs. Title 14 §§ 15000, et seq.) in accordance with CEQA Guidelines § 15305 (Class 5 – Minor Alterations in Land Use Limitations). The Project involves a negligible expansion of use; there is only a minor change in the operation of an existing use. The project would not result in significant effects related to traffic, noise, air quality, or water quality and it can be adequately served by all required utilities and public services.

Recommendation: City Council (1) Adopt a Resolution amending Resolution Nos. 10931, 11634 and 11744 to include S. Nicholson Ave among the preferential parking districts; and (2) Take such additional, related action that may be desirable.

Public Speakers

- Sarkis Antonian voiced his ideas of what the city can do.
- David Barron voiced his support of this agenda item.

Action Taken: By consensus, the City Council directed staff to further evaluate the parking concerns and provide additional options for City Council consideration at a future City Council meeting.

RECESSED AND RECONVENED

The City Council recessed at 9:13 p.m. and reconvened with all council members present at 9:23 p.m.

5C. UPDATE ON MOBILE FOOD FACILITIES WITHIN THE CITY OF MONTEREY PARK

On January 17, 2018, the City Council adopted Ordinance No. 2146, which adopted regulations governing mobile food facilities within the City. At the September 4, 2019 Council meeting, staff was directed to bring to City Council an update of what has taken place since adoption of Ordinance No. 2146. To date, one permit was issued for operation of a food truck on N. Atlantic Blvd; five applications in total were received and are in various stages for review by staff.

Action taken: The City Council received and filed the update as attached to the staff report and directed staff to look into the discrepancies as to who authorized the use of the facilities at SuperCo and Ralphs and report back to the City Council at a future City Council meeting.

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

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

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

6A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DESIGNATING THE SECOND MONDAY OF OCTOBER AS INDIGENOUS PEOPLES' DAY – REQUESTED BY COUNCIL MEMBER REAL SEBASTIAN

Council Member Real Sebastian recommends that the City Council consider adopting the draft resolution.

Public Speakers:

David Barron voiced his support for this resolution but reminded the Council not to forget Christopher Columbus.

Action taken: The City Council adopted Resolution No. 12110 designating the second Monday of October as Indigenous Peoples' Day

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

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

Resolution No. 12110, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DESIGNATING THE SECOND MONDAY OF OCTOBER AS INDIGENOUS PEOPLES' DAY

6B. COUNCIL TOPICS FOR DISCUSSION – REQUESTED BY COUNCIL MEMBER REAL SEBASTIAN

Council Member Real Sebastian requested that the City Council discuss two items:

1. Administrative support for the City Council by the City Manager's Office including, without limitation, the timing of filing the Assistant City Manager position. Discussion topics will include identifying persons who may be able to assist with research, drafting letters, and other (similar) clerical support.
2. Distribution of written materials to the City Council. Specifically, Section V(A) of the City Council's Policy and Procedure (last amended September 4, 2013) provides that the City Council's policy is "to distribute items of written information requested by, or distributed to, any one Council Member to all Council Members...." Discussion Topics will include whether this policy is still relevant and, if so, how it is being followed.

As to both these items, the discussion is informational only. No action is recommended nor will be taken by the City Council.

Discussion: The City Council discussed the availability of City Council support staff, recruitment of the Assistant City Manager or the Assistant to the City Manager for the job specifications, City Council policy regarding to the requesting council member before distributing of documents to all the council members, City Attorney's email communications, printing a hardcopy of Closed Session items for Council Member Real Sebastian, and discussed limiting certificates requests.

COUNCIL COMMUNICATIONS

Council Member Chan reported on the monies received from the 710 Freeway Fund. He also spoke about the Council of Governors (COG) Transportation Committee meeting where they talked about the 710 and 10 freeway transition. He stated the Eastside Gold Line extension idea is still progressing.

Council Member Real Sebastian had nothing to report.

Mayor Pro Tem Ing reported that the tri-city band of Mark Keppel, San Gabriel, and Alhambra High School will be performing at the Tournament of Roses. He informed the public that the Alhambra Education Foundation has a raffle for a chance to win a Honda Accord. He stated he attended the ribbon cutting of Buffalo Wild Wings.

Mayor Liang reported his attendance at the ribbon cutting of Buffalo Wild Wings and publically thanked State Treasurer Fiona Ma on the grants received for Brightwood and Repetto Elementary Schools.

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:37 p.m.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
OCTOBER 16, 2019**

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, October 16, 2019 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:

Mayor Liang called the meeting to order at 7:03 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers

ROLL CALL:

Deputy City Clerk Cindy Trang called the roll:

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

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Karl Berger, Fire Chief Scott Haberle, Police Chief Jim Smith, Finance Director Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, City Librarian Diana Garcia, Division Chief Ken Leasure, Police Sergeant Timothy Wisneski

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Stuart Chan, American Legion Post 628, presented a plaque to Council Member Lam for his support of their 5K patriotic event.
- Nancy Arcuri spoke about the recall process and provided her view points.
- Cindy Yee urged the Council to consider hearing Agenda Items Nos. 5A and 6A after oral communication.
- Delario Robinson spoke about his opinion of the recall process and Measure EE.

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

- Theresa Amador spoke the recall process and how it has divided the city.
- Margaret Leung asked Mayor Pro Tem to provide clarification on his 2013 car accident. She spoke about city Measure EE and voiced her disapproval on how the agenda was prepared, specifically Agenda Item No. 6A.
- Paul Isozaki provided his interpretation of Measure EE and his opinion of the City Council.
- Maychelle Yee stated for Council Members to resign and spoke about the Democratic Club.
- Deputy City Clerk read, received and filed a written communication from Jeff Schwartz, on behalf of the Monterey Park Democratic Club, providing clarification regarding comments made by a speaker at the October 2, 2019 City Council meeting.

1. PRESENTATION

None.

2. OLD BUSINESS

None.

3. CONSENT CALENDAR ITEMS NOS. 3A-3E

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

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A, 3B, 3C, and excluding Item Nos. 3D, which was pulled for consideration at the November City Council meeting and 3E which was pulled for separate discussion.

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

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

3A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF OCTOBER 16, 2019

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrant numbered 383.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved payment of warrants and adopted Resolution No. SA-174 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated October 16, 2019 totaling \$21.30 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-174, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 16th OF OCTOBER 2019 TOTALING \$21.30 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF OCTOBER 16, 2019

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrants numbered 325384-325572 and ACH numbered 000877-000917.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12111 allowing certain claims and demands per Warrant Register dated October 16, 2019 totaling \$882,198.99 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12111, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 16th OF OCTOBER 2019 TOTALING \$882,198.99 SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3C. MONTHLY INVESTMENT REPORT – SEPTEMBER 2019

As of September 30, 2019 invested funds for the City of Monterey Park is \$85,368,440.64.

Action Taken: The City Council received and filed the Monthly Investment Report on Consent Calendar.

3D. RESOLUTION DECLARING THE MONTH OF NOVEMBER AS “MOVEMBER” TO RAISE AWARENESS TO PROSTATE AND OTHER MALE CANCERS

The Movember Foundation is the leading global organization committed to changing the face of men’s health. The Movember community has raised \$800 million to date and funded over 1,200 programs in 21 countries. This work is

saving and improving the lives of men affected by prostate cancer, testicular cancer and mental health problems.

The Foundation challenges men to grow moustaches during Movember (formerly known as November), to spark conversation and raise vital funds for its men's health programs. To date, over 5 million moustaches have been grown worldwide.

The mustaches are a symbol to promote awareness regarding men's health issues and to encourage yearly checkups regarding prostate and testicular cancer. The growth of a new moustache prompts a conversation, which in turn generates awareness and educates people on the health issues men face.

The Vision of the Movember Foundation is to have an everlasting impact on the face of men's health.

Recommendation: It is recommended that the City Council (1) adopt resolution declaring the month of November as "Movember,"; and (2) take such additional, related, action that may be desirable.

Action Taken: The City Council requested this item be brought back at the November City Council meeting for consideration.

Draft Resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF NOVEMBER AS "MOVEMBER," AN ANNUAL EVENT INVOLVING MEN GROWING MOUSTACHES DURING THE MONTH TO RAISE AWARENESS OF PROSTATE CANCER AND OTHER MALE CANCER AND ASSOCIATED CHARITIES

3E. ENTER INTO A 5-YEAR LEASE AGREEMENT IN THE TOTAL AMOUNT OF \$613,520 WITH LENSLOCK, INC. FOR IN-CAR CAMERAS, BODY WORN CAMERAS AND MOBILE VIDEO & DATA STORAGE SERVICES

The 2019-2020 budget includes \$250,000.00 under account #0071-801-5002-99330 for the initial replacement of the Police Department's Mobile Vision In-Car Camera System and implementation of a new In-Car Camera System and Body Worn Camera System. Additionally, the Police Department has \$88,000 in carryover funds in acct #0010-900-5004-99321 which were appropriated during the 2014-2015 fiscal year budget process for a Body Worn Camera project. Staff researched options and determined Lenslock Inc. best meets the needs of the Police Department for its In-Car Camera and Body Worn Camera needs.

Action Taken: The City Council waived bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(2,4) and authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Lenslock,

Inc., for the lease of In-Car Cameras, Body Worn Cameras (BWC), and Data Storage Services.

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

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

4. **PUBLIC HEARING**
None.

5. **NEW BUSINESS**

5A. **RESOLUTIONS FOR MARCH 3, 2020 GENERAL MUNICIPAL ELECTION**

The General Municipal Election is scheduled for Tuesday, March 3, 2020 for the purpose of electing three members of the City Council for District Nos. 2, 3, and 4 for a term of four years. The election will be consolidated with the Statewide Primary Election conducted by the Los Angeles County Registrar Recorder's Office. \$125,000 has been budgeted from the General Fund in the Fiscal Year 2019-2020 budget for expenditures associated with the March 3, 2020 General Municipal Election.

This item was heard along with Item no. 6A.

Public Speakers:

- Tammy Louie along with Sunny Wang, who did not speak and did not fill out speaker card, requested District 1, 2 and 5 for the March 3, 2020 election and voiced her opinion of the recall process, Measure EE, and the potential lawsuits that may arise.
- Richardo Porras stated that he wants the sequencing changed so that Districts 1, 2, and 5 are considered for the March 3, 2020 election.
- Debbie Iwamoto, stated that she resides in Mayor Pro Tem Ing's district, requested that the sequencing be changed to Districts 1, 2 and 5 for March 3, 2020.
- Wendy Horwitz, resident who stated she resides in District 2, requested that the sequencing be changed to Districts 1, 2, and 5 for March 3, 2020.
- Elizabeth Canadas was not present when called.

- Jeanne Sakuma, resident for the past 20 years, voiced her opinion to change the sequencing to Districts 1, 2, and 5 for March 3, 2020.
- Tara Isozaki, resident, requested that the sequencing be changed to Districts 1, 2, and 5 for March 3, 2020.
- Patrick Mangto voiced his opinion to keep the current sequencing.
- Lily Woo, resident, requested that the sequencing be changed to Districts 1, 2, and 5 for March 3, 2020.
- Pat Smith-Gong requested that the sequencing be changed to Districts 1, 2, and 5 for March 3, 2020.
- Maychelle Yee expressed her legal point of view on the election sequencing. She requested that the sequencing be changed to Districts 1, 2, and 5 for March 3, 2020.
- Joseph Leon, resident, requested that the City Council reconsider their decision and allow for Council Member Real Sebastian and Mayor Pro Tem Ing run in 2020.
- Cindy Yee spoke about the recall process and would like for the voters to pick the district voting sequence.
- Bill Lam, resident, spoke about the Council Meeting on April 17 meeting. He made a sign requesting for districts 1, 2, 5 for March 3, 2020.
- Nancy Acruri, resident, voiced her interpretation of the district line and why 2, 3, and 4 were selected for March 3, 2020.
- Evelyn Moreno, resident, she stated she wants district 1, 2, and 5 for the March 3, 2020 Election.
- Daniel Martinez, resident, stated he was upset about the process and district voting.
- Deputy City Clerk read, received and filed a written communication from Rosa Porras, Tony Chan, Virginia King, Caleb Swyers, Rita Valenzuela, and Christina Chiang which stated their preferred choice of district sequence being District 1, 2, and 5 for the March 3, 2020 Election.

Recommendation: The City Council (1) adopt a resolution calling for a General Municipal election on March 3, 2020 pursuant to Elections Code § 1301. (2) adopt a resolution requesting the Board of Supervisors of the County of Los Angeles to consolidate the City of Monterey Park's General Municipal Election to be held on Tuesday, March 3, 2020, with the Statewide Primary Election on the date pursuant

to Elections Code §§1301 and 10403. (3) adopt a resolution establishing requirements for candidate statements filed with the City Clerk to be included with voter information for an election on March 3, 2020; and (4) take such additional, related, action that may be desirable.

Action Taken: The City Council directed the City Attorney to agendize for discussion an urgency ordinance repealing District Based Elections and to reinstate the At Large Election for the March 2020 Election.

Motion: Moved by Councilmember Lam and seconded by Councilmember Real Sebastian motion carried by the following vote:

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

Action Taken: The City Council directed the City Attorney to agendize for discussion adding a proposition to the March 3, 2020 Ballot which proposes District Elections on a go forth basis after the March 3, 2020 Ballot.

Motion: Moved by Councilmember Lam and seconded by Mayor Pro Tem Ing motion carried by the following vote:

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

Action Taken: The City Council requested that Agenda Item No. 5A be continued to the same agenda as the urgency ordinance request.

Motion: Moved by Mayor Liang and seconded by Councilmember Lam motion carried by the following vote:

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

RECESSED AND RECONVENED

The City Council recessed at 10:08 p.m. and reconvened with all council members present at 10:28 p.m.

Action Taken: The City Council (1) adopted Resolution No. 12112 calling for a General Municipal election on March 3, 2020 pursuant to Elections Code § 1301 as amended to remove the following: SECTION 1: "Council Districts 2, 3 and 4); remove SECTION 2 in its entirety; (2) adopted Resolution No. 12113 requesting the Board of Supervisors of the County of Los Angeles to consolidate the City of Monterey Park's General Municipal Election to be held on Tuesday, March 3, 2020, with the Statewide Primary Election on the date pursuant to Elections Code §§1301 and 10403 as amended to remove in SECTION 1 "(Council Districts 2, 3, and 4) (3) adopted Resolution No. 12144 establishing requirements for candidate statements filed with the City Clerk to be included with voter information for an election on March 3, 2020.

Motion: Moved by Mayor Liang and seconded by Councilmember Chan motion carried by the following vote:

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

Resolution No. 12112, entitled:
A RESOLUTION CALLING A GENERAL MUNICIPAL ELECTION ON MARCH 3, 2020 PURSUANT TO ELECTIONS CODE § 1301

Resolution No. 12113, entitled:
A RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE THE CITY OF MONTEREY PARK'S GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, MARCH 3, 2020, WITH THE GENERAL ELECTION TO BE HELD ON THE DATE PURSUANT TO ELECTIONS CODE SECTION 10403

Resolution No. 12114, entitled:
A RESOLUTION ESTABLISHING REQUIREMENTS FOR CANDIDATE STATEMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR AN ELECTION ON MARCH 3, 2020

5B. BALLOT PROPOSITION TO IMPOSE A $\frac{3}{4}$ CENT SALES TAX FOR GENERAL MUNICIPAL PURPOSES

At the September 4, 2019 City Council meeting, the Council directed staff to draft documents relating to a potential ballot proposition for increasing the City's sales tax. That sales tax proposition, if approved by the City Council, would be placed on the March 3, 2020 ballot.

As previously explained, were voters to improve an increase of $\frac{3}{4}$ % in local sales taxes, the City would increase annual sales tax revenues by approximately

\$4,000,000. The draft ballot proposition would be for a general tax; accordingly, it would require a majority of voters to approve the proposition.

A copy of the September 4, 2019 staff report is attached to the staff report for reference.

CEQA (California Environmental Quality Act):

This action is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, 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 Proposition does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378 (b) (4-5)).

Action Taken: City Council by consensus continued this item to the next City Council Meeting.

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

6A. ITEM 4A FROM APRIL 17, 2019 CITY COUNCIL AGENDA

At the request of Councilmembers Real Sebastian and Ing, attached is Item No. 4A from the April 17, 2019 City Council Agenda for "reconsideration."

This item was heard along with Item no. 5A. See Agenda Item No. 5A for action taken.

COUNCIL COMMUNICATIONS

Council Member Chan clarified on the funds received from metro and reported on the San Gabriel Valley Council of Governors (SGVCOG) meeting he attended and spoke about the Gold Line Extension.

Council Member Lam had nothing to report

Council Member Real Sebastian had nothing to report

Mayor Pro Tem Ing had nothing to report

Mayor Liang had nothing to report

City Manager Bow made an announcement about the Great Shakeout on October 17, 2019 at 10:17 a.m. and that the city would be participating.

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:38 p.m.

Vincent D. Chang
City Clerk

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

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

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

CALL TO ORDER:

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

FLAG SALUTE:

Mayor Liang led the flag salute

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

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

1. PRESENTATION

None.

2. OLD BUSINESS

None.

MISSION STATEMENT

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

3. CONSENT CALENDAR ITEMS NOS. 3A

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

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

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

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

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

Resolution No. 12115, entitled:

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

4. PUBLIC HEARING

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

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

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

CEQA (California Environmental Quality Act):

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

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

Public Speakers:

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

RECESSED AND RECONVENED

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

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

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

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

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

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

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

5. **NEW BUSINESS**

None.

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

None.

7. **CLOSED SESSION**

None.

ADJOURNMENT

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

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
NOVEMBER 6, 2019**

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, November 6, 2019 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:

Mayor Liang called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, City Attorney Mark Hensley, City Treasurer Joseph Leon, Assistant City Attorney Karl Berger, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Management Services Annie Young, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, City Librarian Diana Garcia, Building Official Tim Tran, Deputy Fire Marshall Chris Gomez, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Sarkis Antonian asked about election districting and requested the City Council to provide research to the public.
- Nancy Arcuri spoke about Mayor Pro Tem Ing's car accident that happened in 2013 and requested clarification.

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

- David Barron asked what the city's plan was for the Lunar New Year Event and encouraged the City Council to consider a community event at Barnes Park for the Lunar New Year.
- Paul Isozaki discussed the credentials of Council Members Ing and Real Sebastian and questioned the credential of the other Council Members. Judy Isozaki yielded her speaking time.
- Maychelle Yee said that the recall efforts are still ongoing and encouraged residents to call and they will go to their homes to obtain signatures.
- Damian Joa said he would like the Council to move forward with District Elections and is in favor of District 2, 3 and 4 for March 3, 2020.

1. **PRESENTATION**

None.

2. **OLD BUSINESS**

2A. **RESOLUTION DECLARING THE MONTH OF NOVEMBER AS "MOVEMBER" TO RAISE AWARENESS TO PROSTATE AND OTHER MALE CANCERS**

The Movember Foundation is the leading global organization committed to changing the face of men's health. The Movember community has raised \$800 million to date and funded over 1,200 programs in 21 countries. This is saving and improving the lives of men affected by prostate cancer, testicular cancer and mental health problems.

The Foundation challenges men to grow moustaches during Movember (formerly known as November), to spark conversation and raise vital funds for its men's health programs. To date, over 5 million moustaches have been grown worldwide.

The mustaches are a symbol to promote awareness regarding men's health issues and encourage yearly checkups regarding prostate and testicular cancer. The growth of a new moustache prompts a conversation, which in turn generates awareness and educates people on the health issues men face.

The Vision of the Movember Foundation is to have an everlasting impact on the face of men's health.

Action Taken: The City Council adopted Resolution No. 12116 declaring the month of November as "Movember."

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

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

Resolution No. 12116, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF NOVEMBER AS “MOVEMBER,” AN ANNUAL EVENT INVOLVING MEN GROWING MOUSTACHES DURING THE MONTH TO RAISE AWARENESS OF PROSTATE CANCER AND OTHER MALE CANCER AND ASSOCIATED CHARITIES

2B. MARCH 3, 2020 ELECTION MATTERS

“Preserving the integrity of the electoral process, preventing corruption, and sustaining the active, alert responsibility of the individual citizen in a democracy for the wise conduct of government are interests of the highest importance.” The current sitting City Council engaged in a 15-month process (including seven public hearings, several noticed meetings, and numerous discussions) which concluded in May 2019 with the Council deciding to switch from an at-large to a district- based Council Member election process in compliance with the California Voting Rights Act (“CVRA”). This was intended to avoid a likely successful and very expensive legal challenge to the City’s at-large election process. Switching back to an at-large election, even if it is just for one election cycle, just days before the nomination period opens for candidates to begin qualifying to run for City Council is extremely risky from a legal perspective and very likely indefensible. In fact, it could result in a court imposing its own district-based process upon the City either before or after the March 2020 election, and the potential invalidation of the March election results if the Council switches back to an at-large process.

More specifically, as to Item No. 2(a) (of City Council recommendation), it does not appear that findings can be made to support adoption of an urgency ordinance. The City’s administrative record developed over 15-months for transitioning from at-large to district elections clearly shows that changing back to at-large elections would expose the City to significant liability under the CVRA and Civil Rights law. It does not appear that there is any legitimate basis to defend against a potential challenge to such an urgency ordinance. If it loses a legal challenge, the City would pay not only for its own defense costs but also those of the prevailing party. Taking the action in Item No. 2(a) is contrary to existing law and to the main reason that the entire City Council commenced implementing (and the majority of the City Council approved) the district election process.

The same legal issues also arise regarding Item No. 2(b) (of City Council recommendation): if the City Council repealed district elections pursuant to Item No. 2(a), the City could be immediately sued by persons asserting that such action constitutes CVRA and Civil Rights violations. This is true even though on October 16th the Council majority discussed the potential that the City would return to district-based elections in the future and give voters the chance to decide the sequence of district elections. Because three City Council seats are up for election in March 2020, the current Council cannot commit the next City Council to take such an action. In addition to the legal risks identified above (as explained below in detail), if the City reverts back to at-large voting it must restart the process for switching back to district-based voting (which requires at least four public hearings). There is insufficient time to complete this process for the March 2020 election as the cutoff date for placing matters on the ballot is December 6, 2019. Finally, there are 10 different potential combinations for sequencing the district elections. This would require 10 different ballot questions to determine which option the electorate prefers (the ballot measure receiving the most votes would prevail). A cost estimate for these 10 ballot propositions is approximately \$230,000 (County fees to place on ballot), plus staff and legal costs.

Accordingly, it is strongly recommended that the Council only take the action in Item No. 1 (of City Council recommendation).

Public Speakers:

- Margaret Leung spoke about Measure EE, districting and sequencing for the March 3, 2020 election, and potential litigations. She stated the Council is not following the will of the people.
- Barbara Ngai spoke in support of moving forward with district election to minimize potential litigations.
- Kathy Ko spoke in support of district elections citing waste of time and resources, and encouraged the Council to move forward.
- Hannah Wong spoke in support of district election and stated that switching back to at-large would be a waste of time and resources.
- Howard Yao stated that reverting back to an at-large election would be a waste of time, resources and would make the city vulnerable to potential lawsuits.
- Nancy Arcuri elaborated on the letters from Shenkman and provided her interpretation of the City Councils actions for converting to district based elections and how the sequencing was selected.

- Joseph Leon, resident, encouraged the City Council to revert back to at-large elections and commented that the 2020 census is coming and will require redistricting.
- Tammy Louie spoke about Mayor Pro Tem Ing's and Council Member Real Sebastian's contributions to the city and asked the other Council Members to speak about their contributions to the city.
- David Barron said that he is disappointed in the timing of the distribution of the staff report. He said that he has confidence in each council member and their contributions to the community.
- Jeshow Yang stated that he supports district election and that going back to at-large elections would be a waste of time and resources.
- Maychelle Yee suggested moving the election to November 2020 which will allow for a better voter turnout. Wendi Horwitz yielded her speaking time.
- Ricardo Porras said that he wanted the district and sequencing to be voted on in the March 2020 election and to vote for council member seats in the November 2020 election.
- Ron Yorizane spoke in opposition of the current district sequence.
- Deborah Iwamoto spoke about the abuse of discretion and stated she would like the district election sequence to be up for vote in the March 2020 Election.
- Patrick Mangto communicated that this is the right time to have new blood on the council and encouraged everybody to be civil.
- Bill Lam voiced his support of placing a measure regarding district voting on the ballot.
- Paul Isozaki encouraged moving the election to November citing low voter turnout in March. He stated he would like to place the sequencing for vote in the March election or changing the sequence to 1, 2 and 5.
- Evelyn Moreno expressed that she was fine with the district voting but disagreed with the way the sequencing was determined.
- Sarkis Antonian spoke about district voting and absentee votes.
- Henry Lo stated he supports the adoption of district elections and urge the council to do what is best for the city.

Discussion: City Council discussed opening the floor to allow public speakers an additional 2 minutes to speak on the agenda item.

Action Taken: To open the floor to everyone and allow an additional 2 minutes to speak.

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

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

- Lorraine Martinez spoke about what transpired at the April 17 2019 Council Meeting regarding district maps and sequencing and urged the council to have integrity.
- Dan Martinez asked the City Attorney if Mayor Hans Liang did not make the changes to the motion on April 17 2019, would the situation be different.
- City Clerk Chang read into the records written communications in support of district elections from Jeshow Yang, Howard Yao, Eric Wat, Thomas Wong, Jeff Schwartz and Travis Kaya; opposition of district election from Doris Tsai and Roland Yee.

Recommendation: Pursuant to its direction on October 16, 2019, it is recommended that the City Council consider:

(1) Adopting a resolution adding a question to the ballot for the previously called general municipal election on March 3, 2020 in accordance with Monterey Park Municipal Code ("MPMC") § 2.04.080 to elect members of the City Council from Council Districts 2, 3, and 4;

(2) Alternatively, but not recommended, the City Council may consider:

(a) Adopting an urgency ordinance repealing district-based elections and to reinstate at-large elections for the March 2020 general municipal election;

(b) Adding a proposition to the March 3, 2020 ballot which proposes district elections on a go forward basis after the March 3, 2020 Ballot (primarily for the purpose of allowing the electorate to choose the election sequencing of future district elections); and/or;

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

Action Taken: The City Council to (1) adopt an urgency ordinance repealing district-based elections and to reinstate at-large elections for the March 2020 general municipal election; (2) Adding a proposition to the March 3, 2020 ballot which proposes district elections on a go forward basis after the March 3, 2020 Ballot (primarily for the purpose of allowing the electorate to choose the election sequencing of future district elections)

Motion: Moved by Council Member Lam, and seconded by Council Member Real Sebastian motion failed due to the need of a 4/5 vote, by the following vote:

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

Draft Ordinance, entitled;
AN URGENCY ORDINANCE REPEALING ORDINANCE NO. 2160 AND REINSTATING AT-LARGE ELECTIONS FOR CITY COUNCIL

Action Taken: The City Council to adopt a Resolution adding a question to the ballot for previously called general municipal election on March 3, 2020 in accordance with Monterey Park Municipal Code ("MPMC") § 2.04.080 to elect members of the City Council from Council Districts 2, 3, and 4

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

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

Draft Resolution entitled:
A RESOLUTION ADDING A QUESTION TO THE BALLOT REGARDING CITY COUNCIL ELECTIONS FOR THE PREVIOUSLY CALLED GENERAL MUNICIPAL ELECTION ON MARCH 3, 2020

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council extended the council meeting to 12:00 a.m.

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

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

RECESSED AND RECONVENED

The City Council recessed at 11:05 p.m. and reconvened with all council members present at 11:14 p.m.

3. CONSENT CALENDAR ITEMS NOS. 3A-3C

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

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A-3C, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

3A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF NOVEMBER 06, 2019

Disbursements will be made from the funds referenced in the attached Resolution in Warrants Numbered 325573-325769 and ACH numbered 000918-000951.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12117 allowing certain claims and demands per Warrant Register dated November 06, 2019 totaling \$1,266,993.48 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12117, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 6TH OF NOVEMBER 2019 TOTALING \$1,266,993.48 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. CALIFORNIA LAW ENFORCEMENT RECORDS AND SUPPORT SERVICES DAY

The Monterey Park Police Department is celebrating California Law Enforcement Records and Support Personnel Day on Tuesday, November 12th, 2019. 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

Action Taken: The City Council adopted Resolution No. 12118 declaring Tuesday November 12, 2019 to be Law Enforcement Records and Support Personnel Day on Consent Calendar

Resolution No. 12118, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING TUESDAY, NOVEMBER 12TH, 2019 LAW ENFORCEMENT RECORDS AND SUPPORT PERSONNEL DAY IN MONTEREY PARK

3C. AUTHORIZE PURCHASE OF FORD RANGER XL 2WD SUPERCAB UTILITY TRUCK AND EMERGENCY EQUIPMENT

The 2019-20 budget includes \$50,000.00 for the replacement and conversion/up-fitting of one parking enforcement vehicle for the Traffic Bureau of the Police Department. Staff researched optional vehicles and determined the 2020 Ford Ranger XL 2WD SuperCab Utility Truck is the best replacement choice as this vehicle meets the Police Department's needs. As such, Staff recommends the purchase of one 2020 Ford Ranger XL 2WD Supercab Utility Truck with appropriate emergency equipment.

Action Taken: The City Council (1) waived bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(5) and authorized the City Manager or designee to execute a contract with Wondries Fleet Group, in a form approved by the City Attorney, for the purchase of one, 2020 Ford Ranger XL 2WD SuperCab Utility Truck through Wondries Fleet Group; (2) Authorized the City Manager or designee to execute a contract in a form approved by the City Attorney for the conversion/up-fitting of one 2020 Ford Ranger XL 2WD SuperCab Utility Truck through West Coast Lights and Sirens; and (3) Authorized the City Manager or designee to execute a contract with Bearcom / Motorola Solutions, in a form approved by the City Attorney, for the purchase of one Motorola APX 8500 All Band Police Radio for the 2020 Ford Ranger XL 2WD SuperCab Utility Truck through Bearcom / Motorola Solutions on Consent Calendar.

4. **PUBLIC HEARING**
None.

5. **NEW BUSINESS**

5A. **ORDINANCE AMENDING TITLES 16 AND 17 OF THE MONTEREY PARK MUNICIPAL CODE BY ADOPTING THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND THE MONTEREY PARK AMENDMENTS TO THE CALIFORNIA BUILDING STANDARDS CODE**

The 2019 California Building Standards Code takes effect on January 1, 2020 ("CBSC"). These are part of the uniform codes imposed by the California Legislature every three years via Title 24 of the California Code of Regulations. Health and Safety Code §17958 allows local governments to amend the CBSC based upon local climatic, topographical, and geological conditions, or for administrative reasons.

The Public Works and Fire Departments are proposing amendments to the Monterey Park Municipal Code relating to building code regulations for the purpose of complying with State requirements and to update current administrative and technical standards. The last code adoption with amendments to the Monterey Park Municipal Code relating to building code regulations was November 16, 2016.

This ordinance would amend portions fo the proposed 2019 CBSC and adopt the 2019 Edition of the CBSC.

Action Taken: The City Council waived further reading, and introduced an ordinance Title 16 and 17 of the Monterey Park Municipal code for adoption and scheduled a public hearing on November 20, 2019 for the second reading and adoption of the Ordinance.

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

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

Ordinance - 1st Reading, entitled:

AN ORDINANCE ADOPTING THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA GREEN

BUILDING STANDARDS CODE, THE CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, AND THE 2018 EDITION OF THE INTERNATIONAL POOL AND SPA CODE; MAKING CERTAIN AMENDMENTS BASED UPON LOCAL CONDITIONS; AND AMENDING THE MONTEREY PARK MUNICIPAL CODE TO REFLECT SUCH CHANGES

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Chan appointed Annie Park to the Community Participation Committee.

Council Member Lam had nothing to report.

Council Member Real Sebastian asked the City Manager about non-profit organizations using the Langley Senior Citizen Center's address and using city resources.

Mayor Pro Tem Ing stated he attended an event about civil rights for people with disabilities.

Mayor Liang had nothing to report.

7. CLOSED SESSION
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:40 p.m.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
NOVEMBER 20, 2019**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 20, 2019 at 6:30 p.m.

CALL TO ORDER:

Mayor Liang called the meeting to order at 6:30 p.m.

ROLL CALL:

City Manager Ron Bow called the roll:

Council Members Present: Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang⁶

Council Members Absent: Teresa Real Sebastian

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Karl Berger, Director of Human Resources and Risk Management Tom Cody

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL & WRITTEN COMMUNICATIONS

None.

CLOSED SESSION

The City Council adjourned to Closed Session at 6:30 p.m.

1. CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54957.6

City Negotiators: Ron Bow, City Manager; Tom Cody, Human Resources Director

Employee Organizations: Bargaining Units General Employees SEIU 721.

RECONVENE & ADJOURNMENT

The City Council reconvened from Closed Session with all Council Members. The meeting was adjourned at 6:59 p.m.

Action Taken: No reportable action taken in Closed Session.

Vincent D. Chang
City Clerk

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

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
NOVEMBER 20, 2019**

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, November 20, 2019 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:

Mayor Liang called the meeting to order at 7:06 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Berger, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Management Services Annie Yaung, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, City Librarian Diana Garcia, Building Official Tim Tran, Senior Planner Samantha Tewasart, Fire Marshall Chris Gomez, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Mayor Liang commented on the tragic auto pedestrian accident resulting in the death of Joshua Madrid and asked for a moment of silence.

City Manager Bow requested Item No. 3E be heard before Old Business items and clarified that Item No. 3E is a Public Hearing item and should be moved to be placed under Public Hearing as Item No. 4A.

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

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri expressed her opinion about the recall organization's conduct at the November 6, 2019 City Council Meeting. She stated the City Attorneys did a great job explaining their staff report about the district map issues and stated that the district boundary lines may be remapped after the 2020 Census.
- Paul Isozaki encouraged the residents to turn in the recall petitions and spoke about the sequencing for the district election.
- Bill Lam stated that he was disappointed a measure for district sequencing was not placed on the March 3, 2020 election.
- Shazia Hoq, member of the Greater Monterey Park Chamber of Commerce, discussed the potential effects that increased sale tax would have on small business owners and requested the City Council to not take action on Agenda Item No. 2C.
- Vincent Chang talked about Joshua Madrid's accident and stated the intersection of Atlantic Boulevard and Newmark Avenue is very dangerous and encouraged the Council to revisit the intersection and take mitigation measures.

1. PRESENTATION

1A. SOUTHERN CALIFORNIA GAS CO. PRESENTATION ON RENEWABLE NATURAL GAS – BALANCED ENERGY

Helen Romero Shaw, Public Relation Representative for South California Gas Company, requested the City Council to consider adopting a resolution promoting and supporting balance energy, local. She was available for questions.

Action Taken: By consensus the City Council directed staff to research all the legislation about the elimination of gas, limiting sources of energy and to report back to the City Council for discussion at a future City Council Meeting.

2. OLD BUSINESS

2A. CONSIDERATION OF A DRAFT LAND USE ELEMENT (LUE) OF THE GENERAL PLAN, FINAL ENVIRONMENTAL IMPACT REPORT, AND FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

On October 28, 2019, the City Council considered both the Draft Environmental Impact Report and the LUE. The staff report from that meeting is attached to the staff report for reference. Following the public hearing, the City Council made the following changes to the draft LUE:

- Reduced the Housing Overlay to the portions of South Atlantic boulevard, between Avenida Cesar Chavez and Brightwood Street (Figure LUE-3);
- Added a new Housing Overlay to portions of Corporate Center Drive (100 du/ac, 125 feet)(Figure LUE-3 and Table LUE-1); and
- Increased the Market Place height allowance to 80 feet (Figure LUE-4)

These changes were incorporated into the draft LUE for review and consideration. However, with regard to the new Corporate Center Drive Housing Overlay, the record is unclear as to the proposed limits of the Overlay zone in relation to Corporate Center Drive, e.g., whether the Overlay zone will be limited to the east side of Corporate Center Drive, or whether it will include both the east and west sides of Corporate Center Drive. Consequently, staff prepared two maps – Land Use Policy Map 1 (which limits the Overlay zone to the east side of Corporate Center Drive) and Land Use Policy Map 2 (which includes both the east and west sides of Corporate Center Drive into the proposed Overlay zone) – and requests further clarification from Council as to which map accurately depicts Council's direction.

This item was heard after Agenda Item No. 3E.

Public Speakers:

- Brian Uarica, Public Storage, spoke in support of the Agenda Item.
- David Barron, stated there was not enough public outreach and spoke against the Agenda item.

Discussion: The City Council discussed rescheduling the December 4, 2019 regular meeting to December 5, 2019 as a special meeting.

Action Taken: The City Council rescheduled the December 4, 2019 regular meeting to December 5, 2019 as a special meeting.

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

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

Recommendation: (1) Adopting a Resolution adopting the Land Use Element (subject to voter approval); certifying the Final Environmental Impact Report; and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; and (2) Take such additional, related, action that may be desirable.

Action Taken: By consensus the City Council deferred this agenda item to December 5, 2019 Special Meeting.

Draft Resolution, entitled:

A RESOLUTION CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040, AND ADOPTING – SUBJECT TO VOTER RATIFICATION – AN UPDATED LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN

RECESSED AND RECONVENED

The City Council recessed at 8:45 p.m. and reconvened with all council members present at 8:59 p.m.

2B. CONSIDERATION AND DIRECTION REGARDING PLACING A PROPOSITION ON THE MARCH 3, 2020 BALLOT TO ADOPT THE LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN

In 1982, voters adopted Measure L which is codified in Monterey Park Municipal Code (“MPMC”) Chapter 21.42. With some exceptions, Measure L generally requires that amendments to the land use element of the Monterey Park General Plan, zoning map, or zoning regulations be approved by voters.

A separate item on tonight’s recommends that the City Council adopt the pending 2040 Land Use Element (“LUE”) subject to voter approval. This item gives the City Council an opportunity to craft the ballot proposition for the LUE. Among other things, the City Council should consider including language in the ballot proposition that delegates authority to the City Council to adopt zoning regulations that implements the LUE. It may also want to consider asking voters to delegate authority to the City Council to amend the LUE and zoning regulations in the future without the need for placing matters on the ballot. This may be particularly important in light of the volume of land use regulations being imposed by the California Legislature upon local jurisdictions. These new rules will generally become effective on January 1, 2020 and will likely require the City Council to consider a number of different amendments to City’s General Plan including the Housing Element and LUE along with corresponding changes to the MPMC’s zoning regulations. Beyond such state-imposed requirements, there may be policy reasons why it would be in the public interest to allow the City Council to exercise broader land use authorities to help accelerate economic growth.

Public Speaker:

City Clerk Chang read into the record a written communication from Alfred Fraijo Jr. on behalf of Sheppard, Mullin, Richter & Hampton LLP, in support of a ballot proposition that delegate's authority to the City Council to adopt updated zoning regulations.

Action Taken: The City Council by consensus (1) received and filed the report; (2) provided direction to the City Manager regarding drafting a ballot proposition for consideration on the December 4, 2019 City Council meeting as amended by directing staff to draft ballot proposition to address at least three substantive issues: (a) ratification of the City Council's action in approving the LUE; (b) authorizing the City Council to implement that LUE by adopting applicable zoning regulations; and (c) ratifying the City Council's previous land use decisions made in accordance with the current LUE and MPMC and options for authorizing the City Council to amend the LUE and zoning regulations without the need for voter approval upon a specific percentage i.e., 4/5s, 5/5s vote, of the City Council and to report back to the City Council at the December 5, 2019 Special Meeting.

2C. BALLOT PROPOSITION TO IMPOSE A ¾ CENT SALES TAX FOR GENERAL MUNICIPAL PURPOSES

At the September 4, 2019 City Council meeting, the Council directed staff to draft documents relating to a potential ballot proposition for increasing the City's sales tax. That sales tax proposition, if approved by the City Council, would be placed on the March 3, 2020 ballot.

As previously explained, were voters to improve an increase of ¾% in local sales taxes, the City would increase annual sales tax revenues by approximately \$4,000,000. The draft ballot proposition would be for a general tax; accordingly, it would require a majority of voters to approve the proposition.

A copy of the September 4, 2019 staff report is attached to the staff report for reference.

In considering the matter since September, staff also thought that the City Council may wish to consider whether to place an advisory measure onto the ballot. That proposition would only an advisory action; it would not be legally binding on the City and the tax revenue could still be used for any lawful municipal purpose. However, it would state the voters' intent regarding how the City should spend new tax revenue.

CEQA (California Environmental Quality Act):

This action is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, *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 Proposition does not constitute a “project” that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

This item was heard after Agenda Item No. 3F.

Action Taken: The City Council (1) adopted Resolution No. 12120 placing a proposition on the March 3, 2020 ballot which, if adopted by a majority of voters, would impose a general sales tax; (2) adopted Resolution No. 12121 placing an advisory proposition on the March 3, 2020 ballot which, if adopted by a majority of voters, would express the voters’ preference regarding how new tax revenue should be spent. If adopted, this advisory measure would not be legally binding upon the City as amended to change the first paragraph of Exhibit “A” to the resolution to add language to state “3/4 cent sales tax increase be spent, in addition to and not a substitution for other budgeted funds, on the public projects identified below.”; (3) The City Council did not determine to designate person(s) for filing an argument favoring the ballot proposition(s); (4) adopted Resolution No. 12122 requesting that the City Attorney prepare an impartial analysis for the ballot measure(s); (5) adopted Resolution No. 12123 establishing regulations for ballot arguments.

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

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

Resolution No. 12120, (General Sales Tax) entitled:
A RESOLUTION ADDING A PROPOSITION TO THE BALLOT FOR THE PREVIOUSLY CALLED MARCH 3, 2020, REGULAR MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 9222

Resolution No. 12121, (Advisory Proposition) entitled:
A RESOLUTION ADDING AN INITIATIVE MEASURE TO THE BALLOT FOR THE PREVIOUSLY CALLED MARCH 3, 2020 ELECTION PURSUANT TO ELECTIONS CODE § 9222

Resolution No. 12122, entitled:

A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE PROPOSITION AUTHORIZING IMPOSITION OF A THREE-QUARTER CENT TRANSACTIONS AND USE TAX (SALES TAX) TO FUND GENERAL MUNICIPAL SERVICES TO BE ADMINISTERED BY THE STATE BOARD OF EQUALIZATION

Resolution No. 12123, entitled:

A RESOLUTION ESTABLISHING REQUIREMENTS FOR BALLOT ARGUMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR THE GENERAL ELECTION ON MARCH 3, 2020

EXTENSION OF COUNCIL MEETING

Action Taken: The City Council made a motion to extend the council meeting to 11:30 p.m.

Motion: Moved by Mayor Liang and seconded by Mayor Pro Tem Ing, motion carried by the following vote:

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

Action Taken: The City Council made a motion to extend the council meeting to 11:45 p.m.

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

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

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.

This item was heard after Agenda Item No. 2B.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A, 3B, 3C, and 3D, and excluding Item No. 3F which was pulled and heard as a Public Hearing item. Item No. 3E was heard after Item No. 1A.

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

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

3A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF NOVEMBER 20, 2019

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrants Numbered 384.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved payment of warrants and adopted Resolution No. SA-175 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated November 20, 2019 totaling \$21.22 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-175, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 20th OF NOVEMBER 2019 TOTALING \$21.22 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF NOVEMBER 20, 2019

Disbursements will be made from the funds referenced in the attached Resolution to the staff report in Warrants Numbered 325770-325932 and ACH numbered 000952-000982.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12119 allowing certain claims and demands per Warrant Register dated November 20, 2019 totaling \$1,061,085.94 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12119, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 20TH OF NOVEMBER 2019 TOTALING \$1,061,085.94 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3C. MONTHLY INVESTMENT REPORT – OCTOBER 2019

As of October 31, 2019 invested funds for the City of Monterey Park is \$86,134,727.42.

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

3D. MINUTES

Approve the Minutes from the Regular Meetings of August 21, 2019, September 4, 2019, and September 18, 2019, and the Special Meetings of August 21, 2019.

Action Taken: The City Council and the City Council acting on behalf of the Successor Agency, approved the Minutes from the regular meetings of August 21, 2019, September 4, 2019, and September 18, 2019, and the special meetings of August 21, 2019 on Consent Calendar.

3E. APPROVE THE RECOMMENDED PERSONNEL BOARD APPLICANT TO THE PERSONNEL BOARD

The vacant Personnel Board seat was advertised and the City Clerk's office forwarded one (1) application that was received from one (1) resident interested in serving on the Personnel Board. Members of the Personnel Board are appointed pursuant to the following Municipal Code section:

"2.28.050 Personnel Board -- Appointment.

(a) The city council shall appoint the members of the Personnel Board in the following manner: One member from a list of three persons nominated by the personnel of the Monterey Park fire and police departments, one member from a list of three persons nominated by the remaining employees of the city, two members from the community at large, and one member from a list of three persons nominated by a majority of the four previously appointed members. A majority vote of the city council shall be required to appoint a member of the Personnel Board.

(b) Nominations as required in subsection (a) of this section shall be made to the council within thirty days following notification by the council that such nominations are required. In the event nominations are not received within the thirty-day period, the council may proceed to fill the vacancies by appointment from the community at large."

The Personnel Board vacant seat (which was occupied by Ms. Pauline Lemire) was eligible to be nominated by the “remaining employees of the city” or the general employees. The Director of Human Resources solicited the general employee associations and did not receive any nominations. Therefore the vacant seat becomes an “at-large seat.”

Public Speaker:

- Director of Human Resources and Risk Management Tom Cody introduced the applicant Grace Yeh. She presented her background and was available for questions.

This item was heard after Agenda Item No. 1A.

Action Taken: The City Council approved a recommendation to appoint Ms. Grace Yeh to the Personnel Board.

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

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

3F. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING TITLES 16 AND 17 OF THE MONTEREY PARK MUNICIPAL CODE BY ADOPTING THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE AND THE MONTEREY PARK AMENDMENTS TO THE CALIFORNIA BUILDING STANDARDS CODE

On November 6, 2019, the City Council introduced and waived the first reading of an ordinance amending Titles 16 and 17 of the Monterey Park Municipal Code by adopting the 2019 Edition of The California Building Standards Code and the Monterey Park Amendments to the California Building Standards Code. Second reading and adoption of this ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

This item was heard before Agenda Item No. 2C and as a Public Hearing Item.

Action Taken: City Manager Bow announced that this item is a public hearing item and was heard as a Public Hearing Item No. 4A. The City Council opened the public hearing at 10:44 p.m. and closed the public hearing at 10:45 p.m. being there were no speakers; waived further reading and adopted Ordinance No. 2165.

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

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

Ordinance No. 2165, entitled:

AN ORDINANCE ADOPTING THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA EXISTING BUILDING CODE THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA REFERENCED STANDARDS CODE, THE CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, AND THE 2018 EDITION OF THE INTERNATIONAL POOL AND SPA CODE; MAKING CERTAIN AMENDMENTS BASED UPON LOCAL CONDITIONS; AND AMENDING THE MONTEREY PARK MUNICIPAL CODE TO REFLECT SUCH CHANGES

4. **PUBLIC HEARING**

Agenda Item No. 3F was heard as a Public Hearing item.

5. **NEW BUSINESS**

None.

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

Council Member Chan wished everyone a Happy Thanksgiving.

Council Member Lam wished everyone a blessed holiday season.

Council Member Real Sebastian wished everyone a Happy Thanksgiving and reminded the public about the 7th Annual Snow Day Village to be held on December 6, 2019.

Mayor Pro Tem Ing spoke about his vacation in Lima, Peru and wished everyone a Happy Thanksgiving.

Mayor Liang requested the FAA ballot measures be moved to the November election. He stated he went to the Philippines and signed a Friendship City Agreement with the City of Davao.

7. **CLOSED SESSION**

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 11:46 p.m.

Vincent D. Chang
City Clerk



City Council Staff Report

DATE: February 5, 2020

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-C.**

TO: The Honorable Mayor and City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: N. Atlantic Blvd. Water and Sewer Improvements – Authorization to Advertise

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a resolution approving the design and plans for the N. Atlantic Blvd. Water and Sewer Improvements and authorizing solicitation of bids; and
2. Take such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

EXECUTIVE SUMMARY:

Staff has prepared bid specifications for the N. Atlantic Blvd. Water and Sewer Improvements project and is requesting the City Council's authorization to advertise the project for construction bids.

BACKGROUND:

On June 20, 2018, the City Council awarded a professional services agreement to SA Associates to prepare plans, specifications, and estimates for the N. Atlantic Blvd. Water and Sewer Improvements project. The project includes over a mile of combined water and sewer main improvements along N. Atlantic Blvd., from Hellman Avenue to Garvey Avenue, and along Garvey Avenue from Atlantic Blvd. to Ynez Avenue. Plans and specifications are now complete and ready to advertise.

FISCAL IMPACT:

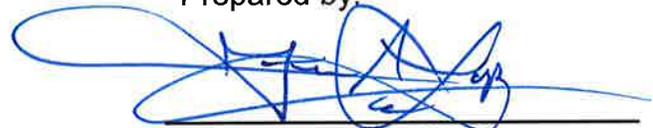
The project was funded in the FY 2018-19 Adopted Budget and included \$1,100,000 Water Operation Funds (0092) and \$1,000,000 Sewer Funds (0042) for a total project budget of \$2,100,000.

Respectfully submitted by:



Mark A. McAvoy
Director of Public Works/
City Engineer

Prepared by:



Frank A. Lopez
Assistant City Engineer

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT:

1. Resolution

ATTACHMENT 1
Resolution

RESOLUTION NO.

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE N. ATLANTIC BLVD. WATER AND SEWER IMPROVEMENTS PROJECT PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

THE CITY COUNCIL RESOLVES AS FOLLOWS:

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

- A. The City Engineer, or designee, approved bid specifications for the N. Atlantic Blvd. Water and Sewer Improvements Project ("Project").
- B. The City Engineer reviewed the completed design and plans for the Project and opines that the plans are complete and the Project may be bid.
- C. The City Council wishes to obtain the immunities set forth in Government Code § 830.6 with regard to the plans and construction of the Project.

SECTION 2. *Environmental Assessment.* The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

SECTION 3. *Design Immunity; Authorization.*

- A. The design and plans for the Project are determined to be consistent with the City's standards and are approved.
- B. The design approval set forth in this Resolution occurred before actual work on the Project construction commenced.
- C. The approval granted by this Resolution conforms to the City's General Plan.
- D. The City Engineer, or designee, is authorized to act on the City's behalf in approving any alterations or modifications of the design and plans approved by this Resolution.

**City of Monterey Park
Resolution No. XXXX
Page 2 of 2**

- E. The approval and authorization granted by this Resolution is intended to avail the City of the immunities set forth in Government Code § 830.6.
- F. The City Manager, or designee, may solicit bids for the Project in accordance with applicable law.

SECTION 4. *Project Payment Account.* For purposes of the Contract Documents administering the Project, the City Council directs the City Manager, or designee, to establish an account allocating funds from the appropriate fiscal year budget to pay for the Project (“Project Payment Account”). The Project Payment Account is the sole source of funds available for the Contract Sum, as defined in the Contract Document administering the Project.

SECTION 5. The City Clerk is directed to certify the adoption of this Resolution.

SECTION 6. This Resolution takes effect immediately upon its adoption.

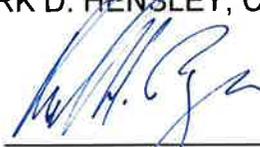
PASSED, APPROVED AND ADOPTED this 5th of February 2020.

Hans Liang, Mayor
City of Monterey Park

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 
Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: February 5, 2020

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-D.**

TO: The Honorable Mayor and City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Approval of Amendment to Agreement with General Pump Company

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the City Manager to execute the First Amendment, in a form approved by the City Attorney, that would extend the term of the Maintenance Agreement with General Pump Company for two years;
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City Council awarded a contract to General Pump Company on January 4, 2017 for well maintenance services. The term of the Agreement was for three years with an option for renewal upon mutual consent of both parties. Staff is requesting City Council to authorize the City Manager to execute the amendment to extend the term of the agreement by two years, to terminate on January 31, 2022. The annual cost is not to exceed \$400,000 and will be reimbursed by the Environmental Protection Agency (EPA).

BACKGROUND:

In November 2016, the Water Division completed a bid for well and booster pump preventative maintenance services. Two companies – General Pump Company and Weber Water Resources CA, LLC – submitted proposals: both met the requirements of the bid. On January 4, 2017, staff requested that City Council award contract to the lowest bidder that was General Pump Company.

During the term of the three year contract, General Pump Company met or exceeded performance standards. Its staff responded expeditiously for special or non-scheduled work that prevented or reduced downtime of the City's water production system.

The agreement with General Pump Company is for \$400,000 per year for three years. Staff is requesting City Council approval to extend the agreement for an additional two years, to expire on January 31, 2022. General Pump agreed to uphold its hourly rates that were proposed in its December 2016 bid that was approved by City Council.

FISCAL IMPACT:

The annual cost for General Pump's Agreement is \$400,000. This cost is eligible for reimbursement by the Environmental Protection Agency (EPA) per the South El Monte Operating Unit (SEMOU) agreement with the City. The funding accounts are 0093-801-4226-23300, 0093-801-4227-23300, 0093-801-4229-23300 and 0093-801-4230-23300.

Respectfully submitted by:



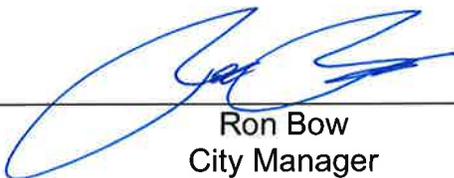
Mark A. McAvoy
Director of Public Works/City Engineer

Prepared by:



Richard Gonzales
Water Utility Manager

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT:

1. First Amendment to General Pump Company Agreement

ATTACHMENT 1
General Pump Company Agreement
First Amendment

FIRST AMENDMENT TO
AGREEMENT NO. 1983-A BETWEEN
THE CITY OF MONTEREY PARK AND
GENERAL PUMP COMPANY

THIS FIRST AMENDMENT (“Amendment”) is made and entered into this 5TH day of February, 2020, by and between the CITY OF MONTEREYPARK, a general law city and municipal corporation existing under the laws of California (“CITY”), and GENERAL PUMP COMPANY, Inc., a California corporation (“CONTRACTOR”).

1. Pursuant to Section 20 of the Agreement, Section 2 of the Agreement is amended to read as follows:

“**TERM.** The term of this Agreement will be from January 1, 2017 to January 31, 2022. The Agreement may be renewed upon mutual consent of the parties by amending this Agreement.”

2. This Amendment may be executed in any number of counterparts, each of which will be an original, but all of which together constitutes one instrument executed on the same date.
3. Except as modified by this Amendment, all other terms and conditions of Agreement No. 1983-A remain the same.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first hereinabove written.

CITY OF MONTEREY PARK

CONTRACTOR

Ron Bow,
City Manager

ATTEST:

Vincent D. Chang,
City Clerk

Taxpayer ID No. 95-3551896

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: February 5, 2020

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-E.

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

RECOMMENDATION:

It is recommended that the City Council consider:

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

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner/Weights and Measures (Weed Abatement Division) has submitted the annual Weed Abatement Declaration List to the City. (The Weed Abatement Declaration List is a list of parcels in Monterey Park which have been identified by inspection to contain, or have the potential to contain, weeds, brush or other flammable materials sufficient to be considered a fire hazard.) The accompanying Resolution seeks City Council approval to declare the properties on the annual Weed Abatement Declaration List to be public nuisances which may be abated.

BACKGROUND:

In 1992, the City of Monterey Park entered into a contract with the Los Angeles County Department of Agriculture Commissioner/Weights and Measures ("County") to provide weed abatement services to the City. At that time, both the Fire and Community Development Departments worked in unison to address and abate weeds in the community. Subsequent to reviewing the County's proposal, the City determined that the County could better provide the weed abatement services currently handled by the City, thereby realizing a significant savings in staff time and financial resources. Moreover, contracting with the County would also free up Fire and Code Enforcement staff allowing time to focus on other important issues in the community. Since its inception in 1992, the County Weed Abatement program has assisted in a reduction of fire calls for service for vegetation-related fires.

WEED ABATEMENT PROCESS, GENERALLY:

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

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

2020 WEED ABATEMENT CYCLE:

The County has submitted the 2020 Declaration List to the City's Fire Department; this list has verified by the Fire Chief and Fire Marshal. The Declaration List presently before the Council identifies a total of 1,562 improved and unimproved parcels for this year.¹ The County mailed notices on or about February 1, 2020 to the recorded owner of each parcel included on the Declaration List. The County has advised that this year's Declaration List includes parcels that continue to lack landscaping/irrigation as well as new parcels identified via complaints submitted by residents, new inspections, and field surveys by County inspectors. Lastly, the Los Angeles County Board of Supervisors has established an inspection fee of \$44.65 for the 2020 abatement cycle. This inspection fee is a \$2.28 increase from last year's fee and will be assessed against all parcels identified on the Declaration List, regardless of whether the County is required to clear the parcel by the stated deadline date.

The following is a timeline of the 2020 Weed Abatement Process.

February 5, 2020 Consent item - Declaration List Resolution adoption date

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

- February 19, 2020 Public hearing - Protest hearing
- March 15, 2020 County needs response cards returned to them by no later than this date
- March 20, 2020 Prior to this date, the City can request or the County can authorize removal of a property from the Declaration List. The \$44.65 inspection fee will not be charged if a property is removed from the list
- April 01, 2020 County will begin clearing weeds on vacant disable parcels.
- May 17, 2020 Deadline for all improved parcels to attain compliance. Deadlines will be sent to all improved parcel owners who respond

FISCAL IMPACT:

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

ATTACHMENTS:

1. Resolution
2. Declaration List

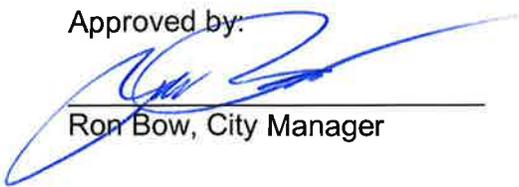
Respectfully submitted:

By:



Scott Haberle,
Fire Chief

Approved by:



Ron Bow, City Manager

Reviewed by:



Natalie C. Karpeles, Deputy City
Attorney

ATTACHMENT 1

Resolution

RESOLUTION NO. _____

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

The City Council does resolve as follows:

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

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

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

**NOTICE OF PUBLIC NUISANCE AND
DEMAND TO ABATE**

TAKE NOTICE that on February 19, 2020, the City Council of the City of Monterey Park will consider a Resolution declaring your property to be a public nuisance because the presence of weeds, rubbish, refuse and dirt on the property is injurious to public health, safety and property. If not voluntarily abated, the public nuisance on your property may be abated by

authorities from the County of Los Angeles, at the direction of the City of Monterey Park. Should that occur, the cost of removal will be assessed upon your property. Such cost will constitute a special assessment against such lots or lands. All other costs associated with such abatement including, without limitation, initial inspection costs, may also be recovered in the same manner. All property owners objecting to the proposed removal of a public nuisance and the recovery of all costs, they may attend a City Council hearing to be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on February 19, 2020 at 7:00 p.m. At that time, they may express their objections to the City Council.

Vincent Chang, City Clerk, City of Monterey Park

SECTION 3: *Costs.* All costs associated with implementing this Resolution including, without limitation, costs incurred by the Agricultural Commissioner for inspecting the Properties, may be recovered in accordance with City or County resolutions. Recovering these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety. The Agricultural Commissioner or authorities from the County of Los Angeles must keep an itemized written account of the cost of abatement. A copy of these accounts must be posted on or near City Council Chambers for at least three days prior to February 19, 2020.

SECTION 4: *Public Hearing.* A public hearing will be held on February 19, 2020 at 7:00 p.m. in the City Council Chambers to consider any objections to this Resolution submitted by owners of the Properties or the general public.

SECTION 5: *Notices.* The City Manager, or designee (currently the Los Angeles County Agricultural Commissioner/Director of Weights and Measures) must provide notice of the Public Hearing by First Class U.S. Mail, postage prepaid, at least ten days before February 19, 2020.

SECTION 6: *Reliance on Record.* Every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *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 8: *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 9: *Effectiveness.* This Resolution will become effective immediately upon adoption.

SECTION 10: The City Clerk of the City of Monterey Park is directed to certify a copy of this resolution and cause such certified copy thereof to be filed with the Los Angeles County Agricultural Commissioner together with a certified copy of said report, attached hereto.

SECTION 11: The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of February 2020.

Hans Liang, Mayor

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

Natalie C. Karpeles, Deputy City Attorney

ATTACHMENT 2

Declaration List

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

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5225 019 020	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	95077
5225 019 930	1060 N EASTERN AVE	L A COUNTY	500 W TEMPLE ST RM 648	LOS ANGELES CA	90012
5225 031 016	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	9507
* 5225 031 018	101 LINCOLN WAY	MONTEREY CHASE LLC, C/O LINDA REEVES	PO BOX 3944	GLENDALE CA	91221
5225 031 019	SHERIFF RD	CROWN ENTERPRISES INC C/O LINDA REEVES	PO BOX 869	WARREN MI	48090
5225 031 916	4500 E CITY HALL DR	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 917	SHERIFF RD	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 918	4700 W RAMONA BLVD	L A CO LAW ENFORCEMENT PUBLIC	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 919	RAMONA BLVD	STATE OF CALIFORNIA C/O JUDICIAL COUNCIL OF CA	455 GOLDEN GATE AVE REFM 8TH FL	SAN FRANCISCO CA	94102
5225 031 920	RAMONA BLVD	LA COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
* 5237 008 027	360 LADERA ST	GRIGSBY, DARID C AND HAI CHU TRS	360 LADERA ST	MONTEREY PARK CA	91754
5237 010 901	CASUDA CANYON DR	ALHAMBRA CITY UNIFIED SCHOOL DISTRICT	1515 W MISSION ROAD	ALHAMBRA CA	91803
* 5237 012 001	1930 COPA WAY	MIYAHIRA, TETSUO AND CAROL TRS	1930 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 002	1910 COPA WAY	HASHIMOTO, STAN S AND LYNNE K	1910 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 003	1886 COPA WAY	ZHEN, MICHAEL Y AND CHENG, QUEENY K	1886 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 004	1878 COPA WAY	LILEY, BOBBY AND HELEN F	1878 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 005	1872 COPA WAY	BANUELOS, JESSIE L TR	1872 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 006	1864 COPA WAY	MARIN, DOLORES J CO TR	1322 W GAGE AVE	FULLERTON CA	92833
* 5237 012 007	1848 COPA WAY	NISHI, TERUMI P	1848 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 008	1832 COPA WAY	LEE, EDWARD H AND DO C	1832 COPA WAY	MONTEREY PARK CA	91754

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

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 012 009	1816 COPA WAY	JAISLE, GERD E	1816 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 019	1801 ARRIBA DR	LEE, CHONG R AND KYUNG N	1801 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 020	1825 ARRIBA DR	NARUMI, MARGARET	283 LADERA ST	MONTEREY PARK CA	91754
* 5237 012 021	1853 ARRIBA DR	CHEN,HSIANG JUI AND CAROLINE TRS	PO BOX 532	MONTEREY PARK CA	91754
* 5237 012 022	1875 ARRIBA DR	LEE, DAPHNE	1875 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 034	1943 ARRIBA DR	FURUKAWA,NORMAN AND LINDA TRS	1943 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 035	1933 ARRIBA DR	LAW,KAM C	1740 ALBION ST	LOS ANGELES CA	90031
* 5237 012 036	1927 ARRIBA DR	SHUM,DONALD M	1927 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 037	1919 ARRIBA DR	CHENG, KEVIN C AND NGO, JULIE	1919 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 038	1915 ARRIBA DR	WONG,RICHARD T AND HAZEL F TRS	11 MCCLINTOCK CT	IRVINE CA	92617
* 5237 012 039	1909 ARRIBA DR	CHENG,ALLAN W AND ABBY A TRS	PO BOX 80277	SAN MARINO CA	91118
* 5237 012 040	1901 ARRIBA DR	CHENG,DAVID W AND CHI K	1901 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 041	500 CASUDA CYN DR	WONG, MARY H TR	500 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 042	504 CASUDA CYN DR	JOE,PATRICIA S K	504 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 043	508 CASUDA CYN DR	CHEUNG,YIM S AND MARISOL	508 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 044	510 CASUDA CYN DR	WHALEN,PAUL L AND CAROLE J AND	510 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 001	512 CASUDA CYN DR	MONTUFAR, BYRON	512 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 002	514 CASUDA CYN DR	LIM,CHIN K AND HUM, ANGELA H	514 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 003	516 CASUDA CYN DR	TAMURA,STEVEN H AND JADENE M	516 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 004	518 CASUDA CYN DR	KIMURA,ROBERT W AND BARBARA K	518 CASUDA CANYON DR	MONTEREY PARK CA	91754

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

DATE: 01/07/20

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 013 005	520 CASUDA CYN DR	IZUNO,MIKE R AND GAYLE N TRS	520 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 006	522 CASUDA CYN DR	WU,BEVERLY L	522 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 007	524 CASUDA CYN DR	LEE,DIN L AND SO K	524 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 008	526 CASUDA CYN DR	NUNEZ,ENRIQUE O AND IRMA G TRS	526 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 009	530 CASUDA CYN DR	WALLACE,KAREN C	530 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 010	532 CASUDA CYN DR	SHIGIO,WESLEY D TR	11643 BANYAN RIM DR	WHITTIER CA	90601
* 5237 013 011	534 CASUDA CYN DR	WONG,KAI S AND FUNG H TRS	534 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 012	536 CASUDA CYN DR	WOO,HOWARD K AND BIK F TRS	536 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 013	538 CASUDA CYN DR	TAKAHASHI,EDWARD K AND MINNIE	538 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 014	540 CASUDA CYN DR	JUE,JOANNE L TR	540 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 015	542 CASUDA CYN DR	LEE,MARSHALL W AND MARY L TRS	542 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 016	544 CASUDA CYN DR	BALDINI,LINDA J	559 TAYLOR DR	MONTEREY PARK CA	91755
* 5237 013 019	2137 ARRIBA DR	YIP,TIMOTHY W AND PATRICIA H	2137 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 020	2127 ARRIBA DR	WONG,ALVIN CO TR	2127 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 021	2107 ARRIBA DR	LEE,YOUNG M AND KYOUNG O	2107 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 022	2095 ARRIBA DR	SOO, HOO H C TR	2095 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 023	2085 ARRIBA DR	NG, ARMANDO AND MELINDA	2085 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 024	2075 ARRIBA DR	KONG, LEONIDA P TR	2075 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 025	2065 ARRIBA DR	ACOSTA, RAMONA S TR	2065 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 026	2055 ARRIBA DR	KAWAHARA, TAKASHI TR	2055 ARRIBA DR	MONTEREY PARK CA	91754

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* 5237 013 027	2045 ARRIBA DR	DON, RICHARD S AND LUCINDA L TRS	2045 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 028	2035 ARRIBA DR	YEE, WARREN	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5237 013 029	2025 ARRIBA DR	HUANG,JASON C CO TR	2025 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 030	2015 ARRIBA DR	TON, JAMES Q TR	2015 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 031	1999 ARRIBA DR	HENG, PECH	1999 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 032	1983 ARRIBA DR	YANG, KEVIN Y TR	1983 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 033	1973 ARRIBA DR	LYNCH, EMILY V	PO BOX 4024	ALHAMBRA CA	91803
* 5237 013 034	1963 ARRIBA DR	YASUDA, BRUCE K TR	1963 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 035	1953 ARRIBA DR	GUITRON,ARMIDA AND ROBERT O	1953 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 900	ARRIBA DR	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5237 014 001	625 PUEBLO DR	CASTILLO,MARTIN G TR	625 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 014 004	1964 ARRIBA DR	FREIRE,SANDRA	1964 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 005	1974 ARRIBA DR	BANK OF AMERICA TR C/O HARDIND AND CARBONE	1235 NORTH LOOP W STE 205	HOUSTON TX	77008
* 5237 014 006	1984 ARRIBA DR	YOW,KENNETH JR AND PUI Y	1984 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 007	1994 ARRIBA DR	CHIN,CHARLES AND BETTY TRS	1994 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 008	2016 ARRIBA DR	WONG,TERRANCE ET AL	2016 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 009	2026 ARRIBA DR	TSE,DEXTER C AND LIN, JIAN L	2026 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 010	2046 ARRIBA DR	YIP,SANDRA TR	2046 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 011	2056 ARRIBA DR	LEW, ROBERT V TR	2056 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 012	2066 ARRIBA DR	GOTO,DANIEL AND NANCY M	2066 ARRIBA DR	MONTEREY PARK CA	91754

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* 5237 014 013	2076 ARRIBA DR	LEE, KEITH Y AND JENNIER Q	2072 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 014	2086 ARRIBA DR	MALHOTRA, VASISHT AND NANCY L TRS	2086 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 017	766 TOPACIO DR	CHUNG, EUGENE AND KATHY TRS	766 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 018	779 TOPACIO DR	LEE, ERNEST K AND TAN L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 023	754 CEREZA DR	JOE, BETTY W TR	758 CEREZA DR	MONTEREY PARK CA	91754
* 5237 014 024	763 CEREZA DR	WOO, STARBOARD Y AND BRENDA H	763 CEREZA DR	MONTEREY PARK CA	91754
* 5237 015 007	585 COLINA TER	RUDHOLM, HAYDEE TRS	585 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 008	582 COLINA TER	WANG, JAMES AND CHANG, LUFEN	582 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 010	1681 ABAJO DR	WONG, THOMAS K AND SHARON Y TRS	1681 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 012	520 CASITAS ST	KACKSTETTER, WADE R AND YANG, QIN	520 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 013	527 CASITAS ST	YAMAMOTO, TADASHI AND JUNKO TRS	527 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 014	1705 ABAJO DR	NISHIKAWAI, RYAN S	1705 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 015	1715 ABAJO DR	YASUI, BETTIE M TR	1715 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 016	1725 ABAJO DR	MURASE, TAKASHI AND GRACE TRS	1725 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 017	1735 ABAJO DR	CHOW, CHRIS CO TR	1735 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 018	1745 ABAJO DR	MURAKAMI, RICHARD TR	1745 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 019	1765 ABAJO DR	TAM, ANNIE H AND FREDERICK	1765 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 020	1785 ABAJO DR	LOUIE, GARY S ET AL	1785 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 021	1805 ABAJO DR	WONG, EVELYN C TR	1805 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 022	1815 ABAJO DR	MEKPONGSATORN, ALANA AND TSUKIMOTO, TAI	5907 RADFORD AVE	VALLEY VILLAGE CA	91607

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* 5237 015 023	1825 ABAJO DR	SZETO,WARREN W AND MEE LEE	1825 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 024	1845 ABAJO DR	LIONG,YAU K AND DIANA Y TRS	2670 MELVILLE DR	SAN MARINO CA	91108
* 5237 015 025	1855 ABAJO DR	YAMASAKI,YO AND EDITH TRS	1855 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 026	1875 ABAJO DR	FIGUEROA,CHRISTINE R	1875 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 036	665 PUEBLO DR	SUZUKI,LEO M AND KEIKO H	665 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 037	655 PUEBLO DR	LIU,ELISA C TR	655 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 038	645 PUEBLO DR	ALTON, AIMIN S & PATRICIA S	645 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 039	635 PUEBLO DR	FAULKNER, MOLLY	635 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 016 001	562 COLINA TER	GONG, GARY E CO TR	562 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 002	542 COLINA TER	LIAO,CHANG HO AND CHUEN MEI H	542 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 005	1784 ARRIBA DR	FONG, JACK S AND BETTY TRS	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5237 016 007	1756 ARRIBA DR	PARK,YONG S AND SUK H	1756 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 008	1742 ARRIBA DR	YEE,KEVIN S AND LISA M	1742 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 012	1640 COPA WAY	CHIANG, GRACE S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5237 016 013	1641 COPA WAY	LEE,WILLIAM U AND JUNG HUI TR	1611 COPA WAY	MONTEREY PARK CA	91754
* 5237 016 014	515 ARBOLES ST	BURLEY,BRENT DAVID AND ERB, PATRICIA J	515 ARBOLES ST	MONTEREY PARK CA	91754
* 5237 016 023	558 CASITAS ST	BERGARA,ROBERT M AND MARIE I	558 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 024	550 CASITAS ST	WONG,KENNETH AND HAN M	PO BOX 494	MONTEREY PARK CA	91754
* 5237 016 025	540 CASITAS ST	LEE,NORMAN C	540 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 026	530 CASITAS ST	YAMAMOTO,KEN AND JUNE M TRS	530 CASITAS ST	MONTEREY PARK CA	91754

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* 5237 017 006	477 ELEVADO TER	LEE,TONG JOO	477 ELEVADO TER	MONTEREY PARK CA	91754
* 5237 018 002	1720 ABAJO DR	TAM,LINDA S	1720 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 003	1730 ABAJO DR	DONG,EDITH TR	1730 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 004	1740 ABAJO DR	INOCENCIO,ERWIN AND RAQUEL	1740 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 005	1750 ABAJO DR	LONG, NICOLE AND CORBIN	1750 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 006	1760 ABAJO DR	DIAZ,GREGORIA	1760 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 007	1780 ABAJO DR	LAM,PEGGY W TR	1780 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 008	1920 ABAJO DR	SUZUKI,ELIZABETH H TR	1790 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 009	1800 ABAJO DR	LEE,RICHARD L	1800 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 011	1820 ABAJO DR	CHAN, JANE TRS	1820 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 012	1830 ABAJO DR	CHIU, RAYMOND AND HUANG, LAURA	1830 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 014	1850 ABAJO DR	AU,NATHAN H CO TR	1850 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 015	1860 ABAJO DR	JUNG,STEVEN P AND HAZEL M TRS	1860 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 016	1870 ABAJO DR	CHING,JOSE AND TINA K TRS	1870 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 017	707 MONTEREY PASS RD	NG,VINCENT AND YAN, CHANTAL	707 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 019	711 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 020	717 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 021	721 MONTEREY PASS RD	LEE,JIM AND ANNA	721 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 022	727 MONTEREY PASS RD	KBF PROPERTIES LLC	801 S FIGUEROA ST 600	LOS ANGELES CA	90017
* 5237 018 023	767 MONTEREY PASS RD	SGC MONTEREY HILL INVESTMENT LLC	2270 HUNTLEY CIR	SAN MARINO CA	91108

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* 5237 018 025	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 001	1880 ABAJO DR	OSUGI,CRAIG K	1880 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 002	1890 ABAJO DR	MAR,RICHARD T C/O MARY MAR	3 LILAC	IRVINE CA	92618
* 5237 019 003	1900 ABAJO DR	GENOVIA,MARY K TR	1900 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 004	1910 ABAJO DR	YAMASHIRO,PAUL T AND MILDRED TRS	1910 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 007	1940 ABAJO DR	WOO,PAUL T AND CHANG, YI LIN	1940 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 008	1950 ABAJO DR	KOBA,JUNE S TR	1950 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 009	1960 ABAJO DR	SAIKI,ELSII H TR	1960 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 012	1990 ABAJO DR	LEUNG,ROSIE W TR	548 S BERKELEY AVE	SAN MARINO CA	91108
* 5237 019 013	2000 ABAJO DR	NAKAGUCHI,STEVEN	2000 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 015	2020 ABAJO DR	DEMESTRE,JOAQUIN CO TR	2020 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 016	2030 ABAJO DR	GONZALES, MARIA F TR	2030 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 017	2040 ABAJO DR	LEE,MARGARET P TR	2040 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 018	2050 ABAJO DR	NAGATO,LINCOLN M TRS	2050 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 019	2060 ABAJO DR	LEE,BOWMAN AND CHRISTINE TRS	2060 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 020	2070 ABAJO DR	QU,WEN	2070 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 022	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 023	831 MONTEREY PASS RD	JC MONTEREY PARK LLC	415 S ATLANTIC BLVD	MONTEREY PARK CA	91754
* 5237 019 024	855 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 025	877 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5237 019 026	901 MONTEREY PASS RD	C AND S PROPERTIES	23505 CRENSHAW BLVD STE 152	TORRANCE CA	90505
* 5237 020 001	955 MONTEREY PASS RD	955 MONTEREY PASS LLC	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 004	2100 ABAJO DR	NAKANO,GREGORY AND GUTIERREZ, JANET	2100 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 005	2110 ABAJO DR	WANG,RICHARD D AND ISCAH Y TRS	2110 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 006	2120 ABAJO DR	YOON,HONG R AND YUN J	2120 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 007	2130 ABAJO DR	KESSINGER, MATTHEW AND CHAN, DIANA	2130 ABJO DR	MONTEREY PARK CA	91754
* 5237 020 008	2140 ABAJO DR	MOH, DANIEL TR	1920 GRAHAM AVE	REDONDO BEACH CA	90278
* 5237 020 009	2150 ABAJO DR	WONG,MICHAEL E AND GAY Y	2150 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 019	999 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 020	1001 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 021 001	1231 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 021 002	1051 MONTEREY PASS RD	JONES,ROLAND AND HUE LE TAN	8451 LEROY ST	SAN GABRIEL CA	91775
* 5237 021 003	1101 MONTEREY PASS RD	LITTLE NANA MP LLC	104 N UNION AVE	LOS ANGELES CA	90026
* 5237 021 004	1131 MONTEREY PASS RD	LIN,DANNY J AND JESSIE S	1511 S SHALE HOLLOW LN	DIAMOND BAR CA	91765
* 5237 021 005	1161 MONTEREY PASS RD	ROBLES FAMILY LLC	2275 HUNTINGTON DR 410	SAN MARINO CA	91108
* 5237 021 006	1191 MONTEREY PASS RD	TANG,HUNG PHIEN CO TR	3338 E CALIFORNIA BLVD	PASADENA CA	91107
* 5237 021 007	1201 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 022 009	1100 CORPORATE CENTER DR	SEANDA PROPERTIES LLC	1100 CORPORATE CENTER DR # 201	MONTEREY PARK CA	91754
* 5237 022 014	701 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 017	900 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212

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* 5237 022 018	1000 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
5237 022 021	CORPORATE CENTER DR	M & A GABEE AND COLLISEUM INVESTMENTS LP	PO BOX 5357	BEVERLY HILLS CA	90209
* 5237 022 026	1155 CORPORATE CENTER DR	INTERNATIONAL UNION OF PARTNERS	2333 LAKE AVE UNIT H	ALTADENA CA	91001
* 5237 022 028	1111 CORPORATE CENTER DR #101	JOU, JIANN JONG AND KWEI CHI	PO BOX 766	LA VERNE CA	91750
* 5237 022 029	1111 CORPORATE CENTER DR #102	WANG, YUNGMING AND YUAN HWI	1111 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 022 030	1111 CORPORATE CENTER DR #103	LEE, DEBORAH L	438 EVERETT AVE	MONTEREY PARK CA	91754
* 5237 022 031	1111 CORPORATE CENTER DR #104	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 032	1111 CORPORATE CENTER DR #105	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 033	1111 CORPORATE CENTER DR #106	KADD INVESTMNET GROUP LLC	1111 CORPORATE CENTER DR STE 106	MONTEREY PARK CA	91754
* 5237 022 034	1111 CORPORATE CENTER DR #201	WU, ALLEN AND CHRISTINE TRS	1718 WARWICK RD	SAN MARINO CA	91108
* 5237 022 035	1111 CORPORATE CENTER DR #202	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 036	1111 CORPORATE CENTER DR #203	GSKK INC	2221 CIELO PL	ARCADIA CA	91006
* 5237 022 037	1111 CORPORATE CENTER DR #204	WONG, DEEPA S TR	2711 CAROLINE WAY	ARCADIA CA	91007
* 5237 022 038	1111 CORPORATE CENTER DR #205	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 039	1111 CORPORATE CENTER DR #206	YAN, PAUL CO TR	18601 S SUSANA RD	COMPTON CA	90221
* 5237 022 040	1111 CORPORATE CENTER DR #301	YU, CHIU WAN	1455 MONTEREY PASS RD UNIT 204	MONTEREY PARK CA	91754
* 5237 022 041	1111 CORPORATE CENTER DR #302	SHEN, ENGLES S AND HELEN M	1111 CORPORATE CENTER DR NO 302	MONTEREY PARK CA	91754
* 5237 022 042	1111 CORPORATE CENTER DRI #303	VANGUARD GT INVESTMENTS LLC	100 PHOENIX DR STE 311	ANN ARBOR MI	48108
* 5237 022 043	1111 CORPORATE CENTER DR #304	CA PC 1111 CORPORATE CENTER LLC	1413 CENTER DR STE 220	PARK CITY UT	84098
* 5237 022 044	1111 CORPORATE CENTER DR #305	LEE, ERNEST AND SHIRLEY L TRS	1006 HOLIDAY DR	WEST COVINA CA	91791

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* 5237 022 045	1111 CORPORATE CENTER DR #306	WONG, TOMMY AND MYRA M	649 N LINCOLN AVE	MONTEREY PARK CA	91755
5237 022 046	CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 047	901 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
5237 022 048	CORPORATE CENTER DR	JOINT WIN DEV LLC	13517 PENN ST	WHITTIER CA	90602
+ 5237 022 903	1055 CORPORATE CENTER DR	LA COMMUNITY COLLEGE DIST	770 WILSHIRE BLVD	LOS ANGELES CA	90017
5237 023 907	MCBRIDE AVE	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
5237 023 908	MCBRIDE AVE	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 017	1255 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
* 5237 024 025	2526 CORPORATE PL	F & A FEDERAL CREDIT UNION	PO BOX 30831	LOS ANGELES CA	90030
* 5237 024 026	2525 CORPORATE PL	EAST GROUP PROPERTIES LP	400 W PARKWAY BLVD	RIDGELAND MS	39157
* 5237 024 029	2630 CORPORATE PL	2000 GOLD LIMITED PARTNERSHIP LP	111 BALDWIN PARK BLVD	CITY OF INDUSTRY CA	91746
* 5237 024 055	1588 CORPORATE CENTER DR	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 024 056	2530 CORPORATE PL	REAL ESTATE INVESTORS	PO BOX 25025	GLENDALE CA	91201
* 5237 024 059	CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 061	DAVIDSON DR	PERRY, MARSHALL	17600 COMMUNITY ST	NORTHRIDGE CA	91325
* 5237 024 065	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 066	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 067	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 068	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 071	1600 CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012

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5237 024 072	CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012
5237 024 800	KERN AVE	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	MONTEREY PARK CA	91754
* 5252 001 023	793 BARNUM WAY	KHOO,HENRY	793 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 024	789 BARNUM WAY	KABAKIAN,ADOUR V AND DAKESSIAN, TALEEN	789 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 025	785 BARNUM WAY	CHO,SOO W AND JUM J	785 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 026	781 BARNUM WAY	LIN, EUGENE C AND ANNA S	781 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 027	777 BARNUM WAY	RUI ZHEN ZHAO AND	777 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 028	773 BARNUM WAY	CHING YU KO AND CHEN, LING KO	773 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 029	769 BARNUM WAY	CHOU,DAVID C	769 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 030	765 BARNUM WAY	POON, EVA K TR	765 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 031	761 BARNUM WAY	WAKINO, BRETT P	750 S YNEZ AVE	MONTEREY PARK CA	91755
* 5252 001 032	757 BARNUM WAY	MA,PATRICK CO TR	757 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 033	753 BARNUM WAY	CHING,BENJAMIN D TR	753 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 034	749 BARNUM WAY	LEE,YUAN AND MEI NA	749 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 035	745 BARNUM WAY	SZE,RAYMOND CO TR	745 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 036	741 BARNUM WAY	CHOW,REGINA W TR	741 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 037	737 BARNUM WAY	YUAN,HSIN	737 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 038	733 BARNUM WAY	LAI,TIMOTHY S AND JANET M TRS	733 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 039	729 BARNUM WAY	MA, SAM	729 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 040	725 BARNUM WAY	PATEL,RAMANBHAI A CO TR	725 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 001 041	721 BARNUM WAY	HE, GORDON AND JAU WINNEY	721 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 042	717 BARNUM WAY	TRINIDAD, JON	717 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 043	713 BARNUM WAY	TRANG, SI DU AND KIM H	713 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 044	709 BARNUM WAY	MAYEMURA, DAVID J AND BARBARA K	709 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 045	705 BARNUM WAY	TOM, WILLIAM Y AND LANORA TRS	705 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 046	701 BARNUM WAY	LI, BOHAO AND WU, HUI	701 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 047	697 BARNUM WAY	CHERNG, ESTHER F TR	697 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 048	693 BARNUM WAY	CHOY, MAN F CO TR	693 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 049	689 BARNUM WAY	CHOW, WING P AND CATHERINE K	689 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 002 002	608 MONTEREY PASS RD	JU FAT LLC	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 002 008	656 MONTEREY PASS RD	GULDALIAN, ANTHONY AND SUZY TRS	609 MICHAEL COLLINS CIR	MONTEBELLO CA	90640
* 5252 002 010	670 MONTEREY PASS RD	JONAMERICA LLC	3712 W JEFFERSON BLVD	LOS ANGELES CA	90016
* 5252 002 011	616 MONTEREY PASS RD	DIETERICH POST CO	P O BOX 155	MONTEREY PARK CA	91754
5252 002 016	MONTEREY PASS RD	ETON MONTEREY INVESTMENTS LLC C/O ALAN S TON AND THI L KIENG	1045 MONTECITO DR	SAN GABRIEL CA	91776
* 5252 002 017	632 MONTEREY PASS RD	DANIELSON, M JOYCE CO TR	5151 AVENIDA DESPACIO	LAGUNA WOODS CA	92637
* 5252 003 009	1200 MONTEREY PASS RD	FARBSTEIN, JAY TR	219 14TH ST	SANTA MONICA CA	90402
* 5252 003 010	1190 MONTEREY PASS RD	MONTEREY PASS PROPERTIES LLC C/O THEODORE HAAS	1938 LA FREMONTIA ST	SO PASADENA CA	91030
* 5252 003 011	1160 MONTEREY PASS RD	J E M ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 012	1130 MONTEREY PASS RD	JEM ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 013	1110 MONTEREY PASS RD	PWCHOU LLC	1435 SOMBRERO DR	MONTEREY PARK CA	91754

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* 5252 003 020	900 MONTEREY PASS RD	RATIGAN, JOAN D TR	7123 SEAWIND DR	LONG BEACH CA	90803
* 5252 003 021	890 MONTEREY PASS RD	LE, KAREN	166 W NAIMI AVE	ARCADIA CA	91007
* 5252 003 022	870 MONTEREY PASS RD	PANDA REAL ESTATE INVESTMENT INC	870 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 027	800 MONTEREY PASS RD	ZHAO AND LUO LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91755
* 5252 003 028	798 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 029	786 MONTEREY PASS RD	CLINTON, EDMOND J III CO TR	1647 GLORIETTA AVE	GLENDALE CA	91208
* 5252 003 030	774 MONTEREY PASS RD	JY ASSOCIATES LLC	750 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 033	748 MONTEREY PASS RD	SCHWARTZ TEA LLC	748 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 042	1100 MONTEREY PASS RD	BROWN, GORDON AND LIN, XIAOXIA	1314 ASHLAND AVE	SANTA MONICA CA	90405
* 5252 003 043	810 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 046	750 MONTEREY PASS RD	OAKCROFT ASSOCIATES INC	PO BOX 63309	LOS ANGELES CA	90063
* 5252 003 049	960 MONTEREY PASS RD	PASS ROAD LLC	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 050	930 MONTEREY PASS RD	MIKEN PROPERTIES	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 052	724 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 053	850 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 055	1090 MONTEREY PASS RD	EVERLIGHT LLC	122 S EL MOLINO ST	ALHAMBRA CA	91801
* 5252 003 057	990 MONTEREY PASS RD	HILANDS LUCY L TRS	1719 WARWICK RD	SAN MARINO CA	91108
* 5252 003 058	708 MONTEREY PASS RD	KONTOS, PHILLIP J AND MARY J TRS	18924 CARMEL CREST DR	TARZANA CA	91356
* 5252 003 065	716 MONTEREY PASS RD	MONTEREY PASS HI TECH LLC	718 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 066	1000 MONTEREY PASS RD	TRAN, DANIEL CO TR	PO BOX 5007	SAN GABRIEL CA	91778

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* 5252 003 067	1290 MONTEREY PASS RD	MEGA HZ ELECTRIC INC	1290 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 069	736 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 070	1260 MONTEREY PASS RD	SHIN, YONG S	915 TOWNE AVE	LOS ANGELES CA	90021
* 5252 003 071	1230 MONTEREY PASS RD	BOHER FINE ARTS LLC	1230 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 074	1390 MONTEREY PASS RD	HERSCOWITZ, MORIS CO TR	5020 BLUEBELL AVE	VALLEY VILLAGE CA	91607
* 5252 004 075	1350 MONTEREY PASS RD	NYH PROPERTIES LLC	1350 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 078	1300 MONTEREY PASS RD	HOM,HENRY Y AND CHING W	1300 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 080	1460 MONTEREY PASS RD NO A	ZHANG,JASON AND LIU, YAN	153 DIAMOND ST # B	ARCADIA CA	91006
* 5252 004 081	1460 MONTEREY PASS RD NO B	NING,CECILIA TR	PO BOX 1349	MONTEREY PARK CA	91754
* 5252 004 082	1460 MONTEREY PASS RD NO C	WANG,JAMES	1460 MONTEREY PASS RD C	MONTEREY PARK CA	91754
* 5252 004 083	1460 MONTEREY PASS RD NO D	PHAT LU AND	2809 WARREN WAY	ARCADIA CA	91007
* 5252 004 084	1460 MONTEREY PASS RD NO E	HON,JOHN H	1460 MONTEREY PASS RD NO E	MONTEREY PARK CA	91754
* 5252 004 085	1460 MONTEREY PASS RD NO F	CML GROUP LLC, C/O CHRISTINA LIU	5538 ANGELUS AVE	SAN GABRIEL CA	91776
* 5252 004 086	1430 MONTEREY PASS RD NO A	LAM,PETER K AND YUEN, ANNA M	1430 MONTEREY PASS RD NO A	MONTEREY PARK CA	91754
* 5252 004 087	1430 MONTEREY PASS RD NO B	NG,ANTHONY AND CORRIN	305 ALMORA ST	MONTEREY PARK CA	91754
* 5252 004 088	1430 MONTEREY PASS RD NO C	LO,ALAN T AND HELEN S TRS	1381 SAN MARINO AVE	SAN MARINO CA	91108
* 5252 004 089	1430 MONTEREY PASS RD NO D	YEN, BEN	441 LOS GATOS DR	WALNUT CA	91789
* 5252 004 090	1430 MONTEREY PASS RD NO E	KENG LIN AND CHIA TSUI YUAN	15107 EL SELINDA DR	HACIENDA HTS CA	91745
* 5252 004 091	1430 MONTEREY PASS RD NO F	EMPIRE ENTOURAGE LLC	2168 S ATLANTIC BLVD UNIT 217	MONTEREY PARK CA	91755
5252 004 800	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768

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5252 004 801	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
* 5252 005 071	1810 COLLEGE VIEW DR	CHI KAN KWAN AND LAI HING KWAN LI	1810 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 072	1820 COLLEGE VIEW DR	TRAN,PETER K AND LAI, WAI YAN	1820 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 074	1860 COLLEGE VIEW DR	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 075	1880 COLLEGE VIEW DR	CANTERO,TERESA G	1880 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 076	1890 COLLEGE VIEW DR	HOM,LESLIE Y AND SHUI T TRS	8524 LARKDALE RD	SAN GABRIEL CA	91775
* 5252 005 077	1900 COLLEGE VIEW DR	JOHN CHI DUONG	1900 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 078	1910 COLLEGE VIEW DR	WU, QINFANG	1910 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 079	1920 COLLEGE VIEW DR	LEUNG, SI SING TR	20707 E RIM LN	WALNUT CA	91789
* 5252 005 080	1940 COLLEGE VIEW DR	DELIANG LI AND CUI WEI LIANG	1940 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 081	1960 COLLEGE VIEW DR	LIU,JOHNNY AND CHRISTINE	1960 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 082	1980 COLLEGE VIEW DR	WOO, GEORGE J AND KAM Y TRS	1980 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 083	1990 COLLEGE VIEW DR	TRAN, KHAM D	1990 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 084	2000 COLLEGE VIEW DR	SHENM YI	2000 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 085	2020 COLLEGE VIEW DR	LUE, JAY J AND LINDA C TRS	2020 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 086	2040 COLLEGE VIEW DR	HAYASHI, MASANOBU AND SACHIKO TRS	2040 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 087	2060 COLLEGE VIEW DR	WU, HUIJUN	2060 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 088	2080 COLLEGE VIEW DR	LING SEE HO	2080 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 089	2090 COLLEGE VIEW DR	LOW, BOON H	2090 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 090	2100 COLLEGE VIEW DR	HOEY, LAWRENCE M AND VIRGINIA	2100 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 005 091	2120 COLLEGE VIEW DR	SHEN,PO CHYUN AND SHIRLEY S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 092	2140 COLLEGE VIEW DR	QUON, VIOLET TR	2140 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 093	2180 COLLEGE VIEW DR	DUONG, CHILIEM	2180 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 094	2190 COLLEGE VIEW DR	JUNG, SUSAN TR	2190 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 095	2200 COLLEGE VIEW DR	TSUI, MAN W AND CHRISTINA W	220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 096	2220 COLLEGE VIEW DR	YU, BEN	2220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 097	2238 COLLEGE VIEW DR	CROCKER, NEAL AII	2238 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 098	2260 COLLEGE VIEW DR	MOY, SHAOLI	2260 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 099	2280 COLLEGE VIEW DR	WU, RICHARD B AND NANCY J TRS	2280 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 100	2290 COLLEGE VIEW DR	HIGASHI, MASAHARU AND SHIRLEY TRS	2290 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 101	2300 COLLEGE VIEW DR	CHEW,KIM M TR	2300 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 103	2160 COLLEGE VIEW DR	CHIO, KUOK L	2160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 104	1800 COLLEGE VIEW DR	WAN, JASON	1800 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 105	2320 COLLEGE VIEW DR	MCKITTRICK, RAQUEL TR	2320 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 013 026	1301 LIGHTVIEW ST	TAT,QUANG T AND	1301 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5252 013 031	1800 BLUFFHILL DR	CHOW,SUSIE	1800 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 014 011	1367 HILLSIDE ST	LI,ANDY W TR	1367 HILLSIDE ST	MONTEREY PARK CA	91754
* 5252 014 023	1295 HILLSIDE ST	WILLIAMS,DONALD CO TR	26441 BELSHIRE WAY	LAKE FOREST CA	92630
* 5252 015 001	1184 S LONGHILL WAY	MARTY,BETTY J TR	1184 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 015 014	1795 BLUFFHILL DR	AKIYOSHI,CARY AND TAMMIE K	1795 BLUFFHILL DR	MONTEREY PARK CA	91754

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* 5252 015 015	1801 BLUFFHILL DR	YEUNG, FLORA F	1801 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 017	1855 BLUFFHILL DR	QUAN, DAN CO TR	1164 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 015 018	1877 BLUFFHILL DR	MURAKAMI,ROBERT K AND PATRICIA I	1877 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 019	1895 BLUFFHILL DR	LEE,PATRICIA W TR	1895 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 020	1901 BLUFFHILL DR	BOW,RONALD D AND LILLIAN M	1901 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 021	1915 BLUFFHILL DR	QUAN,OLIN TR	1915 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 022	1833 BLUFFHILL DR	GODINEZ, NOEL A AND NUNEZ, MARICELA	1833 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 003	2068 W LONGHILL DR	MITANI,DENNIS T AND DIANA Y TRS	2068 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 016 004	1187 S LONGHILL WAY	PL COYNE REAL ESTATE LP	1311 BELHAM RIDGE CT	SPRING TX	77379
* 5252 016 005	1190 S LONGHILL WAY	PEREZ,CARMEN ET AL	1190 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 016 006	1933 BLUFFHILL DR	HASHIMA,MARK I TR	1933 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 007	1947 BLUFFHILL DR	CHAN,DAVID AND QUACH, LE	1947 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 008	1963 BLUFFHILL DR	KAWAHARA,JAMES B AND LESLIE E	1963 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 009	1985 BLUFFHILL DR	FONG,MARY L TR	1985 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 018 004	1255 RIDGECREST ST	KIM,BRIAN J	1255 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 005	1241 RIDGECREST ST	SHITARA,SHIZUKO	1241 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 006	1225 RIDGECREST ST	HUGHES,PETER GDN	3655 YORKSHIRE RD	PASADENA CA	91107
* 5252 018 007	1201 RIDGECREST ST	SCOBIE,TRENTON J II	1201 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 008	1187 RIDGECREST ST	KAPPELER,DORIS AND LINDA	1187 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 011	1149 RIDGECREST ST	WONG, SUSAN TR	2167 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 018 013	1125 RIDGECREST ST	SHUM, YUK KIU	1125 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 014	1113 RIDGECREST ST	DANERI, CHARLES R TR	1113 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 016	1091 RIDGECREST ST	NISHIKUBO, NAPAPOM J	1091 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 017	1087 RIDGECREST ST	WAI YIN CHAN	1087 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 018	1083 RIDGECREST ST	SEN, DARWIN Y TR	1083 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 019	1079 RIDGECREST ST	SAI, JUDY TR	1079 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 001	1071 RIDGECREST ST	CARR, NATHALIE M TR	930 S CHARLOTTE AVE	SAN GABRIEL CA	91774
* 5252 019 002	1069 RIDGECREST ST	CHENG, HON M AND POCHING L	1069 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 003	1065 RIDGECREST ST	PAUL, WILFRED D II AND KARELLE	1065 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 004	1061 RIDGECREST ST	LU, DULY TR	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 005	1057 RIDGECREST ST	CAI, ZHIJUAN AND QIU, HAO	1057 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 006	1053 RIDGECREST ST	YAMAUCHI, NORMAN K AND NORA S TRS	1053 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 007	1049 RIDGECREST ST	OGURA, KEVIN AND JEAN	1049 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 008	1045 RIDGECREST ST	LIAO, KAO H AND CHING H	1045 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 009	1041 RIDGECREST ST	FERRIERE, THOMAS AND GINA Y	1041 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 010	1037 RIDGECREST ST	GEE, DANNY S	1037 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 011	1033 RIDGECREST ST	NEWMAN, ANDREW K AND AMY L TRS	1033 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 012	1029 RIDGECREST ST	KAWA, CYNTHIA TR	1029 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 014	1021 RIDGECREST ST	WANG, QIN XIA	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754
* 5252 019 015	1017 RIDGECREST ST	WONG, TOMAS A AND CUAN-WONG, DIANA L	1017 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 019 016	1013 RIDGECREST ST	HARTLEY, JULIA C TR	1013 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 017	1009 RIDGECREST ST	YIU CHOK CHAN AND	1009 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 018	1005 RIDGECREST ST	CHEN, CHARLES T AND	1005 RIDGECREST ST	MOUNTAIN VIEW CA	94040
* 5252 019 019	1001 RIDGECREST ST	COX, CATHERINE	1001 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 020 017	1052 RIDGECREST ST	KWOK, PIT AND IKA ET AL	1052 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 021 009	1623 BLUFFHILL DR	ARCHER, SALLY K TR	1623 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 022 020	1611 BLUFFHILL DR	JO, KYUNG	1611 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 029 035	1740 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 029 036	1720 COLLEGE VIEW DR	WONG, JACK W AND JENNIFER TRS	1408 VIA ROMA	MONTEBELLO CA	90640
* 5252 029 037	1700 COLLEGE VIEW DR	AOYAGI, MAY TR	22606 CORAL PL	LAKE FOREST CA	92630
* 5252 029 038	1690 COLLEGE VIEW DR	MACIAS, CARMEN E TR	1690 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 039	1680 COLLEGE VIEW DR	CHONG, ROSANA TR	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 040	1660 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 041	1640 COLLEGE VIEW DR	YEE, FIRMAN	1640 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 042	1620 COLLEGE VIEW DR	TAN, THEAN YEAT AND	2090 VANCOUVER AVE	MONTEREY PARK CA	91754
* 5252 029 043	1600 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	MONTEREY PARK CA	91754
* 5252 029 044	1590 COLLEGE VIEW DR	WONG, NORMAN S AND ELINA P TRS	55 W PALM DR	ARCADIA CA	91007
* 5252 029 045	1580 COLLEGE VIEW DR	DANG, MICHAEL	6962 FERNCROFT AVE	SAN GABRIEL CA	91775
* 5252 029 046	1560 COLLEGE VIEW DR	NG, WUN P AND MEI C TRS	294 SIERRA OAKS DR	ARCADIA CA	91006
* 5252 029 048	1520 COLLEGE VIEW DR	MAR, DO G ET AL	11015 FREER ST	TEMPLE CITY CA	91780

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* 5252 029 050	1540 COLLEGE VIEW DR	SANCHEZ, JORGE A	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5252 029 051	1500 COLLEGE VIEW DR	YEE, MICHAEL	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 031 001	991 RIDGECREST ST	HIGA,MERY	1445 FORESTVIEW DR	BREA CA	92821
* 5252 031 002	985 RIDGECREST ST	YIP,ROLAND	985 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 003	979 RIDGECREST ST	HE, DONG	979 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 006	1526 RIDGECREST WAY	ONO,DAVID Y AND LEUNG, MARGARET	1526 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 007	1540 RIDGECREST WAY	UJITA,SCOTT L AND LAURI I TRS	1540 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 008	1552 RIDGECREST WAY	DE GUZMAN, GIL AND VARGAS, CRISTINA	1552 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 009	1566 RIDGECREST WAY	LEE, DAISY W AND WOO, THOMAS	1566 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 010	1580 RIDGECREST WAY	MURRAY,ROCHELLE R	1580 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 011	1592 RIDGECREST WAY	LEM,KAI S ET AL	1592 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 020	1501 VAGABOND RD	FIRST MOLOKAN CH OF MONTEBELLO	1501 VAGABOND RD	MONTEREY PARK CA	91754
* 5252 032 003	929 RIDGECREST ST	PAVLIC,LOUIS S TR	929 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 004	921 RIDGECREST ST	TAKAYANAGI, SUMIKO TR	2505 STRATHMORE AVE	ROSEMEAD CA	91770
* 5252 032 005	915 RIDGECREST ST	HIRAOKA, DONNA CO TR	2823 BURKSHIRE AVE	LOS ANGELES CA	90064
* 5252 032 006	901 RIDGECREST ST	CHAO,LAWRENCE S TR	901 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 007	889 RIDGECREST ST	CAO, CECILIA L TR	889 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 004	865 DONNER PL	QUAN,NELSON W AND HELEN L TRS	250 S ATLANTIC BLVD	LOS ANGELES CA	90022
* 5252 033 005	861 DONNER PL	WHITTAKER,YVONNE R TR	861 DONNER PL	MONTEREY PARK CA	91754
* 5252 033 006	857 DONNER PL	MATSUI,MICHIKO TR	857 DONNER PLACE	MONTEREY PARK CA	91754

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* 5252 033 008	849 RIDGECREST ST	MIYAMOTO,SAM S AND JEAN Y TRS	849 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 009	843 RIDGECREST ST	KUO,EDWARD T AND NINA	843 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 010	841 RIDGECREST ST	KURAMOTO, JOHN TR ET AL	1836 OAKGATE ST	MONTEREY PARK CA	91755
* 5252 033 011	837 RIDGECREST ST	YAMATE,MEIKO A TR	837 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 016	827 BARNUM WAY	MATSUNAMI,DAN AND LE, THUY THANH NGUYEN	827 BARRUM WAY	MONTEREY PARK CA	91754
* 5252 033 017	809 BARNUM WAY	NGO, NANCY	809 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 033 020	772 BARNUM WAY	HO, SONNY CO TR	2355 MELVILLE DR	SAN MARINO CA	91108
* 5252 034 001	1199 CREST HAVEN WAY	WU,JIACHENG	1199 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 034 010	880 RIDGECREST ST	HO,ELAINE L	880 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 011	888 RIDGECREST ST	HUANG,MICHELLE Y TR	888 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 013	906 SUMMIT PL	TMW INVESTMENT INC	906 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 035 001	1175 CREST HAVEN WAY	LONG,HELEN TR	1175 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 036 001	1197 DOVER WAY	SHUM,TONY K AND KIT M TRS	2695 LOMBARDY RD	SAN MARINO CA	91108
* 5252 036 002	1181 DOVER WAY	TEO,GARY S AND	1181 DOVER WAY	MONTEREY PARK CA	91754
* 5252 036 016	1196 CREST HAVEN WAY	CECILA, MARY J TR	1196 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 037 001	1211 W CREST WAY	ZEPEDA,JOSE A AND MARIA A TRS	1211 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 002	1201 W CREST WAY	SHAM, THOMAS & KONG C	1201 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 003	1263 W CREST WAY	CHAN, PETER C AND COURTNEY M	1263 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 004	1251 W CREST WAY	GUO QIANG LENG AND MEI RAN HOU	1251 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 005	1243 W CREST WAY	MINOHARA,STEVEN & CHARMAINE P	1243 W CREST WAY	MONTEREY PARK CA	91754

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* 5252 037 012	1198 DOVER WAY	KAWATA,JOE S AND MAY S TRS	1198 DOVER WAY	MONTEREY PARK CA	91754
* 5252 037 013	912 SUMMIT PL	CHUANG, KAI WIN AND WANG, HSIU HUA	2095 S LEO AVE	COMMERCE CA	90040
5252 038 003	SUMMIT PL	SANCHEZ, IRENE TRS	924 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 038 009	1295 W CREST WAY	LEE,CHARLES C AND AMY W TRS	1160 BUSCH GARDEN CT	PASADENA CA	91105
* 5252 040 011	1290 HIGHLAND DR	QINGYU FU AND SHU P HE	1290 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 040 018	1295 WINDOVER WAY	SOTO,LUIS JR AND IRMA	1295 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 040 019	1281 WINDOVER WAY	TOMITA ,SHIRLEY T	221 S RUSSELL AVE	MONTEREY PARK CA	91754
* 5252 040 022	1233 WINDOVER WAY	PHOSUK,SIRIPORN	1233 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 041 007	801 RIDGECREST ST	HOSHIZAKI,KOTARO R TR	801 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 008	805 RIDGECREST ST	GIN, KAM CHUN TR	805 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 009	809 RIDGECREST ST	SATO,WILLIAM AND ISABELLE	809 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 010	815 RIDGECREST ST	MATSUI,RICKY K AND	815 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 011	819 RIDGECREST ST	PENA,ANGEL B AND IVETTE C TRS	819 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 012	823 RIDGECREST ST	WONG THOMAS, NANCY TR	515 S FIGUEROA ST STE 2060	LOS ANGELES CA	90071
* 5252 041 013	827 RIDGECREST ST	NAKASHIMO,SHOJI AND MASAKO	827 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 014	831 RIDGECREST ST	RAMIREZ,DOLORES R TR	831 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 015	797 RIDGECREST ST	IRWIN,LOWELL E AND ROSE M TRS	343 WYNN CT	THOUSAND OAKS CA	91362
* 5252 041 021	781 RIDGECREST ST	HASHIMOTO,TED S CO-TRS	781 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 028	765 RIDGECREST ST	JIANG, CHANGCAN AND DENG, LIZHEN	14438 FAIRGROVE AVE	LA PUENTE CA	91744
* 5252 041 029	795 RIDGECREST ST	PHUNG,AMY N TR	795 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 041 032	773 RIDGECREST ST	TONG,KEVIN K AND YUSHAN K	773 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 033	769 RIDGECREST ST	DEGEORGE,KAREN A TR	769 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 034	720 BARNUM WAY	CHAN, PEDRO CO TR	720 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 035	724 BARNUM WAY	TANG,HUNG K TR	724 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 036	728 BARNUM WAY	HUYNH,UT C AND TUYET HONG	728 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 037	732 BARNUM WAY	CHOW,BENJAMIN H AND KAZUKO K	732 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 038	736 BARNUM WAY	SIU,LUIS AND YUNG, MANDY	736 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 039	740 BARNUM WAY	CHUI, STEPHEN AND MAGGIE M	740 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 040	744 BARNUM WAY	HUANG,MING C AND SHUMEI C TRS	744 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 041	748 BARNUM WAY	LAI,PHILLIP L AND QUAN, BETTY C	748 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 042	752 BARNUM WAY	YOUNG,MICHAEL	752 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 043	756 BARNUM WAY	JUNG,DEWEY AND BETTY C TRS	1363 ROCK VIEW ST	MONTEREY PARK CA	91754
* 5252 041 044	760 BARNUM WAY	CHUNNE,FERNAND C TR C/O MIREILLE HANFT	628 CREEKMORE CT	WALNUT CREEK CA	94598
* 5252 041 045	764 BARNUM WAY	TANG,CHING W AND LINDA C	764 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 046	768 BARNUM WAY	TING,WILLIAM C AND	768 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 042 009	1097 BRIER CLIFF WAY	MARQUEZ,ALMA V	1097 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 010	1101 BRIER CLIFF WAY	NG,JACK CO TR	1101 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 011	1113 BRIER CLIFF WAY	LEE, NORMAN T AND CARMEN J	1113 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 012	1125 BRIER CLIFF WAY	QUAN, HENRY C AND DIANA K	1177 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 042 013	1149 BRIER CLIFF WAY	YAMAMOTO,PETER P	1149 BRIER CLIFF WAY	MONTEREY PARK CA	91754

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* 5252 043 003	1087 CHALET TER	MURPHY,JOHN JR AND ELAINE TRS	2234 HIGHLAND VISTA DR	ARCADIA CA	91006
* 5252 043 004	1090 CHALET TER	LEW, MARILYN L ET AL TRS	1090 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 011	1067 ALPINE TER	NGUYEN, THUAN DUC AND PHAM, AMY P	2627 W AVE 31	LOS ANGELES CA	90065
* 5252 043 012	1089 ALPINE TER	TAWEESUP,PATAMA	PO BOX 1363	MONTEREY PARK CA	91754
* 5252 043 014	812 RIDGECREST ST	DUONG, NICK AND CHRISTINE L	812 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 015	806 RIDGECREST ST	HUEY, WAI J AND LINDA J TRS	806 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 020	851 CREST VISTA DR	MATSUMOTO,MITSUKO M TR	PO BOX 1390	SOUTH PASADENA CA	91031
* 5252 043 021	869 CREST VISTA DR	HENG,JOHN M AND MONA TRS	869 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 023	903 CREST VISTA DR	RAMIREZ,ROBERT L AND CORINA	903 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 038	790 RIDGECREST ST	LIM,JANE H TR	790 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 041	1055 CHALET TER	HO,KENNY AND LUONG, HIEN T	1055 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 042	752 RIDGECREST ST	AOCHI,ETSUKO	752 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 043	758 RIDGECREST ST	HAO,PHILIP B TR	758 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 045	770 RIDGECREST ST	LEE,FRANK T AND JENNIE O TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 047	782 RIDGECREST ST	HUYNH, VIET K AND TAM, JENNIFER	782 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 048	794 RIDGECREST ST	WONG,TAN F AND GLORIA	794 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 001	761 RIDGECREST ST	KANZAWA,SANJI AND MIYOKO	1400 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 044 002	757 RIDGECREST ST	MORISHITA,TOYOMI K TR	757 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 003	753 RIDGECREST ST	XUE XIU ZHAO TR	753 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 004	749 RIDGECREST ST	SOHO INVESTMENTS LLC	8334 LINCOLN BLVD	LOS ANGELES CA	90045

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* 5252 044 005	745 RIDGECREST ST	CHAN,FANNY O TR	745 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 006	741 RIDGECREST ST	KAWARATANI, AIKO TR	741 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 007	737 RIDGECREST ST	NAKAMURA, ROY H AND SETSUKO A TRS	737 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 008	733 RIDGECREST ST	GUO,XUEZE AND	733 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 016	692 BARNUM WAY	LAW,JIMMY K AND LILY C	2345 SHERWOOD RD	SAN MARINO CA	91108
* 5252 044 017	696 BARNUM WAY	TANG,ARTHUR TR	696 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 018	700 BARNUM WAY	WONG,HENRY H AND MARY P	700 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 019	704 BARNUM WAY	WAI YEE YAN AND DENG, AMY	704 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 020	708 BARNUM WAY	IWAKI,JIMMY M AND JUDY M TRS	708 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 021	712 BARNUM WAY	JUATMA, VUNAPHA W TR	712 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 022	716 BARNUM WAY	RO,STEVE S AND SUNMI K	716 BARNUM WAY	MONTEREY PARK CA	91754
5253 002 022	ATLANTIC BLVD	SC INVESTMENT GROUP LLC	2707 E VALLEY BLVD STE 311	WEST COVINA CA	91792
* 5253 005 003	915 DE LA FUENTE ST	NGUYEN,NAM AND PHAM, JENNELYNN	915 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 013	1015 DE LA FUENTE ST	LEE, DUSTIN	1015 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 014	1031 DE LA FUENTE ST	XIANG, PIN AND DING, MICHELLE X	1031 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 015	1027 DE LA FUENTE ST	ZHU, CONGWANG	1027 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 016	898 VIA VENTI AVE	YOUNG, KALLY W TR	898 VIA VENTI AVE	MONTEREY PARK CA	91754
* 5253 006 018	983 KINGSFORD ST	LEE,VICTOR AND KIM T	983 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 019	989 KINGSFORD ST	NGO,HY P TR	989 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 020	999 SNYDER LN	LU,LOU	999 SNYDER LN	MONTEREY PARK CA	91754

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* 5253 006 021	1039 SNYDER LN	NG, PHACH T C TR	1039 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 027	887 SCUDDER WAY	LI, YUZHEN	887 SCUDDER WAY	MONTEREY PARK CA	91754
5253 006 028	SCUDDER WAY	LAU, YEE H AND ANNA	7318 TERESA AVE	ROSEMEAD CA	91770
* 5253 006 040	899 HOLLADAY WAY	LIEN, JIMMY AND SHIRLEY S TR	899 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 041	898 HOLLADAY WAY	OGINO, JAMES T AND MYRA M	898 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 042	888 HOLLADAY WAY	WONG, SIN WEI	888 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 043	886 HOLLADAY WAY	YAMADA, DEAN O AND ABAD, LEILANI T	PO BOX 1526	MONTEREY PARK CA	91754
* 5253 006 044	882 HOLLADAY WAY	WU, ZHUOFU AND RUI SHEN	882 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 051	1086 SNYDER LN	LUK, LINCOLN JR AND MA, VIVIEN	1086 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 052	1082 SNYDER LN	LIU, SU CHIAO	1082 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 056	1038 SNYDER LN	HADDAD, IKHLAS TR	882 SCUDDER WAY	MONTEREY PARK CA	91754
* 5253 006 058	988 SNYDER LN	MAI, DAMING	988 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 059	988 KINGSFORD ST	YIU, YVONNE Y	988 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 060	986 KINGSFORD ST	TSUI, SAN CO TR	986 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 061	982 KINGSFORD ST	CHI, SAMUEL C AND SUI J	982 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 062	928 KINGSFORD ST	WONG, SIU W	928 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 063	898 KINGSFORD ST	XING LI	898 KINGSFORD ST	MONTEREY PARK CA	91754
5253 007 005	DE LA FUENTE ST	CHEN, HSIANG JUI CO TR	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 017	1030 DE LA FUENTE ST	KO, WINSTON P AND PUI YUK D TRS	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 024	DE LA FUENTE ST	WONG, KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754

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* 5253 007 025	1068 DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 027	1088 DE LA FUENTE ST	RAMIREZ, SELOMITH	1088 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 028	1002 DE LA FUENTE ST	RHE LLC	711 N BROADWAY # 403	LOS ANGELES CA	90012
5253 008 023	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 008 024	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 026	828 VIA VENTI AVE	KAO,CHARLES C CO TR	828 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 027	832 VIA VENTI AVE	LAU,CHI YAM	832 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 028	838 VIA VENTI AVE	KAZEIAN,NORAIR AND DIANA	838 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 029	866 VIA VENTI AVE	HYUN,CHUL CHOI AND	866 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 030	868 VIA VENTI AVE	LO,VEYKIE C AND LAU, TISINE	868 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 031	880 VIA VENTI AVE	WU,JONATHAN Y	880 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 032	882 VIA VENTI AVE	TSOI, ALPHAN AND CHOI, JULIE H	882 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 033	886 VIA VENTI AVE	AU, BRANDON & ANGELICA R	886 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 034	888 VIA VENTI AVE	CHAN, ROBERT O & OUYANG FRANCES Y	888 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 035	892 VIA VENTI AVE	VU, THAI	201 E CENTER ST STE 108	ANAHEIM CA	92805
5253 008 036	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 037	809 KINGSFORD ST	BOUAYAD,HASSAN M AND MLISS L	809 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 038	829 KINGSFORD ST	FONG,ARTURO AND AGNES TRS	829 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 039	839 KINGSFORD ST	CHEN,CHINGCHI AND	839 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 040	863 KINGSFORD ST	TSUJII,RYAN B AND ABE, SANDRA Y CO TR	863 KINGSFORD ST	MONTEREY PARK CA	91754

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* 5253 008 041	869 KINGSFORD ST	PATEL,AMRATLAL N AND BHANU A	869 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 042	883 KINGSFORD ST	YEUNG,WING K CO TR	883 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 043	889 KINGSFORD ST	CHENG,HOA AND FAY F TRS	889 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 044	893 KINGSFORD ST	LUM,BING K AND LISA G	893 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 045	896 KINGSFORD ST	JIN, MING	896 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 046	888 KINGSFORD ST	FANG ZHAO	888 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 047	886 KINGSFORD ST	SUN,HELEN	886 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 048	882 KINGSFORD ST	QUAN,JEFF AND ENG, ENG LI	4111 THISTLE HILL CT	SUGAR LAND TX	77479
* 5253 008 049	880 KINGSFORD ST	WANG,KOUG C AND MANPING	880 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 050	868 KINGSFORD ST	GALLINOT,GARY F AND DEBRA J	868 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 052	862 KINGSFORD ST	SUKANDADINATA,ALBERT C AND LAMSAILA, ANGELA	5925 COLGATE AVE	LOS ANGELES CA	90036
* 5253 008 054	832 KINGSFORD ST	THAMMAVONGSA AMPHASOUK AND TRAN, THUY B	832 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 055	828 KINGSFORD ST	LI, YING	828 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 060	818 VIA VENTI AVE	QUACH,HAI C AND LUI, SHARI	818 VIA VENTI	MONTEREY PARK CA	91754
5253 008 061	CADIZ ST	YOUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 009 019	877 W EL REPETTO DR	EMERALD HILLS LLC	21700 OXNARD ST STE 345	WOODLAND HILLS CA	91367
5253 010 031	ATLANTIC BLVD	CALIF WATER SERVICE CO	1720 N 1ST ST	SAN JOSE CA	95112
* 5253 010 036	1995 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 037	1969 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 039	1955 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240

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* 5253 010 040	1935 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 012 019	1000 COLLEGE VIEW DR	TSUI, CHI K AND WAI Y	1000 COLLEGE VIEW DR # A	MONTEREY PARK CA	91754
* 5253 012 020	1010 COLLEGE VIEW DR	JLC INVESTMENT LLC	416 DANIMERE AVE	ARCADIA CA	91006
* 5253 012 021	1020 COLLEGE VIEW DR	NAYFACK, PEARL TR	12512 CHANDLER BLVD #306	VALLEY VILLAGE CA	90605
* 5253 012 022	1030 COLLEGE VIEW DR	SANCHEZ, CELIA TR	8317 VILLAGE VIEW DR	WHITTIER CA	90605
* 5253 012 023	1050 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 012 025	1070 COLLEGE VIEW DR	LAU,NATALIA Y TR	1536 SOMBRERO DR	MONTEREY PARK CA	91754
* 5253 013 021	1080 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 022	1100 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 023	1110 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 024	1120 COLLEGE VIEW DR	GEE, GEORGE N TR	1081 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 013 025	1130 COLLEGE VIEW DR	CHONG,OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 026	1140 COLLEGE VIEW DR	HAO, PHILLIP B TR	758 RIDGE ST	MONTEREY PARK CA	91754
* 5253 013 027	1150 COLLEGE VIEW DR	LEW, TERRY TR	635 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 013 028	1160 COLLEGE VIEW DR	XIAO LING JIN	1160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 029	1170 COLLEGE VIEW DR	ZACHARIO, BILL AND HELEN TRS	1170 COLLEGE VIEW DR # 4	MONTEREY PARK CA	91754
* 5253 013 031	1180 COLLEGE VIEW DR	HUANG, JULIE TR	6306 LONGMONT AVE	SAN GABRIEL CA	91775
* 5253 014 018	1109 COLLEGE VIEW DR	MONTEREY PARK GARDEN LLC C/O JOHN RONG	724 W HELLMAN AVE	MONTEREY PARK CA	91754
* 5253 024 003	961 WANDERING DR	SISWANTO,EDWIN K AND ANNE S	191 ROCA WAY	MONTEREY PARK CA	91754
* 5253 024 004	931 WANDERING DR	AWANA,SHIRLEY S	241 W FOOTHILL BLVD	ARCADIA CA	91006

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* 5253 024 005	901 WANDERING DR	HAYASHI, LEO TRS	PO BOX 331302	LOS ANGELES CA	90033
* 5253 024 006	1204 DELL DR	OU,JUNE AND TING, PHILIP H	1204 DELL DR	MONTEREY PARK CA	91754
* 5253 024 008	1264 DELL DR	WU,DANNY T CO TR	851 S BRADSAWE AVE	MONTEREY PARK CA	91754
* 5253 024 010	921 W EL REPETTO DR	RODELA, DAVID AND GWEN	921 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5253 024 012	1086 W EAST CREST WAY	CHONG,ANDREW G	1086 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 013	1060 W EAST CREST WAY	BRUNIE,RAYMOND AND FAUSTINA TRS	1060 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 014	1028 W EAST CREST WAY	LAI,ALBERT S AND JANE	1028 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 028 007	1360 CREST VISTA DR	CHU, HAIMING CO TR	1360 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 004	1240 CREST VISTA DR	YIP,JOHNSON C AND ADRIANNE E TRS	1240 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 005	1220 CREST VISTA DR	CHAN,STEWART W TR	1220 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 006	1200 CREST VISTA DR	PRICE,MARY LOU TR	1200 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 007	1231 RIDGESIDE DR	MIGUEL,ROBERT AND CHIZUKO TRS	1231 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 030 013	1360 HIGHLAND DR	WONG,VIVIAN C TR	1618 GOODMAN AVE	REDONDO BEACH CA	90278
* 5253 030 014	1310 W GRAND VISTA WAY	TAKEUCHI,TED AND SUMIYE	1310 W GRAND VISTA WAY	MONTEREY PARK CA	91754
* 5253 034 046	1470 COLLEGE VIEW DR	FONG,CHONG M AND EILLEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 047	1450 COLLEGE VIEW DR	FONG,CHONG M AND EILEEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 048	1430 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
* 5253 034 049	1801 CREST VISTA DR	QUIHUIS, ROBERT G TR	9121 LONGDEN AVE	TEMPLE CITY CA	91745
* 5253 034 050	1260 COLLEGE VIEW DR	WONG, DON Y AND SALLY P TRS	816 BARTOLO AVE	MONTEBELLO CA	90640
* 5253 034 051	1280 COLLEGE VIEW DR	TRAN, MUOI M CO TR	799 KING ST	SAN GABRIEL CA	91776

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* 5253 034 052	1300 COLLEGE VIEW DR	MAI, RUNQIU	144 W ROSELYN PL	MONTEREY PARK CA	91754
* 5253 034 053	1310 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 034 054	1340 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 055	1370 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 056	1390 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 057	1400 COLLEGE VIEW DR	WONG,HUBERT ET AL	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5253 034 058	1490 COLLEGE VIEW DR	KD BROTHER INVESTMENTS LLC	8812 DUARTE RD	SAN GABRIEL CA	91775
* 5253 035 006	1169 RIDGESIDE DR	KAR HO CHU	1169 RIDGESIDIE DR	MONTEREY PARK CA	91754
* 5253 035 008	1185 RIDGESIDE DR	NISHIMOTO ALICE	1185 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 009	1191 RIDGESIDE DR	KIKUCHI,KYLE	43 ROYAL DR	WEST WARWICK RI	
* 5253 035 010	1197 RIDGESIDE DR	YEE,MICHAEL Q AND	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 015	1108 CREST VISTA DR	TANI,MASAO AND SADAKO TRS	1108 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 016	1140 CREST VISTA DR	TAY, LUIS AND STELLA	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 017	1148 CREST VISTA DR	TAY,LUIS C AND STELLA TRS	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 018	1156 CREST VISTA DR	LAU, WINNIE W	1581 VALLEY VISTA DR	MONTEREY PARK CA	91754
* 5253 035 019	1164 CREST VISTA DR	KOBAYASHI,SEIICHI AND IKUKO TRS	1164 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 020	1182 CREST VISTA DR	FARIAS,ARMANDO JR AND GUADALUPE M	1182 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 021	1190 CREST VISTA DR	LIM,JULIUS K	1190 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 002	1101 RIDGESIDE DR	TAKEMOTO,FRANK T CO TR	1101 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 003	1107 RIDGESIDE DR	ESQUIVEL,MOISES AND DIANE H	1107 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 036 004	1115 RIDGESIDE DR	AU,ALEX AND ERIKO	1115 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 005	1123 RIDGESIDE DR	LEE,JOHN H AND LEE, CHING LUN CO TR	PO BOX 1253	ROSEMEAD CA	91770
* 5253 036 009	1072 CREST VISTA DR	ITO,SALLY S AND LANCE E	1072 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 010	1060 CREST VISTA DR	HOO, HAYWARD S	1411 SOLAR DR	MONTEREY PARK CA	91754
* 5253 036 011	1048 CREST VISTA DR	TRAN, CALVIN AND LEE, CATHERINE	1048 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 012	1036 CREST VISTA DR	ALVAREZ,JOHN	3544 W BEVERLY BLVD	MONTEBELLO CA	90640
* 5253 036 013	1024 CREST VISTA DR	WONG,CAREY K AND JANICE TRS	1024 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 014	1012 CREST VISTA DR	HARADA,CLARA M CO TR	1012 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 029	1095 RIDGESIDE DR	HWANG, ISABELLA	1095 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 030	1000 CREST VISTA DR	SHIMIZU, SPENCER S AN DAWN A TRA	2317 W 184TH ST	TORRANCE CA	90504
* 5253 036 031	990 CREST VISTA DR	TOMITA,PAUL S AND JOYCE S	990 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 032	980 CREST VISTA DR	HIRATA, ALICE H TR	980 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 033	964 CREST VISTA DR	CHU,AH SANF AND HELEN AND CHU, JUDY	964 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 034	1075 RIDGESIDE DR	SUDIRGO,RIDWAN AND EVI B	1075 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 035	1057 RIDGESIDE DR	WOO,BING AND MARILYN TRS	1057 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 036	1041 RIDGESIDE DR	QUON,RANDOLPH W AND ANGELA W TRS	6508 CERTA DR	RANCHO PALOS VERDES	90275
* 5253 036 038	1009 RIDGESIDE DR	TUEY, SHEANG & BETTY	1009 RIDGESIDD DR	MONTEREY PARK CA	91754
* 5253 037 001	1000 W EAST CREST WAY	WONG,DANNY M AND MAYFUN K	1000 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 002	1015 W EAST CREST WAY	LEE,ANDREW M AND CHIN, ROSA W	1015 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 003	1031 W EAST CREST WAY	TRAN,MUOI CO TR	1031 W EAST CREST WAY	MONTEREY PARK CA	91754

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* 5253 037 004	1045 W EAST CREST WAY	CHANG, KENT V CO TR	1045 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 013	1130 RIDGESIDE DR	ROCK,NATHANIEL M AND DAWN M	1130 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 014	1124 RIDGESIDE DR	SIMONCINI,JEANNE M TR	1124 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 025	1112 RIDGESIDE DR	SUN, CHANGJIAN AND XU, HUA	1112 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 001	946 CREST VISTA DR	CHANG WEI CHEN	946 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 004	894 CREST VISTA DR	KIM, JOHN C AND KYUNG J	894 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 015	917 RIDGESIDE DR	SHUI, MICHAEL	10104 OLIVE ST	TEMPLE CITY CA	91780
* 5253 038 016	929 RIDGESIDE DR	LEE,JAMES AND JENNY L	929 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 017	941 RIDGESIDE DR	WONG,WAIHONG H AND LISA D	941 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 018	955 RIDGESIDE DR	NG, KELVIN	955 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 019	973 RIDGESIDE DR	HUM,JON G AND CHRISTINE A	1580 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 039 001	978 RIDGESIDE DR	WONG,KENNETH S AND PING Y TRS	978 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 003	1006 RIDGESIDE DR	MITANI,JERRY M AND GLADYS H TRS	1006 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 004	1014 RIDGESIDE DR	YIP, YUENU AND LI, TIEZHONG	1014 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 005	1022 RIDGESIDE DR	NAKAMURA,MAKOTO H AND CINDY L	1022 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 008	1066 RIDGESIDE DR	SHIM,ALDRIC J	1066 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 009	1086 RIDGESIDE DR	CHAN,WA HING AND MEI LIN	1086 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 010	968 RIDGESIDE DR	NG,KENNY K AND WUNG, TERESA	968 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 013	924 RIDGESIDE DR	LEE,SHIRLEY A	924 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 015	900 RIDGESIDE DR	ORTEGA,ADRIAN F AND ANA R	900 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 040 028	720 RODMAN CIR	QUAN,JAMES	PO BOX 1624	ROSEMEAD CA	91770
* 5253 040 030	712 RODMAN CIR	SAKUMA,CHRISTOPHER AND	712 RODMAN CIR	MONTEREY PARK CA	91754
5253 040 031	RODMAN CIR	HIGH SEAS RODMANM LLC	1107 FAIR OAKS AVE # 234	S PASADENA CA	91030
* 5253 040 037	622 CREST VISTA DR	KAM, CHING KWOK AND MAGGIE W	622 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 038	616 CREST VISTA DR	KWAN,MICHAEL AND SAU C TRS	616 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 039	610 CREST VISTA DR	WONG, SIU NGOR	610 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 040	606 CREST VISTA DR	SAM,CHUCK M AND KAREN	606 CREST VISTA DR	MONTEREY PARK CA	91754
* 5254 002 012	1367 SOMBRERO DR	HIRONAKA,ALVIN T	1367 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 013	1355 SOMBRERO DR	SOMBRERO ENTERPRISES LLC	1355 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 014	1345 SOMBRERO DR	ZHAO,GUANFU	1345 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 016	1321 SOMBRERO DR	VARGAS, ORLANDO	1321 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 017	1311 SOMBRERO DR	LEI,CONNIE U TR	1311 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 018	1301 SOMBRERO DR	BRADSHAW,JAMES T JR CO TR	1304 OLD MILL RD	SAN MARINO CA	91108
* 5254 002 019	1300 SOMBRERO DR	ENDO,JESSE C AND MARGARET K	1300 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 027	403 MONTEREY PASS RD	RAGO,DOMENICK	3348 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
5254 002 029	GARVEY AVE	ABAJO VILLA LLC	960 E LAS TUNAS DR STE A	SAN GABRIEL CA	91776
+ 5254 002 902	1000 ABAJO DR	MONTEREY PARK CITY HOUSING	1000 ABAJO DR	MONTEREY PARK CA	91754
* 5254 003 005	1457 SOMBRERO DR	KOCHI,TATSUO AND KIMIKO	1457 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 003 007	1421 SOMBRERO DR	CAUCIA,DANTE D AND MITSUKO	1421 SOMBRERO DR	MONTEREY PARK CA	91754
5254 003 014	1585 SOMBRERO DR	LA, TIMMY AND DUAN, YAONAN	333W GARVEY AVE	MONTEREY PARK CA	91754

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5254 003 018	SOMBRERO DR	TRUONG,PHAM S	4838 FIESTA AVE	TEMPLE CITY CA	91780
5254 003 019	SOMBRERO DR	AMEXSYN PROPERTIES INC	6415 WHITTIER BLVD	LOS ANGELES CA	90022
* 5254 003 126	125 CAMPANITA CT	CAI,CHANG	125 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 003 127	108 CAMPANITA CT	XU, GANG	108 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 004 009	1597 VERDE VISTA DR	PAN,FRANCIS M AND WENDA T TRS	1597 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 010	1591 VERDE VISTA DR	LOPEZ,ELEANOR A TR	1591 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 027	1485 ARRIBA DR	CHAN,HUNG YIU AND LUO, JIE MEI	1485 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 038	1458 SOMBRERO DR	HAYASHI,SACHI TR	1458 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 039	1478 SOMBRERO DR	HIROSAWA,RONALD AND DORIS TRS	1580 ABAJO DR	MONTEREY PARK CA	91754
* 5254 004 040	1500 SOMBRERO DR	ITO,JUNE	1500 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 041	1518 SOMBRERO DR	YANG,ASHLEY L	1518 SOBRERO DR	MONTEREY PARK CA	91754
* 5254 004 044	1588 SOMBRERO DR	IWAMOTO,DEBORAH L TR	1588 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 045	1495 ARRIBA DR	KWOK , CLARK T	1495 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 046	1503 ARRIBA DR	YAMAGATA, TAKEHIRO AND MIEKG TRS	1503 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 052	1581 VERDE VISTA DR	NOVASEL,EDWARD AND MARGARET TRS	1581 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 053	1587 VERDE VISTA DR	KAWASHIMA, MASAJI	1587 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 005 034	2080 DURANGO DR	CHEN, CHARLES K	1721 GARVEY AVE NO C	ALHAMBRA CA	91803
* 5254 005 045	2095 CERCO ALTA DR	CHAN,PETER N AND VIVIEN C	2095 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 005 046	2096 CERCO ALTA DR	WANG, CHE Y AND SUNG, TING TING	2096 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 006 020	1825 VERDE VISTA DR	LEE,CHRIS Y AND SUZIE TRS	1825 VERDE VISTA DR	MONTEREY PARK CA	91754

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* 5254 006 021	1813 VERDE VISTA DR	ROURA,QUETZAL A AND KIMBERLY A	1813 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 007 006	1912 CERCO ALTA DR	RAMIREZ,VINCE AND EDNA TRS	1912 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 007	1918 CERCO ALTA DR	CHUI,SIU HONG AND HUANG, FENG CHU	1918 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 008	1924 CERCO ALTA DR	CHALE,PHAN T TR	1924 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 010	1936 CERCO ALTA DR	BAKER,ROBERT D AND MARIA E	1936 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 008 001	288 BARRANCA DR	TODA, KATY S	288 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 008 028	282 BARRANCA DR	PRASAD PIERRIBIA,RAJ L TR	282 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 009 020	174 LADERA ST	ZHAO, DAVID AND MARILYN	178 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 021	168 LADERA ST	MASADA,GREGG AND SUSAN	168 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 023	154 LADERA ST	GOEI,BERNARD T AND SIOE T TRS	154 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 026	134 LADERA ST	TANIGUCHI, SACHIKO TR	207 S OAKLAND AVE #E	PASADENA CA	91101
* 5254 009 040	2096 DURANGO DR	FONG,HENRY W AND JANE B TRS	2096 DURANGO DR	MONTEREY PARK CA	91754
* 5254 010 001	265 BARRANCA DR	CHUN,WING Y AND LILY H	265 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 002	261 BARRANCA DR	CHU,CATHERINE	261 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 003	253 BARRANCA DR	LEE,DENNIS G	253 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 027	141 LADERA ST	CHENG,JOHN AND CECILIA	431 CUMBRE ST	MONTEREY PARK CA	91754
* 5254 010 028	149 LADERA ST	TAY, DEBBIE J CO TR	1857 HANSCOM DR	S PASADENA CA	91030
* 5254 010 029	153 LADERA ST	KWOK, SHARONK AND ZHENG, YANG Y	153 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 042	157 LADERA ST	YANG,SUSHI L AND JOHNNY	157 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 043	161 LADERA ST	NATSUME,MARGARET	161 LADERA ST	MONTEREY PARK CA	91754

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* 5254 012 044	167 LADERA ST	MARSDEN,STEVEN AND	167 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 045	173 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 046	177 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 047	183 LADERA ST	WEYERMANN, ROLF H P AND HANNELORE	183 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 048	187 LADERA ST	LI, HONG HUI	187 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 049	193 LADERA ST	SUNN, MICHAEL CO TR	2007 LA PALOMA AVE	ALHAMBRA CA	91803
* 5254 012 050	201 LADERA ST	WONG,JOSEPH K AND SUSIE L	201 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 051	215 LADERA ST	LEE, RONALD K	215 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 043	200 LADERA ST	PENG,KEVIN S AND WAN, ERBI	200 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 045	188 LADERA ST	MENDEZ,DAVID A AND CRUZMENDEZ, HEIDI	188 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 046	182 LADERA ST	WELSH,DENNIS J AND ROSE W TRS	182 LADERA ST	MONTEREY PARK CA	91754
* 5254 016 017	1574 FELIZ ST	LEE,VICTOR AND FANNY K	1574 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 018	1560 FELIZ ST	KAN,ROSE Y TR	1560 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 019	1544 FELIZ ST	HAHN,KYUNG H	1544 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 020	1530 FELIZ ST	SHI,SHUN PU	1530 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 021	1516 FELIZ ST	ARASE,HAROLD AND EDITH TRS	1516 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 022	1500 FELIZ ST	RITUA, GRADY G CO TR	1500 FELIZ ST	MONTEREY PARK CA	91754
* 5254 017 026	480 CAMPO ST	WONG,MABEL T TR	480 CAMPO ST	MONTEREY PARK CA	91754
* 5254 017 029	1446 AVION DR	CHENG,CHEN AND MARGARET TRS	1446 AVION DR	MONTEREY PARK CA	91754
* 5254 017 033	355 ALISO ST	WU,SUSAN I	355 ALISO ST	MONTEREY PARK CA	91754

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* 5254 017 034	385 ALISO ST	MACALESTER,D S AND VICTORIA	385 ALISO ST	MONTEREY PARK CA	91754
* 5254 017 037	1479 ABAJO DR	EFFENDY,YANICK AND LIM, MEI L	1479 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 038	1469 ABAJO DR	WU,CHARLES AND MING H	1469 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 039	1459 ABAJO DR	MITCHELL,RALPH A CO TR	1459 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 014	1510 ABAJO DR	SUZUKI,HAJIME AND HIDEKO	1510 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 015	1500 ABAJO DR	MAGDALENO,RAUL CO TR	1500 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 016	1480 ABAJO DR	DUNN,JASON AND TINA Y	1480 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 017	1470 ABAJO DR	SALAZAR,JOAQUIN G AND ELIZABETH E	1470 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 018	1460 ABAJO DR	WEI HUANG	1460 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 019	1450 ABAJO DR	JIN, CHARLES AND ANGELA	1450 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 020	1440 ABAJO DR	YOSHINAGA,ROBERT TR	1440 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 021	1430 ABAJO DR	SAHARA,RONALD R AND FRED A F	1888 MAPLEGATE ST	MONTEREY PARK CA	91755
* 5254 018 022	1420 ABAJO DR	KO, ANITA M TR	2748 ELLISON DR	BEVERLY HILLS CA	90210
* 5254 018 023	1410 ABAJO DR	HUI,WILLIAM L AND TAM, ROSLYN B	1410 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 024	1400 ABAJO DR	CHEN,KENDALL S TR	1400 ABAJO DR	MONTEREY PARK CA	91755
* 5254 018 025	1390 ABAJO DR	TONG,JOHN AND JANICE	1390 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 026	1380 ABAJO DR	OSUGI,JOHN H AND JUNE H	1380 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 027	1370 ABAJO DR	SOTO,GILDARDO AND TERESA	1370 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 029	1350 ABAJO DR	NAKANO,WALTER F TR	1350 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 034	525 MONTEREY PASS RD	FARBSTEIN, JAY D TR ET AL, C/O SEN CHENG	219 14TH ST	SANTA MONICA CA	90402

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* 5254 018 035	505 MONTEREY PASS RD	ZPL LLC	4063 ADAIR ST	LOS ANGELES CA	90011
* 5254 018 037	543 MONTEREY PASS RD	ROBLES,DANIEL P AND ELENA N TRS	543 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 038	569 MONTEREY PASS RD	KML MONTEREY LLC	573 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 039	583 MONTEREY PASS RD	BLUE PANGU CO LTD	43750 VISTA DEL MAR	FREMONT CA	94539
* 5254 018 040	1340 ABAJO DR	CHEN, SU SHING	469 LAS TUNAS DR	ARCADIA CA	91007
* 5254 018 041	ABAJO DR	TJENDERA,NAKA	1330 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 085	1690 ABAJO DR	CHEN,YUHSU	1690 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 086	1680 ABAJO DR	LUM,FRANK T CO TR	1680 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 087	1670 ABAJO DR	WONG,WEBER W TRS ET AL	1670 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 089	1650 ABAJO DR	YE,XINTAO AND YAN, XIAOFEI	1650 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 092	1624 ABAJO DR	WONG,MATTHEW N CO TR	1624 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 093	1616 ABAJO DR	WONG,HARRY TR	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 094	1608 ABAJO DR	NG, ANGEL CO TR	1608 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 095	1600 ABAJO DR	FAVELA,RICHARD C AND TOSHIKO N	1600 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 096	1590 ABAJO DR	RODRIGUEZ,CAROL A	1590 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 098	1570 ABAJO DR	LEE,LILLIAN W TR	1570 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 099	1560 ABAJO DR	LAW,PATRICK AND EUNICE	1560 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 100	1550 ABAJO DR	KAN, LAO IP AND SIM, LAO ION	1550 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 101	1540 ABAJO DR	IWAMOTO,RAYMOND T AND FUMIE TRS	1540 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 102	1530 ABAJO DR	HAM,ORWIN AND HENRIETTA	1530 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 019 103	1520 ABAJO DR	GOV,RICKY AND LORI L	1520 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 104	673 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 105	VAGABOND DR	NGUYEN, NANCY N	811 S 3RD ST	MONTEBELLO CA	90640
* 5254 019 106	665 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
* 5254 019 107	657 MONTEREY PASS RD	W GOLDSTONE LLC	657 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 108	649 MONTEREY PASS RD	INTERTECH SUPPLY INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 109	641 MONTEREY PASS RD	INERTECH INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 110	633 MONTEREY PASS RD	LEE,STEPHEN Y AND TRACY H	815 GLENMERE WAY	LOS ANGELES CA	90049
* 5254 019 111	625 MONTEREY PASS RD	TRAN,JULIE TR	338 PARSONS LNDG	LONG BEACH CA	90803
* 5254 019 112	617 MONTEREY PASS RD	LU,DANG T AND THUYEN U	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5254 019 113	609 MONTEREY PASS RD	M AND M FAMILY PROPERTY LIMITED	2940 MILITARY AVE	LOS ANGELES CA	90064
* 5254 019 114	601 MONTEREY PASS RD	28 TRADING INC	10239 LA ROSA DR	TEMPLE CITY CA	91780
* 5254 019 115	597 MONTEREY PASS RD	MARELL,PHYLLIS S TR	433 S PALM DR	BEVERLY HILLS CA	90212
* 5254 019 117	595 MONTEREY PASS RD	YUE,FRED	150 SAN MIGUEL RD	PASADENA CA	91105
5255 002 016	120 W HELLMAN AVE	CITIZENS GROUP LLC	1211 CENTER COURT DR STE 200	COVINA CA	91724
5255 016 021	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
5255 016 022	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
* 5256 003 034	795 W GARVEY AVE	CHAN, RAYMOND AND CINDY TRS ET AL C/O EDWARD CHAN	PO BOX 861056	LOS ANGELES CA	90086
5256 003 049	220 N ATLANTIC BLVD	220 HOTEL ATLANTIC LLC	2225 S 6TH AVE	ARCADIA CA	91006
5257 001 085	780 W GARVEY AVE	PROGRESSIVE INVESTMENT 2014 LLC	2275 HUNTINGTON DR UNIT 199	SAN MARINO CA	91108

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5257 004 019	130 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 004 020	202 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 015 001	114 E GARVEY AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 002	100 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 004	150 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 005	200 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
* 5257 017 005	510 S GARFIELD AVE	SHEL,TOA ET AL TRS	888 GARDNER DR	MONTEBELLO CA	90640
* 5258 007 096	129 N NEW AVE	BUDDHA MONASTERY SUPPORT	129 N NEW AVE	MONTEREY PARK CA	91755
5258 013 030	1024 E HELLMAN AVE	CHEN,ENYUEN AND RU HUANN TRS	PO BOX 4067	ALHAMBRA CA	91803
5259 007 064	338 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5259 007 065	346 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5260 006 901	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 902	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 903	GRAVES AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 009 009	1012 MONNEY DR	CHUANG, FRANK W AND GRACE K TRS	718 MOONEY DR	MONTEREY PARK CA	91755
* 5260 011 016	811 METRO DR	MAKI,MITCHELL T AND CAYLEEN R	811 METRO DR	MONTEREY PARK CA	91755
* 5260 011 017	833 METRO DR	HENG,KHENG P ET AL	833 METRO DR	MONTEREY PARK CA	91755
* 5260 011 018	865 METRO DR	WONG,JOHN S CO TR	865 METRO DR	MONTEREY PARK CA	91755
* 5260 011 023	945 METRO DR	TAN,JUAN A ET AL	945 METRO DR	MONTEREY PARK CA	91755
* 5260 011 032	922 VILLAGE DR	ZHANG, LING	922 VILLAGE DR	MONTEREY PARK CA	91755

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* 5260 011 033	900 VILLAGE DR	MANDAP,BESSIE M	900 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 034	890 VILLAGE DR	CHANG,SHIRLEY H TR	890 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 035	860 VILLAGE DR	JOA,DAMIAN CO TR	860 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 036	735 PLATEAU AVE	SAIDI,GHOLAM R AND MEIMAN L TRS	735 PLATEAU AVE	MONTEREY PARK CA	91755
* 5260 011 037	801 METRO DR	TAM,PING L AND ELIZABETH N AND	801 METRO DR	MONTEREY PARK CA	91755
5260 013 905	RUSSELL AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 907	ORANGE AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 909	RUSSELL AVE	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5260 014 016	1114 KEMPTON AVE	LEW,JAMES K	1114 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 017	1198 KEMPTON AVE	RENERIA,IRIS D	1198 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 018	1234 KEMPTON AVE	TSUI, GARY AND BING CHEUNG	1371 VANDYKE RD	SAN MARINO CA	91109
* 5260 014 019	1266 KEMPTON AVE	SAINZ,RUBEN R AND YVONNE S TRS	1266 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 020	1292 KEMPTON AVE	DANG,CAM AND HELEN TRS	115 SPINKS CANYON RD	BRADBURY CA	91008
* 5260 014 021	1300 KEMPTON AVE	CHU,TIEN-CHING AND SHANG C	16080 LA MONDE ST	HACIENDA HEIGHTS CA	91745
* 5260 014 022	1332 KEMPTON AVE	HO, KWOK LUN CO TR	621 BALTIMORE AVE	MONTEREY PARK CA	91754
* 5260 014 023	1366 KEMPTON AVE	HU, RAYMOND AND CHOW, JENNIFER	1366 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 025	1400 KEMPTON AVE	LAC, DANIEL AND LAC, NATASHA	1398 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 026	1422 KEMPTON AVE	RUIZ,HUMBERTO R AND MARIA A AND RUIZ, RAFAEL	1422 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 027	1444 KEMPTON AVE	JOKO,TADASHI AND DORIS T TRS	1444 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 028	1466 KEMPTON AVE	BACKER,JUDITH A TR	1466 KEMPTON AVE	MONTEREY PARK CA	91755

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* 5260 014 034	1825 FERNBANK AVE	LOU,PEGGY F	1825 FERNBANK AVE	MONTEREY PARK CA	91754
* 5260 014 035	1590 FULTON AVE	HWANG,JERRY L AND LIU, DAISY	1590 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 036	1600 FULTON AVE	KWON,YOUNG NAM AND CONNIE J TRS	1350 HIGHLAND DR	MONTEREY PARK CA	91754
* 5260 015 005	417 VAN BUREN DR	HO,RAYMOND W AND KWAN	42 SAIL VIEW AVE	RCH PALOS VRD CA	90275
* 5260 015 006	1701 GRANT ST	WANG, RICHARD C AND WANG, MARK K	1701 GRANT ST	MONTEREY PARK CA	91755
* 5260 015 013	1670 FULTON AVE	SILOS,GLORIA TR	1670 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 025	1780 FULTON AVE	WONG, FOON YUNG LEE AND WONG, KOK LUN	2531 DUNSWELL AVE	HACIENDA HEIGHTS CA	91745
* 5260 015 028	1708 FULTON AVE	SEETAO,CARRYLL ET AL	1708 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 029	1720 FULTON AVE	CHAN,STEVE K AND WEI W TRS	17665 DEER VALLEY CT	RIVERSIDE CA	92504
* 5260 016 016	1874 BUCHANAN PL	HUANG, QIAN	1874 BUCHANAN PL	MONTEREY PARK CA	91755
* 5260 016 018	467 ACKLEY ST	IZUMI, HIROSH & EUNICE C	467 ACKLEY ST	MONTEREY PARK CA	91755
* 5260 017 022	1895 LUY ST	YUE,WARREN AND HUI YUN CHANG	1895 LUY ST	MONTEREY PARK CA	91755
* 5260 019 030	1716 FILLMORE DR	FERRER,VINCENT Z AND VERONICA A	1716 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 019 031	1724 FILLMORE DR	YOUNG, BRENT AND DENG, IRENE	1724 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 001	1732 FILLMORE DR	TAKAESU,MIKIKO AND TAKAESU, JAMIE R	1732 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 002	1740 FILLMORE DR	VALENZUELA,GAVIN V TR ET AL	1740 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 023 007	813 BROWNING PL	QUYEN AI PHAN TRAN	5235 TEMPLE CITY BLVD	TEMPLE CITY CA	91780
5260 024 024	TENGER RD	LUI, KUI DIN AND GIN, SUE YEN	2825 W GRAND AVE	ALHAMBRA CA	91801
* 5260 024 031	858 BROWNING PL	LI,ANTHONY	858 BROWNING PL	MONTEREY PARK CA	91755
* 5260 024 032	848 BROWNING PL	WANG,XIANG D AND ZENG, HONG	848 BROWNING PL	MONTEREY PARK CA	91755

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* 5260 024 033	838 BROWNING PL	HSIAO,TSOC	838 BROWNING PL	MONTEREY PARK CA	91755
* 5260 025 035	926 BERKEBILE CT	HA, HUNG MAI CO TR	926 BERKEBILE CT	MONTEREY PARK CA	91755
* 5260 025 059	945 ABE WAY	LIN,HELEN H	945 ABE WAY	MONTEREY PARK CA	91755
* 5260 025 062	942 ABE WAY	HO,ROMAN S AND JENNY L	942 ABE WY	MONTEREY PARK CA	91755
5260 025 063	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
5260 025 064	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
* 5260 026 011	687 AZTEC WAY	CHEUNG,KWOK C AND	687 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 016	667 AZTEC WAY	LAW,LOK T AND TAMMY	667 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 017	663 AZTEC WAY	MAH,J TRS	663 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 027 004	820 COUNTRY RD	ENG, FREDERICK P AND YVONNE T TRS	820 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 005	804 COUNTRY RD	TANG,LILLIAN W TR AND LAM,DAISY S TR	804 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 006	788 COUNTRY RD	LAM,KA Y AND CINDY W	788 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 024	671 BATAAN PL	WONG,MELVIN K AND LAVERNE K	671 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 025	667 BATAAN PL	BACHMANN,GEORGE AND IRENE TRS	667 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 026	674 BATAAN PL	TANG,CHI SHIEN AND LIU WAN TRS	674 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 032	698 BATAAN PL	KUI,KIN YAN AND BEVERLY P TRS	698 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 033	702 BATAAN PL	EAMRANOND,PRATHEEP P	702 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 034	706 BATAAN PL	LIBING,GU AND LING, LI	706 BATAAN PL	MONTEREY PARK CA	91755
* 5261 001 040	500 MONTEREY PASS RD	JAMES M HARDING CORP	28032 PASEO RINCON	MISSION VIEJO CA	92692
* 5261 001 043	508 MONTEREY PASS RD	ORO CONSTRUCTION COMPANY	10005 MISSION MILL RD	WHITTIER CA	90601

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* 5261 001 046	524 MONTEREY PASS RD	NAVARRO,HERIBERTO E	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 047	532 MONTEREY PASS RD	MALDONADO FAMILY LIMITED	765 RUSSELL AVE	MONTEREY PARK CA	91755
* 5261 001 048	540 MONTEREY PASS RD	HZS LLC	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 001 049	548 MONTEREY PASS RD	SPRING FOUNTAIN LLC	548 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 050	556 MONTEREY PASS RD	CHEN, JENQ HORNG CO TR	1937 PONTIUS AVE	LOS ANGELES CA	90025
* 5261 001 051	566 MONTEREY PASS RD	LEE,CHUI S ET AL TRS	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 001 052	580 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 053	582 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 054	588 MONTEREY PASS RD	QUAD PROPERTIES LLC C/O LINDO, TERESA	22850 NE 8TH ST UNIT 105	SAMMAMISH WA	98074
* 5261 001 055	592 MONTEREY PASS RD	THAI VARIETY FOOD INC	590 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 056	598 MONTEREY PASS RD	LU, FUZHONG TR	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 059	602 MONTEREY PASS RD	PALMER,JEFFREY P TR ET AL	1250 E WALNUT ST STE 236	PASADENA CA	91106
* 5261 001 060	606 MONTEREY PASS RD	HAAS INVESTMENT LLC	1190 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 061	516 MONTEREY PASS RD	KAIROS COMMUNICATION SERVICE	516 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 009 024	591 WHITNEY PL	MEZA,VICTOR R AND CELESTE J	591 WHITNEY PL	MONTEREY PARK CA	91754
5261 009 025	571 WHITNEY PL	LY, REGINA AND LY, HUONG H	571 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 026	551 WHITNEY PL	CHANG,JERRY P AND LUNG, CECILIA M	551 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 029	1180 WILLIAMS ST	TERRAZAS,ESTEBAN AND DALIA S	1180 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 032	550 TEDFORD WAY	MORINAGA,HIROMI K	550 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 033	570 TEDFORD WAY	YAO, ALEXANDER AND NG, MANDY	570 TEDFORD WAY	MONTEREY PARK CA	91754

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* 5261 009 034	576 TEDFORD WAY	OU,TSE HSIEN AND TSE YANG	576 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 035	591 TEDFORD WAY	PANG,JON L AND YI CHENG H	591 TED FORD WAY	MONTEREY PARK	91754
* 5261 009 036	571 TEDFORD WAY	WAKITA,DENNIS M AND CYNTHIA TRS	571 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 037	551 TEDFORD WAY	TAN, SUTHEP AND VIPHA TRS	551 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 039	1220 WILLIAMS ST	LAU, LEO K AND LOISA P	1220 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 040	1240 WILLIAMS ST	MARTINEZ,JOSE L AND OLIVIA	1240 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 041	1260 WILLIAMS ST	LU YONG GUAN	1260 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 042	1280 WILLIAMS ST	SU,GUAN H AND MEI P	1280 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 048	701 NACHI WAY	CHUNG,KENNETH H	701 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 049	703 NACHI WAY	LIN,JOHN C AND ANNIE S TRS	703 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 050	705 NACHI WAY	CHU,NGAI F AND MARIA	705 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 052	709 NACHI WAY	FOON,JEU JR AND JUDY J TRS	709 NACHI WAY	MONTEREY PARK CA	91754
* 5261 010 040	1000 W NEWMARK AVE	CHEN, JUNSEN AND CHEN, XIAOTONG	1000 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 010 053	339 MONTECHICO DR	SONDAY,MARK G AND REIKO N TRS	2056 MEADOW VALLEY TER	LOS ANGELES CA	90039
* 5261 010 054	956 W NEWMARK AVE	TENORIO,JOSE E AND GERTRUDIS H	956 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 055	MONTECHICO DR	INVESTORS EQUITABLE FUND INC	PO BOX 931839	LOS ANGELES CA	90093
* 5261 010 068	351 MONTECHICO DR	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 010 071	1010 W NEWMARK AVE	CHAO,SAMMY TR	1010 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 075	NEWMARK AVE	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 016	398 MONTECHICO DR	KWOK, RICHARD Y AND ROSITA I	398 MONTECHICO DR	MONTEREY PARK CA	91754

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* 5261 011 017	352 MONTECHICO DR	PETERS,SUSAN TR	352 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 018	346 MONTECHICO DR	TETREAUULT,DAVID AND LORETTA TRS	346 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 020	334 MONTECHICO DR	CHING TANG YU	334 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 032	329 KINGSFORD ST	HAINES,JOSEPH C CO TR	6709 LONICERA ST	CARLSBAD CA	92011
* 5261 011 033	333 KINGSFORD ST	PHAM, LIEU KIM AND	2709 BELGRAVE AVE	HUNTINGTON PARK CA	90255
* 5261 011 034	339 KINGSFORD ST	HERNANDEZ,EDWARD R	339 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 035	401 HERMOSA VISTA ST	CHOU,PAI AND LEE, FRANCES	401 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 036	411 HERMOSA VISTA ST	JIMENEZ,MARLON AND CHAU, FONG	411 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 037	417 HERMOSA VISTA ST	TAMURA,KUMIKO CO TR	417 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 038	425 HERMOSA VISTA ST	CHEN,LINDA	425 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 045	468 JADE TREE DR	LEE, WAYNE AND FRANCES N	468 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 046	456 JADE TREE DR	JAO, BIENVENIDO JR	456 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 048	432 JADE TREE DR	TANTRAPHOL,EDWARD CO TR	432 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 049	420 JADE TREE DR	PARK,LISA AND PARK, NOREEN K	2889 PLAZA DEL AMO UNIT 900	TORRANCE CA	90503
* 5261 012 019	656 BARNUM WAY	KOO,JOSEPH L AND HELEN C TRS	656 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 020	660 BARNUM WAY	WU,HONGBO CO TR	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 021	662 BARNUM WAY	ZHANG,JU AND ZHENG, DANDAN	662 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 022	668 BARNUM WAY	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 023	672 BARNUM WAY	OGURA,KEVIN AND CHUNG, SAMANTHA	672 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 024	676 BARNUM WAY	MA, SAM AND NATTHAYA	676 BARNUM WY	MONTEREY PARK CA	91754

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* 5261 012 026	685 BARNUM WAY	WEN,JIN CO TR	685 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 027	688 BARNUM WAY	LIU,STANLEY T TR	688 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 028	684 BARNUM WAY	TOM,CARLTON AND DONNA TRS ET AL	684 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 031	649 BARNUM WAY	CHEUNG,SZE WAI AND IP KWAI C TRS	649 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 033	680 BARNUM WAY	PROUT,DAVID L AND SUSAN J	680 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 035	BARNUM WAY	GU,LUOFU AND TAN, SINING	1290 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 012 036	681 BARNUM WAY	NGUYEN,HUNG Q AND MAI N	681 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 013 015	737 KINSFORD ST	TOY,DONALD G	737 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 013 016	724 CADIZ ST	LIU,ANYA TR	724 S CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 017	720 CADIZ ST	GALVAN,GINA	720 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 018	714 CADIZ ST	YIU,JONATHAN M	714 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 030	641 KINSFORD ST	HSU, YIN PEN AND CHU SAN HSU	641 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 049	701 KINSFORD ST	WILLS,CATHERINE A TR	701 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 050	709 KINSFORD ST	LI,ZHENG	2624 MILL LN	FULLERTON CA	92831
* 5261 014 019	825 W MABEL AVE	LWIN,SOE CO TR	825 W MABEL AVE	MONTEREY PARK CA	91754
5261 014 021	817 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 022	813 W MABEL AVE	M AND A GABAE LP	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 023	809 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 025	ATLANTIC BLVD	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 026	808 E GARVEY AVE	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209

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5261 014 027	864 E GARVEY AVE	GABAE, M AND A	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 028	910 W GARVEY AVE	M AND A GABAE THE CHARLES CO	P O BOX 5357	BEVERLY HILLS CA	90209
* 5261 015 015	915 W NEWMARK AVE	GUTIERREZ, MIGUEL AND MARY A TRS	915 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 016	911 W NEWMARK AVE	FRATINO, RAYMOND M AND PAOLA TRS	911 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 017	901 W NEWMARK AVE	OGDEN, JEROME C AND LAURA CA	901 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 022	943 W NEWMARK AVE	MA, MAN SZE AND NORA W	943 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 023	939 W NEWMARK AVE	LAU, GAVIN	939 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 024	935 W NEWMARK AVE	PEREZ, ABEL	935 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 025	931 W NEWMARK AVE	YIP, RAYLIAN HIU	1234 GREENFIELD AVE	ARCADIA CA	91006
5261 015 042	810 W MABEL AVE	LY, KIM B AND TRAN, SUSAN L	961 S GLENDORA AVE	WEST COVINA CA	91790
* 5261 015 045	883 W NEWMARK AVE	RANSONS, ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 046	879 W NEWMARK AVE	RANSONS, ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 047	875 W NEWMARK AVE	RANSONS, ANDRE AND IRENE TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 053	308 DE LA FUENTE ST	POON, EDDIE AND CHAN, KATHERINE	308 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 015 054	302 DE LA FUENTE ST	ACOSTA, JOSE AND STEPHANIE LYNN	209 E HAMMEL ST	MONTEREY PARK CA	91755
5261 015 087	151 S ATLANTIC BLVD	HI BANH	3115 LASHBROOK AVE	EL MONTE CA	91733
5261 015 088	ATLANTIC BLVD	SANSAN LLC	1125 S GRANADA AVE	ALHAMBRA CA	91801
* 5261 018 009	408 DE LA FUENTE ST	WARD, BRIAN C	408 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 019 043	435 HERMOSA VISTA ST	SANCHEZ, RAMIRO S TR	435 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 019 046	511 HERMOSA VISTA ST	LEE, ERNEST K AND L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754

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* 5261 019 048	660 CADIZ ST	OKITA, GRANT R AND LAURA L	660 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 049	640 CADIZ ST	NG, NHU L AND CAREY J AND NG, FRANCES H AND MAY K	638 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 050	620 CADIZ ST	ORO ASHI LLC	PO BOX 1598	STUDIO CITY CA	91614
* 5261 019 052	588 JADE TREE DR	LIN,E SING TR	588 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 053	576 JADE TREE DR	LEE, MAY S	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 054	564 JADE TREE DR	BANG,THOMAS D	564 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 055	552 JADE TREE DR	IMOTO,KATSUMI AND HELEN K TRS	552 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 056	540 JADE TREE DR	CHAN,STEPHEN S AND MAN, ALICE M	540 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 057	528 JADE TREE DR	TANAKA,JULIE W	528 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 059	508 JADE TREE DR	HOANG,KEVIN M CO TR	508 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 061	480 JADE TREE DR	TONG,YUI Y AND WAI C TRS	480 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 041	350 ELECTRIC AVE	HO,VINCENT W	350 ELECTRIC AVE	MONTEREY PARK CA	91754
* 5261 020 043	370 ELECTRIC AVE	LADIA,LEONARD C AND LAURA R TRS	1016 SPRUCE LN	PASADENA CA	91103
* 5261 020 044	1100 WILLIAMS ST	GONZALEZ,MARIAN C TR	1100 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 045	1110 WILLIAMS ST	CHUI,TIMOTHY AND XIONG, XIAOQING	636 PINRAIL LN	FOSTER CITY CA	94404
* 5261 020 046	1120 WILLIAMS ST	INJARUSORN,CHAIVUT	1120 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 047	1130 WILLIAMS ST	RAKSANOH,FARLIDA	1130 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 048	1140 WILLIAMS ST	STADLER, JOSEPH N CO TR	2956 W SHORB ST	ALHAMBRA CA	91803
* 5261 020 050	550 WHITNEY PL	ROMAN,JOSE G AND MARIA A	550 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 051	570 WHITNEY PL	YOSHIDA,HIDEYUKI AND HIROE AND	570 WHITNEY PL	MONTEREY PARK CA	91754

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* 5261 020 052	590 WHITNEY PL	CHUN,TIT K AND ELLIE C	590 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 054	433 JADE TREE DR	ABELLA,ROSANNA R TR	433 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 057	469 JADE TREE DR	KING,GEORGE Y AND PEARLIE	469 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 058	481 JADE TREE DR	ANGKADJAJA,JOHANES	481 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 059	493 JADE TREE DR	IWO,SHOYE S AND MARSHA M	493 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 060	505 JADE TREE DR	SOO HOO,TERRY AND BONNIE	505 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 062	429 JADE TREE DR	HO, ANITA AND LAU, JASON	PO BOX 520	ALHAMBRA CA	91802
* 5261 020 064	555 JADE TREE DR	KIM,CHUNG W AND HAE K TRS	555 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 065	565 JADE TREE DR	WONG,NORMAN J AND SOPHIE C TRS	565 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 066	577 JADE TREE DR	OONG,WAYLAND AND PHAM, NANCY	577 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 067	589 JADE TREE DR	NG,HOWARD C AND ROSA C TRS	589 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 069	605 CREST VISTA DR	LIN, MEILYN TR	605 CREST VISTA DR	MONTEREY PARK CA	91754
* 5262 020 028	843 LOMA VERDE ST	LIM,BERNARD W AND ELEANOR L	PO BOX 80985	SAN MARINO CA	91118
* 5262 021 012	724 S YNEZ AVE	DUENAS,RUBEN A	724 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 021 013	720 S YNEZ AVE	WONG, MICHAEL M ET AL TRS	4612 ALVEDO RD	LA CANADA FLINT CA	91011
* 5262 021 018	731 DIVINA VISTA ST	MELLENDEZ,DENNIS	2132 S WESTBORO AVE	ALHAMBRA CA	91803
* 5262 021 024	755 DIVINA VISTA ST	MOY,MONTY L AND HARADA, KIMBERLY A	755 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 008	822 LOMA VERDE ST	WANG, JUN AND SO, JOYCE G	822 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 009	818 LOMA VERDE ST	CHI, DEAN AND YANG, YANG	818 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 010	814 LOMA VERDE ST	WONG, TAK SHING AND LIN, YUN CHIEN	814 LOMA VERDE ST	MONTEREY PARK CA	91754

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* 5262 022 011	810 LOMA VERDE ST	CHIN,GRACE S TR	810 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 012	806 LOMA VERDE ST	SENTENO, JIMMY R	806 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 013	802 LOMA VERDE ST	FOO,EDWIN AND MAY CHAN TRS	1380 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5262 022 014	776 S YNEZ AVE	MARTINEZ,CONSTANCE AND MARTINEZ, EDWARD	1155 ALICE DR	SANTA CLARA CA	95050
* 5262 022 015	772 S YNEZ AVE	MORITA,MELANIE K	772 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 022 016	771 DIVINA VISTA ST	NAGASHIMA,TATSUO AND TOKIE	771 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 017	777 DIVINA VISTA ST	SORIA,E DANIEL	777 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 019	805 DIVINA VISTA ST	TRAN,JAMIE AND CHEUNG, MEI Y	805 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 020	809 DIVINA VISTA ST	TRAN,JAMIE DE AND CHEUNG, MEI YUK	809 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 021	813 DIVINA VISTA ST	MAYORAL,RAQUEL	813 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 022	817 DIVINA VISTA ST	HO,SCOTT H AND CHRISTY M	817 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 023	821 MIRA VALLE ST	UTHENPONG,SURACHAI AND PAEK, MELANIE	821 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 001	1034 LOMA VERDE ST	MACIAS,SONIA	401 W DONCREST ST	MONTEREY PARK CA	91754
* 5262 023 002	1030 LOMA VERDE ST	HOLTZMAN,IRWING AND NOHEMI TRS	15892 REDLANDS ST	WESTMINSTER CA	92683
* 5262 023 008	1006 LOMA VERDE ST	WONG, LAP Y & CHAN, BERYL W & LUM, BRIAN & AMY Y	5248 MOUNT ROYAL DR	LOS ANGELES CA	90041
* 5262 023 018	909 MIRA VALLE ST	PAEZ, OSCAR A AND PAEZ, OLGA A	909 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 019	913 MIRA VALLE ST	MURAI,GERALD H AND SUSAN M AND MURAI, TAMIKO	913 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 020	917 MIRA VALLE ST	HUANG, I LING	917 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 021	921 MIRA VALLE ST	CHAN,CONRAD H AND SELINA W	921 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 027	945 MIRA VALLE ST	CARRILLO,ENRIQUETA TR	945 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 024 001	1200 LOMA VERDE ST	LI,WING H AND CHAN, GRACE	1200 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 003	1240 LOMA VERDE ST	TANAKA,KAREN I TR	1240 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 004	1260 LOMA VERDE ST	LIU,NORMAN AND LINDA W	1260 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 014	1220 LOMA VERDE ST	HO,PAUL AND VICTORIA W	1220 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 028 800	MCPHERIN	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5262 032 003	1300 MIRA VALLE ST	LEUNG,FAN K AND LEUNG, HOYIN J	1300 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 004	1350 MIRA VALLE ST	SALAS,LEOPOLDO G AND CARMEN TRS	1350 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 005	1380 MIRA VALLE ST	LIU,RAYMOND Y AND CAROL W	1380 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 006	1400 MIRA VALLE ST	ZEE,ANNA	1400 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 007	1450 MIRA VALLE ST	WONG,YUK M AND WAI Y	1450 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 008	1480 MIRA VALLE ST	ESPIRITU,ANTONIO O AND AMELIA P	1480 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 015	1451 BRADSHAWE AVE	BY,CHHUM AND HOU, CHANTHAN	12496 FARMBOROUGH CT	MIRA LOMA CA	91752
* 5262 032 016	1401 BRADSHAWE AVE	JIM,KIN KIT TR	1401 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 017	1371 BRADSHAWE AVE	ABDALLAH,SAMIRA AND WALID	1371 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 018	1351 BRADSHAWE AVE	ITO,RICHARD ET AL	1351 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 019	1301 BRADSHAWE AVE	PAGE,ARTHUR D AND KEIKO T	1301 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 001	1000 MIRA VALLE ST	CHIC,HENRY T AND HELEN N	1000 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 002	1080 MIRA VALLE ST	SAKAZAKI,TERRY AND LOURDES TRS	1080 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 003	1100 MIRA VALLE ST	VILLALOBOS,MANUEL AND CAROL TRS	1100 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 004	1150 MIRA VALLE ST	YAO,JIE AND DUAN, LEI	1150 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 033 005	1170 MIRA VALLE ST	CHEUNG, MICHAEL L AND JAIMIE M	1170 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 007	1181 BRADSHAWE AVE	COVARRUBIAS,ALFONSO AND VASQUEZ, HEIDI	1181 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 008	1101 BRADSHAWE AVE	FARIAS,JAVIER TR	1101 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 009	1081 DIVINA VISTA ST	NOBUTO,MASARU AND KAZUKO	1081 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 010	1061 DIVINA VISTA ST	NY,THONG CO TR	1061 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 011	1051 DIVINA VISTA ST	JOSEPH & KATHY CHEN	927 DIVINA VISTA STREET	MONTEREY PARK, CA	91754
* 5262 033 012	1001 DIVINA VISTA ST	LEON,JOSEPH AND ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 017	1180 MIRA VALLE ST	HOUN,SONN L CO TR	1180 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 002	938 MIRA VALLE ST	GRAPE,JAYMEE	938 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 007	908 MIRA VALLE ST	SERRANO, ARIEL AND MARIA	908 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 022	961 DIVINA VISTA ST	SUAREZ,JAIME AND AVILA SUAREZ, SUSAN	961 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 027	933 DIVINA VISTA ST	DERR,LAWRENCE E AND JEANNETTE	933 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 028	942 MIRA VALLE ST	KELLER,REID AND BRENDA	PO BOX 2138	BLAINE WA	98231
5262 034 029	MIRA VALLE ST	MBRC LLC	PO BOX 1639	BEVERLY HILLS CA	90213
* 5263 003 021	422 W GRAVES AVE	KAO,ROY C AND DONNA W TRS	3536 LOCKSLEY DR	PASADENA CA	91107
* 5263 003 022	420 W GRAVES AVE	FANG, CARDY J & CINDY Y	420 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 023	418 W GRAVES AVE	LEUNG,KAI SUN	507 W WISTARIA AVE	ARCADIA CA	91007
* 5263 003 024	412 W GRAVES AVE	ACKERMAN,DAVID AND YING C	412 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 029	310 W GRAVES AVE	LENG,HENG AND LENG, BIN	310 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 004 001	740 DIVINA VISTA ST	BARRAZA,JAIME A AND ELSA O	740 DIVINA VISTA ST	MONTEREY PARK CA	91754

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* 5263 004 002	736 DIVINA VISTA ST	QU,CHANG	736 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 003	730 DIVINA VISTA ST	CHARLES,KEVIN L	730 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 004	728 DIVINA VISTA ST	YUN,HEIDI Y TR	728 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 005	722 DIVINA VISTA ST	KUBOTA,LESTER TR	722 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 006	716 DIVINA VISTA ST	O CELLO,RORY	716 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 007	704 DIVINA VISTA ST	CHAN,VINCENT D AND TAMMY S	704 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 003	DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 004	814 DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 005	810 DIVINA VISTA ST	MOLINA, RAUL AND IRMA	810 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 006	804 DIVINA VISTA ST	MOLINA,RAUL	804 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 007	776 DIVINA VISTA ST	FRANCO,GILLIAN AND CARDENAS, EDDIE	776 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 008	768 DIVINA VISTA ST	TANAKA,JEAN TR	768 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 009	762 DIVINA VISTA ST	GREESON,CHRISTINE B TR	762 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 010	756 DIVINA VISTA ST	TSUI,PAUL H AND JOY L	756 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 011	750 DIVINA VISTA ST	HERNANDEZ,GILBERT M AND GRIEGO, DENISE D	750 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 012	744 DIVINA VISTA ST	SHAR, DIANA AND STANLEY	744 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 013	DIVINA VISTA ST	CHEN, INGRID S	1060 DEL LA FUENTE ST	MONTEREY PARK CA	91754
* 5263 006 002	1031 BRADSHAWE AVE	CHINN,PETE AND MARGARET	11038 VALLEY MALL	EL MONTE CA	91731
* 5263 006 003	1033 BRADSHAWE AVE	ANNEYAN, VARDUI	215 S VAIL AVE	MONTEBELLO CA	91754
* 5263 006 005	1037 BRADSHAWE AVE	TELLENBACH,FREDRICK DECD EST OF	321 S BEVERLY DR STE A	BEVERLY HILLS CA	90212

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* 5263 006 006	1039 BRADSHAWE AVE	YOSHIMURA, FUMIKO TR	1039 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 007	1041 BRADSHAWE AVE	MOREAU, BRUCE R	1041 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 008	1043 BRADSHAWE AVE	MIZUNO, DEAN Y	87 E GREEN ST STE 310	PASADENA CA	91105
* 5263 006 009	1045 BRADSHAWE AVE	LIU, BOB Y AND LI YU	1045 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 010	1047 BRADSHAWE AVE	YU, RUOY LIN	1047 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 011	1049 BRADSHAWE AVE	MORALES, ALMA S	1049 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 001	801 BRADSHAWE AVE	TJIOE, HENRY AND FLORENCE TRS	801 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 002	825 BRADSHAWE AVE	SHIROISHI, ALLEN L CO TR	825 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 003	851 BRADSHAWE AVE	WU, DANNY T AND CARMAN	851 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 004	891 BRADSHAWE AVE	LU, JUSTON CO TR	891 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 005	901 BRADSHAWE AVE	IMUTA, SHIGETAKA AND TERRY L TRS	901 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 006	951 BRADSHAWE AVE	PHU, TIM AND SARAH T TRS	951 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 008	993 BRADSHAWE PL	ROGERS, JOHN E AND CAROLYN	993 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 009	999 BRADSHAWE PL	ORTEGA, JULIO A TR	999 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 010	1001 BRADSHAWE AVE	HAMASAKI, MARK	1001 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 010 008	835 S GRANDRIDGE AVE	CHEN, CHIN YUAN AND CHUN Y	547 WORKMAN AVE	ARCADIA CA	91007
* 5263 010 009	801 S GRANDRIDGE AVE	RAMIREZ, RUDY AND RUIZ, STACEY	801 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 013 011	1001 S GARFIELD AVE	CROFT, LORI A TR	1001 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 012	1025 S GARFIELD AVE	MORALES, ALEX G AND JULIA M TRS	1025 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 013	1059 S GARFIELD AVE	ROBLES, ROSALIE M	316 W ARLIGHT ST	MONTEREY PARK CA	91754

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* 5263 013 017	151 ROCA WAY	MI FEN LIN BANH	301 E COLORADO BLVD STE 325	PASADENA CA	91101
* 5263 014 007	150 ROCA WAY	TSE,CHUCK AND BETSY B TRS	150 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 008	130 ROCA WAY	FUJIWARA, ALICIA D TR	130 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 010	1115 S GARFIELD AVE	BAIMA,ALBERT J TR	30 BERMUDA CT	MANHATTAN BEACH CA	90266
* 5263 014 011	1133 S GARFIELD AVE	CHIANG, SUSAN N	220 S ELECTRIC AVE	ALHAMBRA CA	91801
* 5263 014 012	1147 S GARFIELD AVE	HOWARD,LINDA H	1147 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 013	1167 S GARFIELD AVE	ESCOTO, SARA TR	1167 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 014	1171 S GARFIELD AVE	IPPOLITO, FRANCES L TR	3581 SW 58TH DR	PORTLAND OR	97221
* 5263 014 015	1177 S GARFIELD AVE	TSUCHIYA,MIEKO TR	350 TOYON RD	SIERRA MADRE CA	91024
* 5263 014 026	1181 S GARFIELD AVE	YU,KOUGING AND ZHANG, YUHUI	1181 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 002	1255 S GARFIELD AVE	NAKASHIMA,TAKUMA AND KIMIKO TRS	1255 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 004	111 W EL REPETTO DR	HUANG, YAO DUAN AND ZHU, TIN	111 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 006	135 W EL REPETTO DR	DURAN,CHRISTOPHER F AND MOZQUEDA, MIREYA	135 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 019	1182 S ISABELLA AVE	QUON,WING L AND NORI TRS	1182 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 005	1033 S ISABELLA AVE	LI, MIN AND YANG, ZONGPEI	1033 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 006	1043 S ISABELLA AVE	CHANG,TSUNG J AND JUDY TRS	1043 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 007	1057 S ISABELLA AVE	HO,YU CHICH AND RU CHIEN	1057 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 008	1065 S ISABELLA AVE	SAETIA,MARIA M	1065 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 009	1073 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 015	1048 S GRANDRIDGE AVE	YAYLA,ZAKAR K AND SONIA K TRS	1048 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 017 018	1032 S GRANDRIDGE AVE	MORIOKA,YOSHITAKA AND MICHIKO	1032 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 019	1022 S GRANDRIDGE AVE	SALEM,RAMZY S AND JANET I TRS	1022 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 001	1133 S ISABELLA AVE	LAW, IVAN S AND CHING, RONNIA L	1133 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 003	1096 S GRANDRIDGE AVE	HIROTA, SATOSHI	1096 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 004	1078 S GRANDRIDGE AVE	SUGIURA,MIYOKO AND WONG, HARRY AND DONNA D	11927 SIERRA SKY DR	WHITTIER CA	90601
* 5263 018 005	1066 S GRANDRIDGE AVE	JUNG, CLAYTON D CO TR	1066 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 006	1151 S ISABELLA AVE	VALENCIA VALLEY LLC SERIES T	PO BOX 1754	MONTEREY PARK CA	91754
* 5263 018 007	1193 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 008	1201 S ISABELLA AVE	HINO,GLENN M AND JOSEPHENE T TRS	1201 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 009	1255 S ISABELLA AVE	CHONG,VINCENT AND LILIAN TRS	1255 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 010	1293 S ISABELLA AVE	LOUIE,STEVEN W AND ELLEN W	1293 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 011	1301 S ISABELLA AVE	NGAN,HON W AND YEUNG, FION S	1301 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 012	1333 S ISABELLA AVE	NG,CHOR BUN AND CHAN, JULIE Y	1333 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 013	1375 S ISABELLA AVE	WANG,WENHUA AND HUANG, WEI	1375 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 014	1397 S ISABELLA AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 022	1332 S GRANDRIDGE AVE	KAWARATANI,YUKIO CO TR	1332 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 023	1300 S GRANDRIDGE AVE	PEI JUN GRACE GE	1300 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 024	1290 S GRANDRIDGE AVE	SUEHIRO,LLOYD E AND SEIKO D TRS	1290 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 025	1250 S GRANDRIDGE AVE	WATAMURA,TSURUKO TR	1250 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 026	1200 S GRANDRIDGE AVE	FONG,WAYMOND	3129 DURAND DR	LOS ANGELES CA	90068

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* 5263 018 027	1188 S GRANDRIDGE AVE	KAWASAKI,DIANE	1188 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 028	1152 S GRANDRIDGE AVE	NG,LOUIS C AND PAULA V TRS	1152 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 029	1100 S GRANDRIDGE AVE	LOPEZ,PAULINE L TR	1100 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 033	GRANDRIDGE AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 034	GRANDRIDGE AVE	WONG,ANTHONY	236 E GARVEY AVE	MONTEREY PARK CA	91755
* 5263 018 035	1374 S GRANDRIDGE AVE	WONG,ANTHONY	1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 001	1014 BRADSHAWE AVE	NG,YUNG YU	1014 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 019 002	1010 BRADSHAWE AVE	YU, THOMAS P CO TR	1010 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 019 003	1006 BRADSHAWE AVE	TAM,ROBERT P AND LINABELLIE	1006 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 019 004	1006 BRADSHAWE AVE	TZE LEUNG NG CO TR	1002 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 019 006	950 BRADSHAWE AVE	CHANBONPIN,JIMMY AND ARACELI TRS	1654 S EL MOLINO AVE	SAN MARINO CA	91108
* 5263 019 012	338 ROCA WAY	NAGAMATSU,ERNEST AND ELAINE TRS	2035 KENILWORTH AVE	LOS ANGELES CA	90039
* 5263 019 014	1005 S GRANDRIDGE AVE	AU,GEORGE K AND CHU, WAI Y	1005 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 015	1009 S GRANDRIDGE AVE	CLARK,LAURA J CO TR	1332 VALLEY VIEW RD	GLENDALE CA	91202
* 5263 019 016	1015 S GRANDRIDGE AVE	SHYER, JANICE R TRS	1015 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 017	1021 S GRANDRIDGE AVE	KWONG,KEI FAT AND SAU TRS	1021 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 019	1031 S GRANDRIDGE AVE	CHOY,WOODY M AND KATHERINE S	1031 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 021	1039 S GRANDRIDGE AVE	CORDOVA, DANIEL AND CLAUDIA Y	1039 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 002	1040 BRADSHAWE AVE	GARCIA,JOSE A	1040 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 003	1038 BRADSHAWE AVE	BURNS,ISABELLA J CO TR	8505 RED HILL COUNTRY CLUB DR	RO CUCAMONGA CA	91730

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* 5263 020 004	1036 BRADSHAWE AVE	MORITA,YUKIHIDE AND MAYUMI	1036 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 005	1034 BRADSHAWE AVE	TAM,PETER AND MYLAN	1034 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 006	1030 BRADSHAWE AVE	PANG,THOMAS AND RITA	1030 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 007	1026 BRADSHAWE AVE	SAIS,EDWARD E JR AND JEAN	1026 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 008	1022 BRADSHAWE AVE	DODGE,ELIZABETH A CO TR	1022 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 020 012	1071 S GRANDRIDGE AVE	TERAISHI,BEN M AND ESTHER	1071 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 013	1095 S GRANDRIDGE AVE	HONG,BENNY N AND SHARLENE L TRS	1095 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 003	1060 BRADSHAWE AVE	SHEN,RAY AND EMILY M	1060 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 004	1070 BRADSHAWE AVE	KLEIN,JOSEPH JR AND ROBERTA TRS	1550 HASTINGS WAY	PLACENTIA CA	92870
* 5263 021 005	1080 BRADSHAWE AVE	CHAN, JOHN WAI SUN AND CHI MING	1080 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 006	1100 BRADSHAWE AVE	DOBLER,KARL AND MARLENE TRS	1100 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 007	1150 BRADSHAWE AVE	RENERIA,ANTHONY S AND ALMA	1150 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 019	1155 PUNTA WAY	LUSTER,LORA A TR	1155 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 023	1257 PUNTA WAY	STEFANSKY, PETER	1257 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 044	1373 S GRANDRIDGE AVE	LAM,SIMON AND WU, LILIAN	1373 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 045	1201 PUNTA WAY	JIN,MING AND CHEN, YVONNE	896 KINSFORD ST	MONTEREY PARK CA	91754
5263 021 900	GRANDRIDGE AVE	MONTEREY PARK CITY S BY S	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5263 022 004	345 W EL REPETTO DR	LEE,PEGGY B TR ET AL	345 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 005	363 W EL REPETTO DR	CHUANG,KAI WIN	2095 S LEO AVE	COMMERCE CA	90040
* 5263 022 007	373 POCO WAY	LINN,ALICE E TR	373 POCO WAY	MONTEREY PARK CA	91754

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* 5263 022 008	375 POCO WAY	LEE,MICHAEL AND ELISA	375 POCO WAY	MONTEREY PARK CA	91754
* 5263 022 021	1350 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 022 022	1370 BRADSHAWE AVE	CHAN, YAU S AND CHAN, WAYLYN	1370 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 023	1400 BRADSHAWE AVE	FARAJ,ZIAD F CO TR	1400 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 033	1401 PIEDRA WAY	HUI,KAM S AND DEE C	920 WYNNEWOOD DR	DIAMOND BAR CA	91765
* 5263 022 034	1400 PIEDRA WAY	PALOMINO,BORIS AND AMANDA	1400 PIEDRA WAY	MONTEREY PARK CA	91754
* 5263 022 040	317 W EL REPETTO DR	DAI,HUAZHANG	317 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 041	1300 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 027 002	1592 S GRANDRIDGE AVE	LIU,JOANNE CJ	6908 N VISTA ST	SAN GABRIEL CA	91775
* 5263 027 007	1528 S GRANDRIDGE AVE	NG, DERRICK AND HO, WINNIE N	1528 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 027 017	1601 S MCPHERRIN AVE	DOMINGO, FIDENCIO E JR AND MARGARITA R	1601 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 019	1701 S MCPHERRIN AVE	SHEN,SABINA C Y TR	1701 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 022	1653 S MCPHERRIN AVE	SFT INVESTMENT PROPERTIES LLC	1278 GLENNEYRE ST UNIT 148	LAGUNA BEACH CA	92651
* 5263 028 002	1700 S MCPHERRIN AVE	SHIBATA,SHUNICHI AND MIZUE	1700 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 004	1654 S MCPHERRIN AVE	NG,PETER AND SANDY	1654 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 005	1600 S MCPHERRIN AVE	SHIMIZU,SHOJI ET AL TRS	1600 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 024	1690 S MCPHERRIN AVE	CHUI, PEARL CO TR	2357 COUNTRY CANYON DR	HACIENDA HEIGHTS CA	91745
5263 028 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 029 800	GRANDRIDGE AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 035 001	1809 GARFIELD PL	CHENG,SU CHING AND CHAO YU TRS	150 W WISTARIA AVE	ARCADIA CA	91007

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* 5263 037 007	162 W EL REPETTO DR	FREEMAN,ROBERTO AND MARIA A	162 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 010	EL REPPETO DR	GONZALES,RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 011	100 W EL REPETTO DR	NOUR GROUP LLC	14411 TELEGRAPH RD	WHITTIER CA	90604
5263 037 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 801	1690 ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 804	EL REPPETO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 038 017	607 BRADSHAWE AVE	SANCHEZ,LINDA C	607 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 018	609 BRADSHAWE AVE	LEE,TSE KIU AND XIONG, DE GUI LEE AND LI, CHUN	609 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 020	623 BRADSHAWE AVE	YAN,STANLEY AND NANCY	623 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 021	627 BRADSHAWE AVE	CHAN,HENRY AND GRACE E TRS	5512 FRANCES AVE NE	TACOMA WA	98422
* 5263 038 022	637 BRADSHAWE AVE	LAU,MONA	637 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 039 001	665 VILLA MONTE AVE	SZETO,LIM Y AND DEIDRE L	665 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 002	657 VILLA MONTE AVE	CARTER,AMELIA R TR	5200 LOUISE AVE	ENCINO CA	91316
* 5263 039 003	651 VILLA MONTE AVE	EMOTO,HIROSHI AND JUNKO TRS	909 BRIGHTON WAY	MONTEBELLO CA	90640
* 5263 039 004	643 VILLA MONTE AVE	KWOK,MATTHEW F AND MAKI, KUMI	643 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 005	637 VILLA MONTE AVE	SALZ, CONSTANCE E AND HILLYARD, HARVEY A	1020 RUBERTA AVE UNIT 1	GLENDALE CA	91201
* 5263 040 001	639 BRADSHAWE AVE	TANG,MICHAEL AND TONG, ANGELA L	639 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 002	641 BRADSHAWE AVE	LEE,IRENE S TR	641 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 003	647 BRADSHAWE AVE	YAMAMURO,TOMIKAZU AND YOKO TRS	647 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 004	653 BRADSHAWE AVE	LIN,MAGGIE T	653 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 040 005	657 BRADSHAWE AVE	LIAW, DA AN TR	657 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 008	687 BRADSHAWE AVE	KUO,MEI SHI	687 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 009	695 BRADSHAWE AVE	NHIN, HO SEC AND DIEP, YEN VE ET AL	695 BRAHSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 011	608 VILLA MONTE AVE	PEREZ,DOLISA	608 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 012	614 VILLA MONTE AVE	DASCA,MARK AND MARY C	614 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 013	622 VILLA MONTE AVE	JOVEN,MICHAEL AND RACHEL	622 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 015	636 VILLA MONTE AVE	SHAO, HUI & HE RUI	636 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 016	642 VILLA MONTE AVE	TAN,NIYADA S AND KATAWETHEESAKUN, SONG	642 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 017	650 VILLA MONTE AVE	VEGA,MARCOS AND EUFEMIA E TRS	1102 CADIZ ST	MONTEREY PARK CA	91754
* 5263 040 018	656 VILLA MONTE AVE	CHAN, YUEN MUI AND KELLION	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 019	664 VILLA MONTE AVE	MAK,CHI H AND BILLIE	664 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 041 005	685 S GRANDRIDGE AVE	LY,KEVIN H AND LU, PHUONG	685 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 006	689 S GRANDRIDGE AVE	CHEN,JEFFREY M AND YEO, MONICA	1601 S GRANADA AVE	ALHAMBRA CA	91801
* 5263 041 007	695 S GRANDRIDGE AVE	LEE,JAMES H AND JEANIE E TRS	695 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 009	696 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 010	688 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 011	678 BRADSHAWE AVE	CHANG, NGA TING	678 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 012	672 BRADSHAWE AVE	HSU,MINGKEE T ET AL	2300 LORAIN RD	SAN MARINO CA	91108
* 5263 041 013	660 BRADSHAWE AVE	LOH,DAVID S K AND ANNA T	660 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 014	658 BRADSHAWE AVE	LIAW,JUN Y AND WEN Y	658 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 041 015	652 BRADSHAWE AVE	LIN,SANNIE L ET AL	652 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 005	735 BRADSHAWE AVE	SIN,SING CHEUNG CO TR	735 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 006	743 BRADSHAWE AVE	CARR,ROBERT H AND JANICE E TRS	743 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 008	763 BRADSHAWE AVE	VIDALES,VICTOR AND RICO, ANNA	763 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 009	777 BRADSHAWE AVE	NAGATA,SHIKO AND CHIEKO	777 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 010	795 BRADSHAWE AVE	DAHL, PATRICIA E TR	626 ALTA VISTA CIR	SOUTH PASADENA CA	91030
* 5263 042 011	670 VILLA MONTE AVE	TU, DAVID AND NANCY	670 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 013	690 VILLA MONTE AVE	PEREZ,ROGELIO AND CARMEN	690 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 015	679 VILLA MONTE AVE	YEE,TONY C AND DAY T	679 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 016	671 VILLA MONTE AVE	GUAN, ANNA M TR	671 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 043 010	724 OJAI CIR	DANG,HANH C AND NGUYEN, TINA	724 OJAI CIR	MONTEREY PARK CA	91754
* 5263 043 016	758 ALTA MESA PL	KAN,JOE FUNG CHING TRS	30 CHOATE	IRVINE CA	92620
5263 043 017	ALTA MESA PL	SCOTT,DAVID C	951 GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 043 018	ALTA MESA PL	DAGHLIAN,HRATCH AND MARY TRS	351 ROCA WAY	MONTEREY PARK CA	91754
* 5264 002 001	149 DIANE WAY	KELLEY,FERNANDO CO TR	149 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 002	145 DIANE WAY	CHONG,ALBERT G AND MARY Y TRS	145 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 006	650 CECIL ST	ISMEN,JACK AND WILMA	650 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 007	648 CECIL ST	LAU,JAY H	10536 OLIVE ST	TEMPLE CITY CA	91780
* 5264 002 008	642 CECIL ST	TANG,DUK AND TINA	642 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 009	634 CECIL ST	KANG,CLAUDIA TR	634 CECIL ST	MONTEREY PARK CA	91755

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* 5264 002 010	628 CECIL ST	LOW,JONATHAN B ET AL	1510 S BALDWIN PARK AVE UNIT A	ARCADIA CA	91077
* 5264 002 011	618 CECIL ST	KAMEI,TADASHI AND NORIKO TRS	618 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 022	643 S LINCOLN AVE	LEW,NORMAN AND MARLENE F TRS	643 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 023	649 S LINCOLN AVE	WONG,TOMMY AND MYRA M	649 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 024	655 S LINCOLN AVE	CHU,YIMKING A AND ANGELINE I	655 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 025	661 S LINCOLN AVE	TRAN,NAM T AND FRANCES TRS	PO BOX 1598	MONTEREY PARK CA	91755
* 5264 002 026	667 S LINCOLN AVE	GUTIERREZ,JESUS AND REGALADO, MARIBEL	667 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 027	675 S LINCOLN AVE	SRABERG,GERALD AND ILENE S	PO BOX 512037	LOS ANGELES CA	90051
* 5264 002 028	683 S LINCOLN AVE	LIN,TYLER AND VUONG, JANET L	PO BOX 7583	ALHAMBRA CA	91802
* 5264 002 029	689 S LINCOLN AVE	LIN,RYAN Q AND LAN TU TRINH	689 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 030	691 S LINCOLN AVE	MORELL,AUGUST AND ELVERA TRS	691 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 031	695 S LINCOLN AVE	TRUONG,EDWIN K AND TRAN, DELPHINE	695 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 002	692 CECIL ST	CHANG,CHUN F AND CHUI L TRS	692 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 003	688 CECIL ST	GONG,JENNIFER M TR ET AL C/O RICHARD H GONG	1543 FORD AVE	REDONDO BEACH CA	90278
* 5264 003 004	684 CECIL ST	TSUJI,NORIKATSU AND JENNY H	684 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 005	680 CECIL ST	CHOI, ANTHONY K AND WANG, YVONNE Y	680 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 010	144 DIANE WAY	SUEN,PUI W TR	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 011	150 DIANE WAY	MENDEZ,ERIC AND ANABEL	150 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 012	699 S LINCOLN AVE	LAM,SING B AND LAM, MY Y AND LAM, PETER K	699 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 013	701 S LINCOLN AVE	PETERSEN,PENNEY P TR	701 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 003 014	707 S LINCOLN AVE	CHANG,RICHARD JR TR	9542 E NAOMI AVE	ARCADIA CA	91007
* 5264 003 015	715 S LINCOLN AVE	MA,DEREK S AND DAISY L TRS	715 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 016	721 S LINCOLN AVE	HIGUERA,RICHARD H AND ARMIDA TRS	721 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 017	741 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	741 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 018	755 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	755 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 019	771 S LINCOLN AVE	TAK KUEN MAU AND TAM, TAMMY M	771 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 020	787 S LINCOLN AVE	CHOW,ANTHONY C AND LIU, XUEMEI	787 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 021	803 S LINCOLN AVE	ORTIZ,RAYMOND AND DONNA TRS	803 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 022	819 S LINCOLN AVE	KURAI,SHUICHI T	819 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 023	833 S LINCOLN AVE	ROJO,PRESCILLA E TR	833 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 024	849 S LINCOLN AVE	LEE,THOMAS W AND ANNA K TRS	849 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 025	863 S LINCOLN AVE	YOUNG,KEVIN S AND CARMEN	863 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 026	879 S LINCOLN AVE	KWOK, SELINA Y TR	8528 LORATIN RD	SAN GABRIEL CA	91775
* 5264 003 027	901 S LINCOLN AVE	HALIM,THIO N AND HAMDJA, MEITJE	901 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 028	921 S LINCOLN AVE	WOO,KENNETH C AND SANDY L	921 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 029	941 S LINCOLN AVE	QUACH,VAN THE AND SAM, MELISSA L	941 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 030	961 S LINCOLN AVE	LAM,PAUL AND VIRGINIA TRS	961 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 031	981 S LINCOLN AVE	FONG,HARMON AND ANNIE TRS	981 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 032	1001 S LINCOLN AVE	ROBLES,FRANK G AND ELIZABETH	1001 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 035	676 CECIL ST	FANG,SHI YAN	676 CECIL ST	MONTEREY PARK CA	91755

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* 5264 004 007	1061 S LINCOLN AVE	XU, SHERRY Y	1061 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 008	1081 S LINCOLN AVE	MATSUMOTO,SEIJI AND EIKO TRS	1081 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 009	1101 S LINCOLN AVE	GARCIA,MARGARET E TR	1101 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 010	1121 S LINCOLN AVE	CHEN,MEI Y TR	1121 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 028	1021 S LINCOLN AVE	DUAN, SHIANG SHU AND LIU, AMY M	463 W CAMINO REAL AVE	ARCADIA CA	91007
* 5264 005 017	1060 S LINCOLN AVE	ESCOBEDO,DANIEL TR	1060 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 005 026	1201 WILCOX AVE	LAU,LELAND G TR	3056 W MAIN ST	ALHAMBRA CA	91801
* 5264 007 026	281 STARBIRD DR	SCHOFIELD,MARVENA A TR	281 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 027	277 STARBIRD DR	PEREZ,ALFRED V AND JENNIE F TRS	277 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 028	273 STARBIRD DR	CHAN, BONITA TR	273 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 030	265 STARBIRD DR	MOTONAGAHERBERT & MILDRED TRS	990 SHERWOOD RD	SAN MARINO CA	91108
* 5264 007 035	247 STARBIRD DR	HO LOK CHIU	247 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 040	269 STARBIRD DR	ROMO, RICHARD R AND MCCARTHY, MINDY M	269 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 007	285 STARBIRD DR	CHOW,CHI K AND NG, BEVERLEY P	285 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 016	1341 FULTON AVE	KWAN,DENNY CO TR	1341 FULTON AVE	MONTEREY PARK CA	91755
* 5264 008 024	293 STARBIRD DR	WALKER,ROBERT N AND MELINDA K	293 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 011 002	1781 FULTON AVE	BINH MY TRAN	1781 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 003	1775 FULTON AVE	YANG,RICHARD M	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 011 004	1769 FULTON AVE	CHOI,SUNNY W	1769 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 005	1763 FULTON AVE	ALMARAZ,SYLVIA I TR	1763 FULTON AVE	MONTEREY PARK CA	91755

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* 5264 011 006	1755 FULTON AVE	VU, LONG HOANG	1755 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 007	1749 FULTON AVE	TAI, MICHAEL	1749 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 008	1733 FULTON AVE	TRAN, NAM	1733 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 009	1725 FULTON AVE	HARTONO, RUDDY	1725 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 010	1721 FULTON AVE	YONEMURA, ERIC M CO TR ET AL	1721 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 013	1868 WHITEHURST DR	PEREZ, DENNISE I JR ET AL	1868 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 014	1854 WHITEHURST DR	CHAN, ANDY J & LEE, IRENE H	419 ELMGATE ST	MONTEREY PARK CA	91754
* 5264 011 015	1838 WHITEHURST DR	QI, LI NONG CO TR	1838 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 019	1770 MANCHA WAY	LIAO, BRANDA M AND MANDY M	1770 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 020	1768 MANCHA WAY	WONG, CINDY H AND TONY A	1768 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 021	1756 MANCHA WAY	HUANG, YONG T & NG HUANK, MARIA C	5632 CAMBURY AVE	TEMPLE CITY CA	91780
* 5264 011 032	1875 WHITEHURST DR	GORMAN, DONNA J TRS	1875 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 033	1876 WHITEHURST DR	NG, CHING YEE AND CHEUNG, MAN HO	1876 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 034	1895 FULTON AVE	LAU, I KEI TR	1895 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 037	1851 FULTON AVE	CHAU, MAN AND MAY	1851 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 038	1843 FULTON AVE	PANG, STEPHEN AND NANCY	1843 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 039	1835 FULTON AVE	CASTELAZO, THOMAS J & KUN HSIN CHANG	1835 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 040	1821 FULTON AVE	MORALES, JUANITA E TR	1821 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 041	1821 FULTON AVE	VILLAROMAN, JAMES R	1801 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 001	1057 FULTON AVE	ESPOLONG, CESAREO D CO TR	1057 FULTON AVE	MONTEREY PARK CA	91755

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* 5264 018 002	1065 FULTON AVE	LEE-VONGPHACHANH,MELISA M	1065 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 005	1097 FULTON AVE	LAM,SYDNEY V TR	1097 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 006	1101 FULTON AVE	YU TANG YANG	1101 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 007	1143 FULTON AVE	AGUILERA,ROSALINDA AND MARISCAL, DIANA	1143 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 009	1195 FULTON AVE	BALLINGER,LORIA	1195 S FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 010	1201 FULTON AVE	PUGA,CHRIS M	1201 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 011	1253 FULTON AVE	CHOW,KUI F AND SIU K	1253 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 012	1183 WILCOX AVE	CHU,CHAU	1183 WILCOX AVE	MONTEREY PARK CA	91755
* 5264 018 016	1100 LANGLEY WAY	NAING,THAN AND WENDY L	1100 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 017	1090 LANGLEY WAY	HANGSE,SORATH AND VANTHA	1090 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 018	1070 LANGLEY WAY	SANCHEZ, PEDRO TR	1070 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 019	1038 LANGLEY WAY	WONG,WAYNE CO TR	1038 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 020	1000 LANGLEY WAY	TSENG,YI CHUAN AND HAGEDORN, AARON	1000 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 022	960 S LINCOLN AVE	CHEN,NING	960 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 024	920 S LINCOLN AVE	MEI, DIANA TR	920 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 025	900 S LINCOLN AVE	GLOBAL INFOCONSULTATION INC.	900 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 026	800 S LINCOLN AVE	MA,ANTHONY	880 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 027	860 S LINCOLN AVE	TSENG,KUANG C AND YU ING TRS	860 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 028	840 S LINCOLN AVE	SETO, JOHN E AND DIANNA L TRS	840 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 029	826 S LINCOLN AVE	DO,JENNIFER	2032 S 4TH ST	ALHAMBRA CA	91803

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* 5264 018 030	810 S LINCOLN AVE	LAM,JENNIE S	810 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 031	786 S LINCOLN AVE	LEE,JUDY TR	786 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 033	740 S LINCOLN AVE	PAN, ZHOGREN AND PAN, MENGLIN	740 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 001	730 S LINCOLN AVE	OCHI,THOMAS H AND TAKAYO R TRS	730 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 002	728 S LINCOLN AVE	TOYAMA,TOM T AND RYOKO	728 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 003	722 S LINCOLN AVE	BARAJAS, GILBERT J CO TR	722 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 004	716 S LINCOLN AVE	LAI,VIVIANA TR	716 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 005	708 S LINCOLN AVE	TRAN,ELAINE	708 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 006	700 S LINCOLN AVE	WANG,TERESA J AND GARCIA, ADOLFO R	700 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 007	698 S LINCOLN AVE	WANG,SCOTT AND LAM, DAISY	698 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 008	694 S LINCOLN AVE	CHU,HUNG Y AND YUK L	694 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 009	692 S LINCOLN AVE	TRINH,THOMAS V AND NGA YEN NGUYEN	202 E GRAVES AVE	MONTEREY PARK CA	91755
* 5264 019 011	686 S LINCOLN AVE	WONG, LAMONT ET AL	686 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 012	680 S LINCOLN AVE	SHEFFIELD,BRADLEY W AND BALVINA G	680 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 013	674 S LINCOLN AVE	BIG CHUN NG AND CHO MONG HO	674 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 014	662 S LINCOLN AVE	ISKANDAR,EDDY AND KUMALA D	662 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 024 063	S GARFIELD AVE	GARFIELD ESTATES II	1100 S GARFIELD AVE	MONTEREY PARK CA	91754
5265 001 803	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 809	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 810	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768

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5265 001 812	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 813	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5265 004 047	2080 CLOVER DR	GIOIA,FRANK C	2080 CLOVER DR	MONTEREY PARK CA	91755
* 5265 004 048	2113 HEATHER DR	LEE,FRANK K AND STELLA H	2113 HEATHER DR	MONTEREY PARK CA	91755
5265 004 052	FULTON AVE	FONG,ARNOLD AND BARBARA	1401 MERIDIAN AVE	S PASADENA CA	91030
* 5265 004 053	2150 FULTON AVE	CHUNG, KAREN T AND WANG, YUN CHING	PO BOX 422	ROSEMEAD CA	91770
* 5265 008 016	201 E GLEASON ST	WONG, DAVID F	28846 STARTREE LN	SANTA CLARITA CA	91390
* 5265 008 019	200 E MARKLAND DR	GOMEZ, ELVA	200 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 001	268 E GLEASON ST	CHRIST EVANGELICAL MISSION	1441 PASO REAL AVE UNIT 269	ROWLAND HEIGHTS CA	91748
* 5265 010 002	264 E GLEASON ST	LAU,LEO C AND HO, JESSICA Y	264 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 003	260 E GLEASON ST	DANGLACRUZ,CORNELIA R AND FRED G	260 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 004	256 E GLEASON ST	CHAN, WAH K AND CORA K	256 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 008	245 E FERNFIELD DR	MIRANDA,ROBERTO AND MUNGUIA, ELIZABETH	245 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 009	249 E FERNFIELD DR	LOPEZ,RAMON A TR	249 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 010	253 E FERNFIELD DR	FIGUEROA,ROBERT A TR	453 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 011	257 E FERNFIELD DR	GARCIA, LUIS G AND CHRISTINE A	2200 FLORECITA DRIVE	ALTADENA CA	91001
* 5265 010 012	261 E FERNFIELD DR	VALENZUELA,ERNEST JR AND JOSEPHINE L	261 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 014	269 E FERNFIELD DR	CHAGOLLA,CHRISTOPHER P	269 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 015	273 E FERNFIELD DR	SERRANO,FRANK AND CLAUDIA	273 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 010	204 E FERNFIELD DR	LECARO,EDUARDO M AND MARIA L	204 E FERNFIELD DR	MONTEREY PARK CA	91755

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* 5265 012 011	200 W FERNFIELD DR	MARTINEZ,IVAN AND PEREZ, ESMERALDA	200 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 012	201 E FERNFIELD DR	MENDEZ,SALVADOR AND YOLANDA R	201 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 014	204 E GLEASON ST	SUMMERS,CLAUDIA TR	428 E OAKMONT DR	MONTEBELLO CA	90640
* 5265 013 010	236 E FERNFIELD DR	UNDERWOOD,KATHRYN M TR	236 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 011	232 E FERNFIELD DR	ORNELAS PROPERTY MANAGEMENT LLC	15434 CONDESA DR	WHITTIER CA	90603
* 5265 013 012	228 E FERNFIELD DR	HUI,FANG CHEN	228 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 013	224 E FERNFIELD DR	PIERRE,MILHAUD R AND SANDRA	224 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 014	216 E FERNFIELD DR	MORENO,JOSE	216 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 015	212 E FERNFIELD DR	SANDOVAL,RUDY JR	212 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 016	208 E FERNFIELD DR	ROCHA,TOM G AND OFELIA	208 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 004	500 WOODLAND WAY	LING,YUNXIN AND MAY H	500 WOODLAND WAY	MONTEREY PARK CA	91755
* 5265 018 009	441 E MARKLAND DR	KUSAMA,MASAMICHI AND KAZUKO	441 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 018 012	596 E FERNFIELD DR	SCOTT,LISA G	596 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 013	588 E FERNFIELD DR	MOHRI,ZINA S	588 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 021	516 POTRERO GRANDE DR	PRIMERO,MARLOWE ET AL	519 POTRERO GRANDE DR	MONTEREY PARK CA	91755
* 5265 018 025	527 POTRERO GRANDE DR	LIEU,KENNY QUANG AND LIN, JUAN M	527 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 027	POTRERO GRANDE DR	INCHRIST COMMUNITY CHRUCH VALLEY	19514 RINALDI ST	PORTER RANCH CA	91326
* 5265 019 003	561 E FERNFIELD DR	SAUCEDO,MANUEL O AND AZUCENA	561 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 025 044	2054 SATURN ST	MONT PARK L P THE KORDA GROUP	2566 OVERLAND AVE NO 700	LOS ANGELES CA	90064
* 5265 025 046	2 RED PLUM CIR	ROSS, MARC J TR ET AL	2 RED PLUM CIR	MONTEREY PARK CA	91755

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* 5265 025 047	2019 SATURN ST	CENTRAL CITY COMMUNITY HEALTH	5233 E BEVERLY BLVD	LOS ANGELES CA	90022
* 5265 025 048	2001 SATURN ST	UNION BANK OF CALIFORNIA NA	P O BOX 7788	NEWPORT BEACH CA	92658
* 5266 002 001	1939 BRADSHAWE AVE	ROMERO, EILEEN AND ROMERO TR	641 E SAN YSIDRO BLVD #B3-638	SAN YSIDRO CA	92173
* 5266 002 002	1937 BRADSHAWE AVE	CASILLAS,RAFAEL O AND GINA M AND	1937 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 003	1935 BRADSHAWE AVE	SAKAE,KIYO AND MINORU	1935 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 004	1933 BRADSHAWE AVE	TANAKA,RODGER K	1933 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 005	1931 BRADSHAWE AVE	ONG, YUDI K AND SANTOSOI, MEGAWATI	1931 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 006	1929 BRADSHAWE AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 007	1927 BRADSHAWE AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 008	1925 BRADSHAWE AVE	CHOY,STEPHEN AND WINNIE	1925 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 009	1923 BRADSHAWE AVE	LEW,CATHY AND LEW, SALLY	1923 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 011	1919 BRADSHAWE AVE	GARCIA,MANUEL G AND IRMA R	1919 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 012	1917 BRADSHAWE AVE	CHEUNG,PHILIP	1917 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 013	1915 BRADSHAWE AVE	AU,KIN L AND ANNIE A	1915 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 014	1913 BRADSHAWE AVE	CHAN,WOODY W AND TRINH CHAN, CECILIA B	1913 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 021	510 BRIGHTWOOD ST	TEZBER, CHRISTOPHER M AND YU L	510 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 024	516 BRIGHTWOOD ST	YU,YUNG S CO TR	220 W PALM DR	ARCADIA CA	91007
* 5266 002 025	518 BRIGHTWOOD ST	FREIRE,ANTONIO AND OFELIA	518 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 027	602 BRIGHTWOOD ST	POON,IRENE K	602 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 028	604 BRIGHTWOOD ST	CHEN,KURT C	604 BRIGHTWOOD ST	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5266 002 029	606 BRIGHTWOOD ST	TENORIO, GLORIA AND ROLAND M JR	606 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 030	608 BRIGHTWOOD ST	SOTO, FRANK AND GLORIA A TRS	608 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 031	610 BRIGHTWOOD ST	DUMKE, DARLENE L AND RALPH TRS	20400 SW BRAMBLEWOOD LN	SHERWOOD OR	97140
* 5266 003 032	2000 S ATLANTIC BLVD	ATLANTIC SQUARE LLC C/O TERRAMAR RETAIL CENTERS LLC	5973 AVENIDA ENCINAS STE 300	CARLSBAD CA	92008
5266 017 800	BRIGHTWOOD ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 017 802	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 018 801	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 020 802	RIGGIN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5274 003 013	1801 LUPINE AVE	MAO, YAN P	1801 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 015	1845 LUPINE AVE	YEE, DANNY H AND MAY H	1845 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 016	1859 LUPINE AVE	LIE, SIANG AND PAULA T	1859 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 017	1871 LUPINE AVE	YU, MACY	1871 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 018	1889 LUPINE AVE	YANG, I LING S	1889 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 019	1901 LUPINE AVE	UJITA, KEVIN AND SHARON	1901 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 020	1921 LUPINE AVE	FAN, QIANG AND ZHU, QINGNIAO	1921 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 021	1935 LUPINE AVE	TAM, YONG CO TR	1935 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 022	1949 LUPINE AVE	LEE, YOUNG AI	1949 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 023	1963 LUPINE AVE	MENDOZA, VIRGINIA C TR	1963 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 012	1974 HEATHER DR	TIMMONS, JENNIFER CO TR	1974 HEATHER DR	MONTEREY PARK CA	91755
* 5274 004 013	1962 LUPINE AVE	CHIU, PATRICK AND KIMBERLY	1962 LUPINE AVE	MONTEREY PARK CA	91755

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* 5274 004 014	1948 LUPINE AVE	WONG, HAYLEY AND SAITA, GRANT	1948 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 015	1934 LUPINE AVE	HIEP MINH LUU TR	1934 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 016	1920 LUPINE AVE	KOBAYASHI,MASASHI & HIDEKO AND	1920 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 017	1898 LUPINE AVE	GUSTAFSON,DENNIS AND STEVEN L	1898 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 018	1890 LUPINE AVE	LIANG, QUIN & YAO YAO	927 W DUARTE RD	ARCADIA CA	91007
* 5274 006 022	345 CORAL VIEW ST	MONJE,EDWARD Y AND ANGELINA	345 CORAL VIEW ST	MONTEREY PARK CA	91755
* 5274 008 001	2000 HEATHER DR	LA,LARRY AND MELISSA	2000 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 002	2004 HEATHER DR	MAI, KATIE D AND YAN, KEYUN	2004 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 003	2008 HEATHER DR	READING,HOWARD CO TR	2008 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 004	2012 HEATHER DR	CHANG,HUI H	2012 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 005	2016 HEATHER DR	WONG,DONALD AND CHEUNG, TAMMY W	2016 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 007	2024 HEATHER DR	NEVAREZ,DANIEL R	2024 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 008	2028 HEATHER DR	DAM,RITA TR	2028 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 013	2044 WHEELER DR	ZAPATA,JOE AND MIN, FANG ZHENG	2044 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 014	2046 WHEELER DR	RAMOS,LAURA	2046 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 015	2048 WHEELER DR	ORME,KATHY H ET AL	2048 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 016	2050 WHEELER DR	SU,PHILIP TR	2050 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 017	2052 WHEELER DR	TSANG,DANIEL K AND BETTY T	2052 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 018	2056 WHEELER DR	LOPEZ,LEONARD J AND KATHLEEN TRS	2056 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 019	2058 WHEELER DR	YU,SHELLEY T AND ANITA S	3027 BAGLEY AVE	LOS ANGELES CA	90034

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* 5274 008 020	2060 WHEELER DR	MCKIBBEN,JERRY C AND ELIZABETH J	2060 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 022	2043 EMERALD WAY	LIM,BARBARA Y AND THERESA A	2043 EMERALD WAY	MONTEREY PARK CA	91755
* 5274 008 025	284 BLOOM DR	YUEN, DIANE T TRS	284 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 026	290 BLOOM DR	YONG GANG LI AND LI THOMAS	290 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 027	294 BLOOM DR	FONG,KWONG M CO TR	294 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 028	300 BLOOM DR	WONG,VIRGINIA Q TR	300 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 029	310 BLOOM DR	WONG, SELINA T AND CHU, RONALD	310 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 030	318 BLOOM DR	KATO,ROBERT M AND KATHERINE A	1047 MC COMB WAY	MONTEREY PARK CA	91755
* 5274 008 031	326 BLOOM DR	CHOW,LOK AND SIU C	326 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 032	334 BLOOM DR	CHOW,OI CHUN	334 BLOOM DR	MONTEREY PARK CA	91755
* 5275 001 018	MARKLAND DR	BRADLEY MCCALL LLC	3296 E GUASTI RD STE 120	ONTARIO CA	91761
* 5275 001 022	430 POTRERO GRANDE DR	QUAD FUEL INC	2226 FAIRGREEN AVE	MONROVIA CA	91016
5275 001 800	501 W MARKLAND DR	SO CAL EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5276 004 004	764 TAYLOR DR	HUANG,CARMEN L	764 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 005	775 TAYLOR DR	JUNG,MARTIN AN CAMILLA L TRS	775 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 015	733 OLIVE PL	TRAN,THAI N AND NGA T	733 OLIVE PL	MONTEREY PARK CA	91755
* 5276 004 031	1976 HOLLY OAK DR	MARTINEZ,MARIA S	1976 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 004 032	1970 HOLLY OAK DR	ARRIOLA,M JR AND D M TRS	1970 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 008 044	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 045	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5276 013 001	1900 ALISAR AVE	ITO,KEIJI H AND MARY J TRS	1900 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 003	1920 ALISAR AVE	DUONG, WILLIAM AND PAN, WEN	1920 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 004	1915 ALISAR AVE	KITAZAKI,SHU AND ATSUKO	1915 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 005	1966 HOLLY OAK DR	SUWANNARAT,SURAPONG AND RATANA	1966 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 006	1960 HOLLY OAK DR	FUJITA,STEVEN K TR	1960 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 007	1956 HOLLY OAK DR	PERALTA,CONSTANCE TR	1956 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 008	1950 HOLLY OAK DR	PARK, SUELI L	1950 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 009	1946 HOLLY OAK DR	HO,FRANKLIN C	1946 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 011	1936 HOLLY OAK DR	VANLOI, TAM AND CHAN, SHEILA	1936 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 012	1930 HOLLY OAK DR	JURADO,VICTOR M	PO BOX 192	ALHAMBRA CA	91802
* 5276 013 013	1926 HOLLY OAK DR	SAAVEDRA,JILL I TR	1920 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 014 020	1880 ALISAR AVE	ORTEGA,JOSE S AND STELLA R TRS	1880 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 014 042	1890 ALISAR AVE	TANIGAWA,THOMAS S & JOAN N TRS	1890 ALISAR AVE	MONTEREY PARK CA	91755
5276 018 804	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 805	ALISAR AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 806	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 807	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 020 018	KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
* 5276 020 023	1133 KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
5286 010 018	1110 E HELLMAN AVE	TRINH,LANH T AND TRAN,YEN	3838 N CHARLOTTE AVE	SAN GABRIEL CA	91776

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5286 019 013	126 N NEW AVE	GREENSTATE HOLDING INC	312 WHISPERING PINES DR	ARCADIA CA	91006
* 5354 002 041	633 N ATLANTIC BLVD	ETHAN CAPITAL LLC	378 TORREY PINES DR	ARCADIA CA	91754
TOTAL IMPROVED RECORDS					1447
TOTAL UNIMPROVED RECORDS					115
TOTAL RECORDS					1562



City Council Staff Report

DATE: February 5, 2020

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: A Public Hearing to consider an amendment to the Garfield Village Specific Plan (SPA-19-01), Zone Change (ZC-19-01) and Conditional Use Permit (CU-19-04) for the reconstruction of an existing service station (ARCO) and construction of new 24-hour drive-through coffee shop at 2425 and 2439 South Garfield Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Continuing the application to a date uncertain; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On December 18, 2019, the City Council reviewed the requested Specific Plan Amendment (SPA-19-01), Zone Change (ZC-19-01), and Conditional Use Permit (CU-19-04). Collectively, these actions would allow for the reconstruction of an existing service station and construction of a new drive-through. At the meeting, the City Council requested to see the traffic analysis conducted for the project and continued the application to the February 5, 2020 meeting.

At this time, the Applicant is requesting a continuance of the application to a date uncertain due to scheduling conflicts. When the Applicant and application are ready to come back to the City Council the requested analysis and notice of the hearing date will be provided per MPMC § 21.32.070.

Respectfully Submitted by:

Mark A. McAvoy
Director of Public Works/City
Engineer /City Planner

Prepared By:

Samantha Tewart
Senior Planner

Approved by:

Ron Bow
City Manager

Reviewed by:

Natalie C. Karpeles
Deputy City Attorney



City Council Staff Report

DATE: February 5, 2020

AGENDA ITEM NO: Public Hearing
Agenda Item 4-B

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration of a Zone Change (ZC-18-01) to allow for the creation of a senior-citizen-housing (S-C-H) Overlay Zone, and Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) for the construction of a 40-unit senior-citizen housing condominium project – 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the continued public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Taking the following action:
 - a. Waive first reading and introduce an Ordinance approving a Zone Change (ZC-18-01);
 - b. Adopt a Resolution approving a Tentative Map No. 73741 (TM-18-01) subject to ZC-18-01 along with conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. With the implementation of certain mitigation measures, the proposed Project will not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

If approved, the requested Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) would collectively allow the construction of a 40-unit senior citizen housing project. This Project was first considered by the City Council on April 17, 2019; following a number of required amendments to the Project, the Applicant has revised its proposal and is seeking Council approval.

BACKGROUND:

On April 17, 2019, the City Council held a public hearing to gather evidence regarding the requested Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) to collectively allow the construction of a 54-unit senior citizen housing project. After closing the public hearing, the City Council requested the following revisions to be made by the May 15, 2019 City Council meeting: (1) clarification of the number of affordable units in the Initial Study/Mitigated Negative Declaration; (2) that the Applicant provide additional parking spaces; and (3) a modification of the condition requiring the Bradford Pear tree in the public right-of-way.

At the May 15, 2019 City Council meeting, Staff requested additional time to work with the Applicant to address these requested revisions; accordingly, the City Council continued consideration of the application to the meeting of June 5, 2019.

On June 5, 2019, the revised Project came before the City Council: (1) clarifying that the number of affordable units identified in the Initial Study/Mitigated Negative Declaration is 10 low-income units; (2) adding 14 tandem parking spaces to the subterranean parking level; and (3) revising the tree species in the public right-of-way from a Bradford Pear to a 24-inch box-size Chanticleer Pear (*Pyrus Calleryana*). Following its deliberations, the City Council requested that the Applicant consider lowering the height of the project to three stories and eliminating the affordable-housing component of the Project. To allow the Applicant with sufficient time to evaluate these requests, the Project was continued until these amendments could be incorporated and considered.

At the December 18, 2019 City Council meeting, Staff requested additional time to work with the Applicant to address the comments and have the amendments incorporated for consideration.

Following the December 18, 2019 City Council meeting, the Applicant has lowered the height of the Project from four stories to three stories by completely removing the units on the fourth floor and reducing the number of units from 54 to 40. In so doing, the Applicant may also eliminate the affordability requirement and offer all 40 units at market rate.¹ Although the number of units has been reduced, the Project will maintain 81 parking spaces, resulting in two-spaces per unit. These amendments include the previously requested changes (e.g., the addition of 14 tandem parking spaces to the subterranean parking level and revising the tree species in the public right-of-way to a 24-inch box-size Chanticleer Pear). No other changes have been made to the Project. The Planning Commission found that there was sufficient evidence to support the Zone Change, Conditional Use Permit, and Tentative Map for the proposed Project.

The City Council staff reports dated April 17, 2019, May 15, 2019, June 5, 2019, and December 18, 2019; Planning Commission staff report dated February 26, 2019; and

¹ According to MPMC Chapter 21.16, the Senior Housing Overlay zone allows for up to 40 units without an affordability requirement.

the minutes from the February 26, 2019 Planning Commission meeting are attached for reference.

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

Legislative: The recommended action includes an amendment to the zoning via an Ordinance. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the proposed zone change, the City Council must make these findings (MPMC § 21.38.050):

- That the proposed zone change is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed zone change will not adversely affect surrounding properties; and
- That the proposed zone change promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC's zoning regulations.

These findings are included in the draft Ordinance; the facts upon which these findings rely are also included with the draft documents.

Quasi-judicial: The recommended action also includes adopting a Resolution approving a tentative map and conditional use permit ("CUP"). In considering such actions, the City Council acts in a quasi-judicial role. When 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.

The City Council must base its decisions upon substantial evidence within the record. "Substantial evidence" generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the City Council asks irrelevant questions and bases its decision-making on such questions, a court may overturn the City Council's decision and potentially hold the City liable for violating the applicant's constitutionally protected due process rights.

To approve the tentative map, the City Council must find that the map is:

- Consistent with the General Plan;
- Consistent with any applicable Specific Plan or Planned Development;
- Consistent with the provisions of the MPMC;
- In the interest of public health and safety; and
- Is a necessary prerequisite to the orderly development of the surrounding area.

The City Council must deny the tentative map if it finds any of the following (Government Code § 66474):

- That the proposed map is not consistent with applicable general and specific plans.
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- That the site is not physically suitable for the type of development.
- That the site is not physically suitable for the proposed density of development.
- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

To approve the CUP, the City Council must find (MPMC § 21.32.020):

- That the site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in the MPMC;
- That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

- That the proposed use is consistent with the General Plan and any applicable specific plan;
- That the proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City; and
- That the proposed use will not have an adverse effect on the public health, safety and general welfare; and
- That the use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

These findings are included in the draft Resolution; the facts upon which these findings rely are also included with the draft documents based upon substantial evidence gathered during the public hearing in April.

ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

There are no identifiable fiscal impacts.

Respectfully Submitted by:



Mark A. McAvoy
Director of Public Works/City
Engineer

Prepared By:



Samantha Tewasart
Senior Planner

Approved by:



Ron Bow
City Manager

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Staff Report
February 5, 2020
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Attachments:

- Attachment 1: Draft Ordinance
- Attachment 2: Draft Resolution
- Attachment 3: Architectural Plans and Tentative Map No. 73741
- Attachment 4: Initial Study/Mitigated Negative Declaration
- Attachment 5: City Council Staff Report dated April 17, 2019
- Attachment 6: City Council Staff Report dated May 15, 2019
- Attachment 7: City Council Staff Report dated June 5, 2019
- Attachment 8: City Council Staff Report dated December 18, 2019
- Attachment 9: Planning Commission Staff Report dated February 26, 2019
- Attachment 10: Planning Commission Minutes dated February 26, 2019

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP (ZC-18-01) TO CHANGE THE ZONING FROM R-3 TO R-3 (S-C-H) TO ALLOW CONSTRUCTION OF A 40-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.

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

SECTION 1: The City Council finds and declares that:

- A. On January 2, 2019, Latigo Canyon Development LLC (the "Applicant"), submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") requesting approval of Zone Change (ZC-18-01) to construct a new 54-unit senior citizen housing development at 130-206 South Chandler Avenue ("Project");
- B. The proposed Project was reviewed by the City Planner for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The City Planner completed review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for February 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 26, 2019, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-18 which recommended that the City Council adopt the Zone Change (ZC-18-01);
- F. The City Council reviewed the proposed Project and related environmental aspects of the proposal as required by the MPMC at the April 17, 2019, May 15, 2019, June 5, 2019, December 18, 2019, and February 5, 2020 public hearings; and
- G. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearings of April 17, 2019, May 15, 2019, June 5, 2019, December 18, 2019, and February 5, 2020.

SECTION 2: Factual Findings and Conclusions. The City Council finds as follows:

- A. The Applicant is seeking to change the zone regulating the Project site from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay (R-3, S-C-H). The Zone Change is desirable to allow construction of the proposed 40-unit senior citizen housing development and would allow the subject property to be more consistent and compatible with the land uses in the immediate vicinity.
- B. MPMC § 21.16.020 only allows for a S-C-H Overlay Zone in the R-2 and R-3 zones, and any commercial zone within an area designated by the General Plan as mixed-use. The proposed Zone Change would be compatible with the Central Business (C-B) zone designation to the north and will have relatively minimal impacts on the R-3 zoned properties located south, east and west of the project site, which are currently developed with multi-unit residential developments.
- C. The property is 35,520 (0.82 acres) square feet in size. The lot is regularly shaped and relatively flat. The proposed Project is a 40-unit senior citizen housing condominium development. The lot size will not change and the maximum allowable height will be less intensive than the current commercial zone, decreasing from 40 feet, 3-stories to 30 feet, 2-stories.
- D. The General Plan designation for the Project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- E. The average population density within the Project site's vicinity is 84 persons per acre.
- F. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- G. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- H. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- I. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will

provide affordable housing units to senior citizens.

- J. General Plan Housing Element Policy 2.2 encourages the use of density bonuses and provides other regulatory concessions to facilitate the development of affordable housing. The City offers different density bonus options to encourage the development of senior housing and additional bonuses in areas zoned for Senior Housing (S-C-H zone). The City also provides regulatory incentives to developers of senior citizen housing through Senior Citizen Housing overlay zoning.
- K. General Plan Housing Element Goal 3 provides adequate housing by location, type of unit, and price to meet existing and future needs of City residents. Policy 3.1 encourages a wide range of housing types, prices, and ownership forms, such as age-restricted housing. Policy 3.2 assists private developers in identifying and preparing vacant land suitable for senior citizen housing developments.
- L. The City was allocated a Regional Housing Needs Assessment (RHNA) of 815 units for the 2014- 2021 Housing Element planning period. The site inventory capacity analysis conducted for this Element found that existing land use policy can accommodate the RHNA on vacant and underutilized land. General Plan Housing Element Goal 3 Program 9 ensures adequate sites to accommodate regional fair share of housing growth by maximizing the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.

SECTION 3: *Environmental Assessment.*

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the Project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this Project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with CEQA Guidelines § 15074, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.

ORDINANCE NO.
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- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the Project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the Project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed Project. Accordingly, the City Council adopts the draft mitigated negative declaration.

SECTION 4: Approvals. The zoning for the Project site is changed from R-3 (High Density Residential) to R-3, S-C-H (High Density Residential, Senior Citizen Housing). Accordingly, the Zoning Map is amended as set forth in attached Exhibit "B," and incorporated by reference.

SECTION 5: Reliance on Record. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the 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 6: Limitations. The City Council's analysis and evaluation of the Project are 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 7: 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.

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SECTION 8: Repeal of any provision of the MPMC, or any other City resolution or ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within ten (10) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11: This Ordinance will take effect on the 30th day following its final passage and adoption.

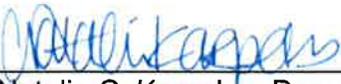
PASSED, APPROVED, AND ADOPTED this February 5, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

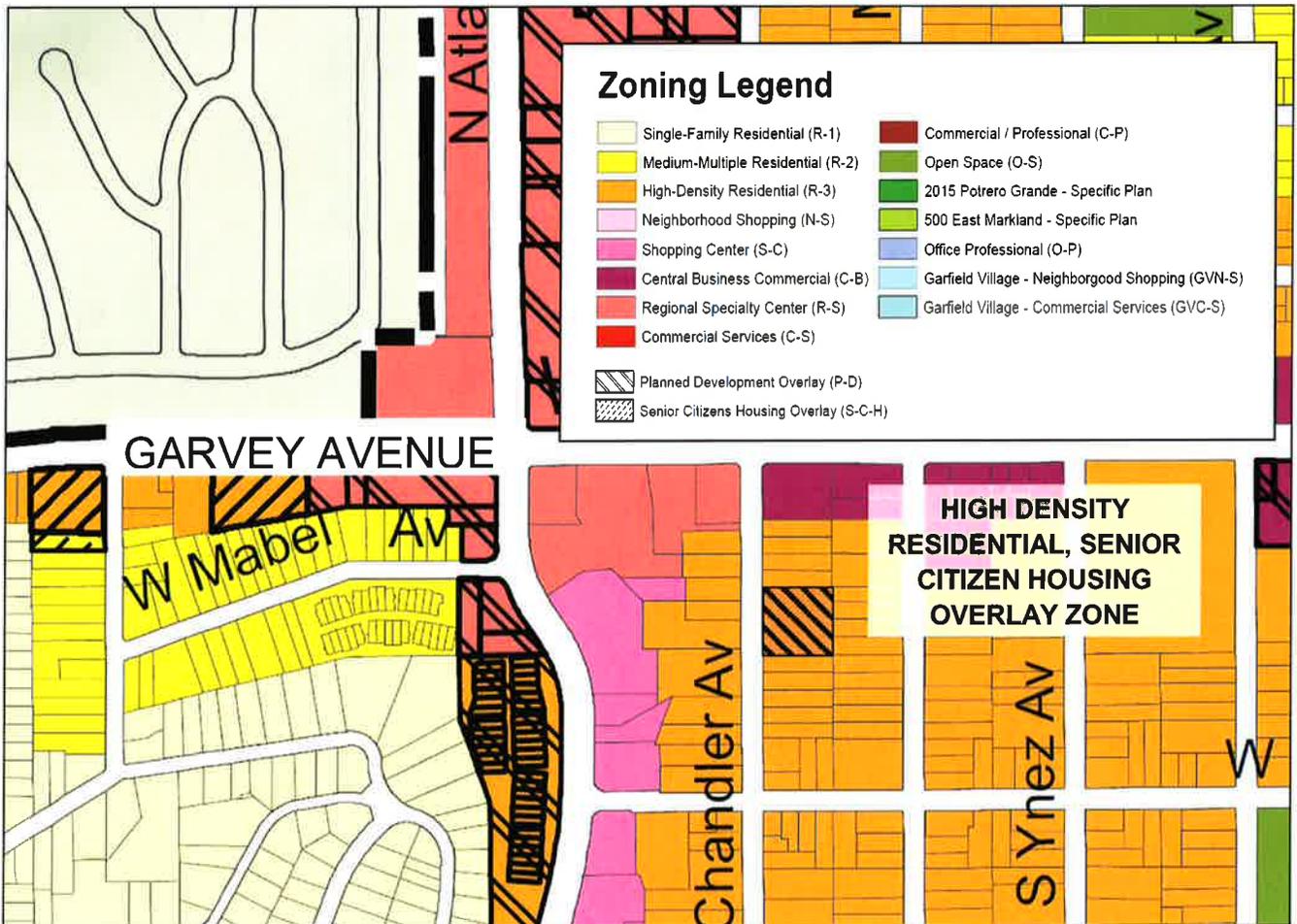
APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

Natalie C. Karpeles, Deputy City Attorney

Exhibit A

130-206 SOUTH CHANDLER AVENUE



Amendment of the Zoning Map from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay Zone (R-3, S-C-H)

ATTACHMENT 2

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS FOR A 40-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

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

SECTION 1: The City Council finds and declares that:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remained a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the City Planner for, in part, consistency with the General Plan and conformity with the MPMC;
- F. 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");

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- G. The City Planner completed review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- H. On February 26, 2019, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-19 which recommended that the City Council approve Conditional Use Permit (CU-18-01) and Tentative Map No. 74731 (TM-18-01);
- I. The City Council reviewed the proposed Project and related environmental aspects of the Project as required by the MPMC at the April 17, 2019, May 15, 2019, June 5, 2019, December 18, 2019, and February 5, 2020 public hearings; and
- J. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearings of April 17, 2019, May 15, 2019, June 5, 2019, December 18, 2019 and February 5, 2020.

SECTION 2: Factual Findings and Conclusions. The City Council finds that the following facts exist and makes the following conclusions:

- A. The proposed use is a 40-unit senior housing development.
- B. The property for the Project is currently zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential (HDR). The Project includes the subdivision of air rights to create and develop the subject property at a maximum density of 40 dwelling units per acre. The R-3 Zone allows up to 14 units on the project site. The Project cannot be developed on the Project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- C. The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The Project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.
- D. The Project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- E. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of

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the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.

- F. The Project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: Environmental Assessment.

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the Project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this Project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the City of Monterey Park Public Works Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the Project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the Project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the Project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed Project. Consequently, the City Council adopts the draft mitigated negative declaration.

SECTION 4: Tentative Map Findings. The City Council finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

- A. The proposed tentative map will be consistent with applicable general and specific plans as required by Government Code § 66473.5. The tentative map for this

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Project would allow 40 condominium units to be constructed on the site. The Project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development.

- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed Project is consistent with the General Plan in that the project is a 40-unit condominium project, which is compatible with the high-density housing either attached or detached allowed in the high-density residential category. There is no specific plan adopted for this area.
- C. The site is physically suitable for the type of development and the proposed density of the development. The Project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet; under the regulations of the High Density Zone requirements, this lot size could accommodate up to 14 units (as the High Density Residential Zone allows for a building density of 1 unit per 2,400 square feet of lot area for a lot at least 150 feet wide and 25,000 square feet in size). The proposed application is for a 40-unit senior citizen housing condominium project. The size of the lot will accommodate the type and density of the Project.
- D. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area. The property is not located within a natural watershed or wildlife corridor and therefore is not likely to disrupt environmentally sensitive areas outside of the immediate Project area.
- E. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications. The site on which the Project is located is not identified as a hazardous site and is not located in close proximity to any known health hazards. The type of use of the property is to be residential, which is unlikely to result in serious health problems.
- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

SECTION 5: *Conditional Use Permit Findings.* Based upon Section 2, the City Council finds as follows pursuant to MPMC § 21.32.020:

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- A. The Project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The Project is consistent with the General Plan.
- D. The Project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 6: Approvals. Subject to the Zone Change contemplated in this Resolution along with conditions listed in attached Exhibit "A," which is incorporated into this Resolution by reference, the City Council approves Tentative Map No. 74731 and CUP CU-18-01.

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: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

SECTION 12: This Resolution will become effective immediately upon adoption.

ADOPTED AND APPROVED this ____ day of February 2020.

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Exhibit A

CONDITIONS OF APPROVAL

130-206 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code (“MPMC”), Latigo Canyon Development, LLC agrees that it will comply with the following conditions for the City of Monterey Park’s approval of Tentative Map No. 073741 (TM-18-02), Conditional Use Permit (CU-18-01), and Zone Change (ZC-18-01) (“Project Conditions”).

PLANNING:

1. Latigo Canyon Development LLC (the “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 TM-18-01 except for such loss or damage arising from the City’s sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-18-01, CU-18-01, and ZC-18-01, the Applicant agrees to defend the City (at the City’s request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section “the City” includes the City of Monterey Park’s elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the City Council and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Divisions. Any subsequent modification must be referred to the City Planner for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires 24 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. Three one-year extensions may be granted by the City Council upon finding of good cause.
4. The conditional use permit expires twelve 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 Planning Commission upon finding of good cause.

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- 5. 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.
- 6. 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.
- 7. The real property subject to TM-18-01, CU-18-01, and ZC-18-01 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. A final map must be approved and recorded before the City issues a certificate of occupancy.
- 11. The Homeowner’s Association (HOA) must retain the services of a professional property management company to oversee the maintenance and operation of the property. The management company must provide an Annual Verification Report to the Public Works Department to confirm that all the occupants of the property comply with the age and income restrictions.
- 12. The developer is to submit a complete master landscape and irrigation plan to the Planning Division of the Public Works Department with the required fee for review.
- 13. The developer must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.
- 14. Construction or demolition work must be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
- 15. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(5).
- 16. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.

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17. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.
18. Block walls must be constructed with decorative materials, including slump stone, split face block, river rock, brick, stucco covered precision, combination of block pilaster with wrought iron, or similar material, subject to the review and approval of the Planner.
19. The developer must submit an Ownership Selection Plan to the City Planner, or designee, for approval, which at a minimum gives priority to veterans and to persons displaced by the construction of the project for ownership.
20. The developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

21. Mitigation Measures:

- A-1 The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.
- A-2 During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of rubbish and construction debris.
- A-3 In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.
- A-4 The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west.
- A-5 Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes.
- C-6 Before excavating and constructing of the project site, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources and removing artifacts, human

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remains, bottles and other cultural materials from the project site. A signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant must bear the cost of implementing this mitigation.

- C-7 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor is required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code § 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.
- N-8 During excavation and grading activities, construction contractors must equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.
- N-9 Construction contractors must place all stationary construction equipment in a central site location, where possible, to maximize the distance from nearby receptors.
- N-10 Construction contractors must locate equipment and materials staging in areas that will create the greatest distance between equipment and materials staging and nearby receptors.
- T-11 Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

BUILDING:

- 22. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
- 23. A validly issued building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.

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24. The site plan must be approved before the City issues building permits. Among other things, it must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
25. A soils and geology report prepared by a civil engineer is required as part of plan check submittal.
26. The applicant must submit a valid permit obtained from CAL-OSHA to the City before the City issues a building permit.
27. A compaction report for demolition of previous buildings must be submitted to the City of Monterey Park before the City issues grading permits for excavating new foundations.
28. The building must conform to the current or applicable Edition of the Energy Efficiency Standards by the California Energy Commission.
29. Access and accessibility requirements, per the California Building Code, apply to this newly constructed, privately funded, multi-family dwelling units building.
30. The applicant must provide mechanically operated exhaust ventilation for S-2 garage.

ENGINEERING:

31. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. This project will require the preparation of a Low Impact Development (LID) and a Storm Water Pollution Prevention Plan (SWPPP). Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
32. Applicant must deposit a refundable \$187 cash deposit to guarantee that developer will provide the City with the (1) transparent 4 mil thick mylar tracing; one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two (2) blueprints of the recorded final map which must be filed with the Public Works Department within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$187 cash deposit.

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33. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments; submit L.A. County tax bill, tax payment receipt, and copy of cancelled check.
34. The Applicant must pay all City development fees including, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.
35. The applicant must record covenants, conditions and restrictions (“CC&Rs”) and establish a homeowner’s association to address common maintenance and utilities. CC&Rs must be reviewed and approved by the City Attorney and the City Engineer at the applicant’s sole cost. Applicant is responsible for securing the CC&R requirements from the Public Works Department. A copy of the recorded CC&Rs must be submitted to the Public Works Department before the City performs final inspection and issues a certificate of occupancy.
36. All improvement plans, including grading and public improvement plans, must be based upon City approved data. Benchmark references to be obtained from the Engineering Division.
37. A water plan must be submitted for review and approval by the Public Works Director, or designee. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be confirmed by the Public Works Director, or designee, before the City issues building permits.
38. The applicant must submit water meter sizing sheet to the Public Works Department. The Public Works Department will then determine what water requirements must be met. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed before final inspection approval.
39. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the Public Works Director, or designee, before the approval of the final map. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the Public Works Director, or designee. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the Public Works Director, or designee.

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40. A site drainage plan must be prepared for review and approval by the Public Works Director, or designee before the City issues building permits. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the Public Works Director, or designee. Drainage from contiguous properties cannot be blocked and must be accommodated to the satisfaction of the Public Works Director, or designee. A hydrology and hydraulic study of the site may be required for submittal to the Public Works Director, or designee for review and approval.
41. All storm drainage facilities serving the development must accommodate a 50-year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the Public Works Director, or designee before the issuance of building permits.
42. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the Public Works Director, or designee. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
43. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the Public Works Director, or designee. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
44. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. All other utilities and service connections, including water, sewer and gas, must satisfy City and public utility standards. A utility plan must be prepared and submitted before the City issues building permits, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
45. A sewer connection reconstruction fee will be assessed at the time that the City issues a building permit in accordance with MPMC Chapter 14.06.
46. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the Public Works Director, or designee, before the City issues building permits.
47. The grading and drainage plan and a separate street improvement plan must be submitted by the first plan check. The street improvement plan must include the

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removal and reconstruction of the sidewalk, driveway approach, and curb and gutter along the entire property frontage. It must also include asphalt pavement removal and replacement to the centerline of the street.

- 48. The shoring design plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.
- 49. Parkways must be irrigated and landscaped per plans submitted for review and approval by the Public Works Director, or designee, before final inspection approval. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Recreation and Parks Director, or designee.
- 50. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

FIRE:

- 51. All conditions identified by the Monterey Park Fire Department are subject to the review and approval of the Fire Chief, or designee, for determination of applicability and extent to which any condition may be required.
- 52. The minimum required fire flow is 6,000 gallons per minute (gpm) for 4-hour duration. Plans must include fire flow test data obtained within one-year of the submittal date. The fire flow may be reduced by 50 percent by written request to the Fire Chief, or designee, per California Fire Code (CFC) Appendix B as adopted by MPMC Title 17.
- 53. A minimum of 6 fire hydrants must be provided within 150 feet of the structure with an average spacing of 250 feet. Show all existing and proposed fire hydrants on the site plan, per CFC Appendix C (as adopted by MPMC Title 17).
- 54. The building height and area will be determined by the CBC Table 503, per CBC §§ 504.2 and 506.3 (as adopted by MPMC Title 16), installation of an automatic fire sprinkler system in the R-1 occupancy will allow either an increase in stories/height or allowable floor area, but not both.
- 55. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the CBC and CFC § 905 (as adopted by MPMC Titles 16 and 17).
- 56. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907 (as adopted by MPMC Title 17).

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57. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
58. Smoke alarms must be installed in accordance with the manufacturers' instructions. Indicate the smoke alarm locations on the plans, per CFC § 907.2.11.1 (as adopted by MPMC Title 17).
59. Carbon monoxide alarms must be provided either within all the sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas, per CBC § 420.6 (as adopted by MPMC Title 16).
60. Dwelling units and common areas must be provided with alarm notification appliances, per CFC § 907.2.9 (as adopted by MPMC Title 17).
61. All dwelling units assigned as accessible must be provided with visual notification appliances, per CFC § 907.5.2.3.4 (as adopted by MPMC Title 17).
62. Provide approved stairway identification signs located approximately 5 feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department, per CFC § 1022.8 (as adopted by MPMC Title 17).
63. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided, per CBC § 3002.8 (as adopted by MPMC Title 16).
64. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½ stroke and be a contrasting background, per CFC § 505.1 (as adopted by MPMC Title 17).
65. A Knox box must be provided adjacent to the main entrance at an approved location, per CFC § 506.1 (as adopted by MPMC Title 17).
66. Portable fire extinguishers must be installed on all floors per the CFC § 510.0 (as adopted by MPMC Title 17).
67. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access, per CFC § 3313 (as adopted by MPMC Title 17).
68. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief, or designee. The on-site inspector must be approved by the Fire Chief, or designee.

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69. A building code and egress analysis report of the applicable portions of the 2013 California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction, CFC § 104.7.2 (as adopted by MPMC Title 17).
70. If revised plans are required, additional fees will be due for the review of the drawings.

POLICE:

71. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
72. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.
73. The shrubbery on the property must be installed and maintained in such condition to permit visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
74. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
75. All common open areas must be well lit during the hours of darkness.
76. Signs identifying guest parking spaces must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unwanted guests.
77. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

RECREATION:

78. The site plan must indicate all existing street trees in the parkway. With regard to the construction of the new driveway, not more than one street tree may be removed without replacement. All other existing street trees within 10 feet from the newly constructed driveway must be removed and replaced with a 24-inch box-size

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Chanticleer Pear (*Pryus Calleryana*) tree, planted in accordance with the planting requirements in per MPMC Chapter 9.63.

MISCELLANEOUS:

79. The maximum floor area for a senior housing development unit is 900 square feet per MPMC § 21.16.080.
80. The raised landscape planter must be increased in size to accommodate the size of a mature tree.
81. The location of all access gates and doors must avoid recessed areas and be relocated within the front portion of the driveway.
82. Stormwater mitigation system must be similar to the Initial Study/Mitigated Negative Declaration.

By signing this document, Latigo Canyon Development LLC, certifies that it read, understood, and agrees to the Project Conditions listed in this document.

Latigo Canyon Development LLC, Applicant

ATTACHMENT 3

Architectural Plans and Tentative Map No. 74731

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

Council Members were provided a copy.

ATTACHMENT 4

Initial Study/Mitigated Negative Declaration

MEMORANDUM

Date: December 10, 2019
To: Samantha Tewasart, Senior Planner, City of Monterey Park
From: Marc Blodgett, Blodgett Baylosis Environmental Planning
Subject: Revision to the Proposed Chandler Senior Housing Project

The purpose of this memorandum is to provide you a response to your question regarding the additional environmental review that will be required for the proposed revisions to the Chandler Senior Housing Development. The most recent Initial Study and Mitigated Negative Declaration that evaluated the proposed project, was dated May 21, 2019. The project description evaluated in the aforementioned California Environmental Quality Act (CEQA) document involved the construction and occupancy of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building would contain 54 units including both market rate and affordable units for seniors (55+ years in age). A total of 81 parking stalls will also be provided. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space would also be provided.

Due to concerns with the proposed building's height and mass in relation to surrounding development, the Applicant reduced the height of the proposed building from four levels to three levels. In addition, this reduction would translate into a corresponding reduction in the number of units from the previously proposed 54 units to 40 units. This reduction would not alter any of the conclusions or mitigation measures contained within the previously prepared Initial Study and Mitigated Negative Declaration. In general, the impacts for traffic, utilities consumption, air emissions and other demand-related impacts for the smaller project scenario consisting of 40 units would be approximately 74% of that projected for the proposed project.

If you have any questions, please do not hesitate to contact me at the office.

Sincerely,

Marc Blodgett

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**CHANDLER SENIOR HOUSING
130-206 SOUTH CHANDLER AVENUE
MONTEREY PARK, CALIFORNIA**

**ZONE CHANGE (ZC)
CONDITIONAL USE PERMIT (CUP)
AFFORDABILITY COVENANT (AC)
AFFORDABLE HOUSING DENSITY BONUS AGREEMENT
TENTATIVE PARCEL MAP (TPM)
DESIGN REVIEW (DR)**



LEAD AGENCY:

**CITY OF MONTEREY PARK
DEVELOPMENT SERVICES DEPARTMENT
320 WEST NEWMARK AVENUE
MONTEREY PARK, CALIFORNIA 91754**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

MAY 9, 2019

MTPK008

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Chandler Senior Housing

PROJECT ADDRESS: 130-206 South Chandler Avenue, City of Monterey Park.

CITY AND COUNTY: City of Monterey Park, Los Angeles County

PROJECT: The City of Monterey Park (the designated lead agency) is reviewing an application to allow for the construction and occupation of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 81 parking stalls will also be provided. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The project site’s legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 020, and 021. Discretionary Actions that would be required as part of the proposed project’s implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.

FINDINGS: This document was prepared in conformance with the California Environmental Quality Act (“CEQA”); Public Resources Code [PRC] §21000, *et seq.*); the CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000, *et. seq.*); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Monterey Park.

MITIGATED NEGATIVE DECLARATION (CONTINUED)

The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of Monterey Park finds that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The construction and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The construction and subsequent occupancy of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The construction and subsequent occupancy of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The construction and subsequent occupancy of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

Signature
City of Monterey Park Community Development Department

Date



SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The City of Monterey Park (the designated lead agency) is reviewing an application to permit the construction and occupancy of a new senior housing development. The proposed 54 units would be located within a new four-story, 47,134 square-foot building within an existing 35,520 square-foot (0.82-acre) site. A total of 81 parking stalls will be provided and these parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space as part of the individual units. The project site's legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 5257-004-020, and 5257-004-021.

The proposed project is considered to be a project under the California Environmental Quality Act (CEQA).¹ The City of Monterey Park is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² While the Initial Study was prepared by a consultant, it represents the independent judgment of the City of Monterey Park. The Applicant is Latigo Canyon Development L.L.C, 602 Fairview Avenue, Suite 15, Arcadia, California 91007.

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Monterey Park with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), a mitigated negative declaration, or a negative declaration, for the project;
- To facilitate the proposed project's environmental assessment early in the planning phases;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated with the proposed project.

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the format and content of this Initial Study.

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the affected area along with a description of the proposed project.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the implementation of the proposed project.
- *Section 4 - Conclusions*, identifies the Mandatory Findings of Significance related to the proposed project's approval and subsequent implementation.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 REVIEW OF THIS INITIAL STUDY

The City of Monterey Park, in its capacity as the designated Lead Agency, determined that a 20-day review period was warranted for this project's review. Public agencies and other interested parties (including the public at large) may comment on the proposed project and the supporting environmental analysis included in this Initial Study. While verbal comments may be made at the public hearing(s), written comments are desirable so that these comments and the Lead Agency's responses may be considered by the decision-makers. Questions and/or comments should be submitted to the following individual:

Ms. Samantha Tewart, Senior Planner
City of Monterey Park, Planning Division
320 West Newmark Avenue
Monterey Park, California 91754
626-307-1324

1.4 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the implementation of the proposed project would not result in any significant adverse unmitigable impacts on the environment. For this reason, the City of Monterey Park determined that this Mitigated Negative Declaration is the appropriate CEQA document for the proposed project's environmental review. The following findings may be made based on the analysis completed as part of this Initial Study's preparation:

- The proposed project *would not* have the potential to degrade the quality of the environment.
- The proposed project *would not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *would not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *would not* have environmental effects that would adversely affect humans, either directly or indirectly.

The conclusions of this Initial Study's analysis are summarized in Table 1-1 provided on the following pages.

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.1 AESTHETIC IMPACTS. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?		X		
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X
SECTION 3.3 AIR QUALITY IMPACTS. <i>Would the project:</i>				
a) Conflict with or obstruct the implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
SECTION 3.4 BIOLOGICAL RESOURCES IMPACTS. <i>Would the project have a substantial adverse effect:</i>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) On Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X
SECTION 3.5 CULTURAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		X		
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.6 GEOLOGY IMPACTS. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?			X	
b) Substantial soil erosion or the loss of topsoil?			X	
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?		X		
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
SECTION 3.7 GREENHOUSE GAS EMISSIONS IMPACTS. <i>Would the project:</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			X	
SECTION 3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
SECTION 3.9 HYDROLOGY & WATER QUALITY IMPACTS. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?			X	
j) Result in inundation by seiche, tsunami, or mudflow?				X
SECTION 3.10 LAND USE & PLANNING IMPACTS. Would the project:				
a) Physically divide an established community, or otherwise result in an incompatible land use?			X	
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
SECTION 3.11 MINERAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?				X
SECTION 3.12 NOISE IMPACTS. <i>Would the project result in:</i>				
a) Exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of people to, or the generation of, excessive ground-borne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
SECTION 3.13 POPULATION & HOUSING IMPACTS. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
SECTION 3.14 PUBLIC SERVICES IMPACTS. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in any of the following areas:</i>				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Other governmental services?			X	
SECTION 3.15 RECREATION IMPACTS. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
SECTION 3.16 TRANSPORTATION IMPACTS. Would the project:				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
SECTION 3.17 TRIBAL CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.18 UTILITIES IMPACTS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X



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SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Monterey Park is reviewing an application that would permit the construction and occupancy of a new four-story, 47,134 square-foot residential building that will include 54-units. These units will be, senior units located within the 35,520 square-foot (0.82-acre) site. A total of 81 parking stalls will be provided within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will also be provided.³ The project will be described in further detail in Section 2.4.

2.2 PROJECT LOCATION

The project site is located in the western portion of the City of Monterey Park. The City is located in Los Angeles County at the extreme western end of the San Gabriel Valley. Monterey Park is bounded on the north by Alhambra, on the east by Rosemead and Montebello and unincorporated South San Gabriel, on the south by Montebello and unincorporated East Los Angeles, and on the west by unincorporated East Los Angeles and the City of Los Angeles.⁴ Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. A regional location map is provided in Exhibit 2-1. The project site's location in the City of Monterey Park is shown in Exhibit 2-2.

Regional access to the project site is provided by the San Bernardino Freeway (I-10), located 0.63 miles to the north; the Pomona Freeway (SR-60), located 2.04 miles to the south; and by the Long Beach Freeway (I-710), located 2.43 miles to the southwest. Major roadways in the vicinity of the project site include Atlantic Boulevard, located 633 feet to the west; Garvey Avenue, located 418 feet to the north; and Garfield Avenue; located 0.48 miles to the east. The project site itself is located on east side of Chandler Avenue. The project site's legal address is 130, 202, and 206 South Chandler Avenue. The corresponding APNs are 5257-004-019, 5257-004-020, and 5257-004-021. Exhibit 2-3 shows a map of the area surrounding the project site.

2.3 ENVIRONMENTAL SETTING

The project site is located along the east side of Chandler Avenue and is located in the midst of residential dominated area. Exhibit 2-4 includes an aerial photograph and of the project site and surrounding areas. Existing uses found in the vicinity of the project site are summarized below:

- *North of the site.* Residential development abuts the project site to the north. Garvey Plaza, a local retail shopping center, is located further north along the south side of Garvey Avenue.⁵

³ The Architect Group. Title Sheet. Plan dated April 26, 2019.

⁴ Quantum GIS and Google Maps.

⁵ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

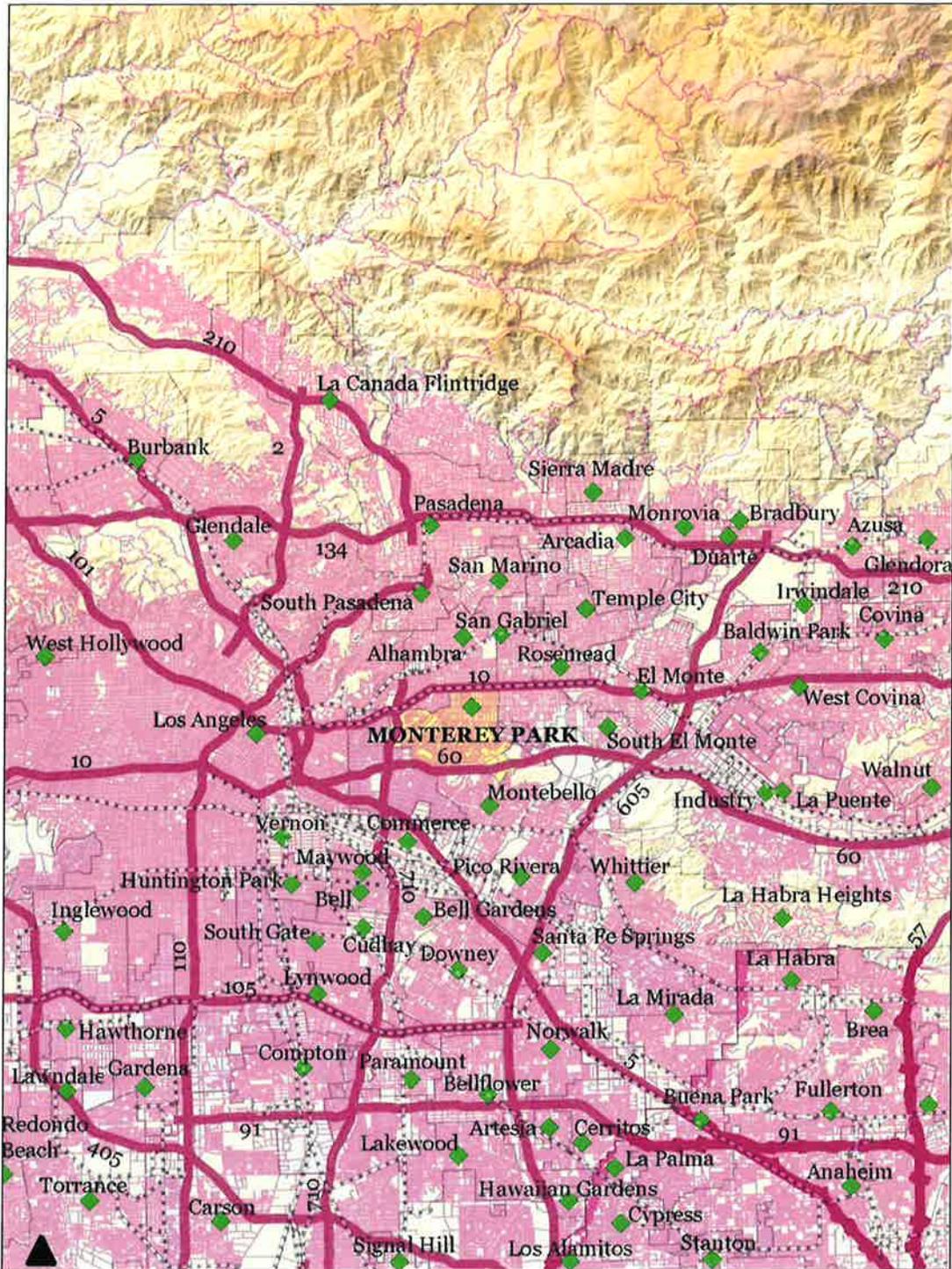


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

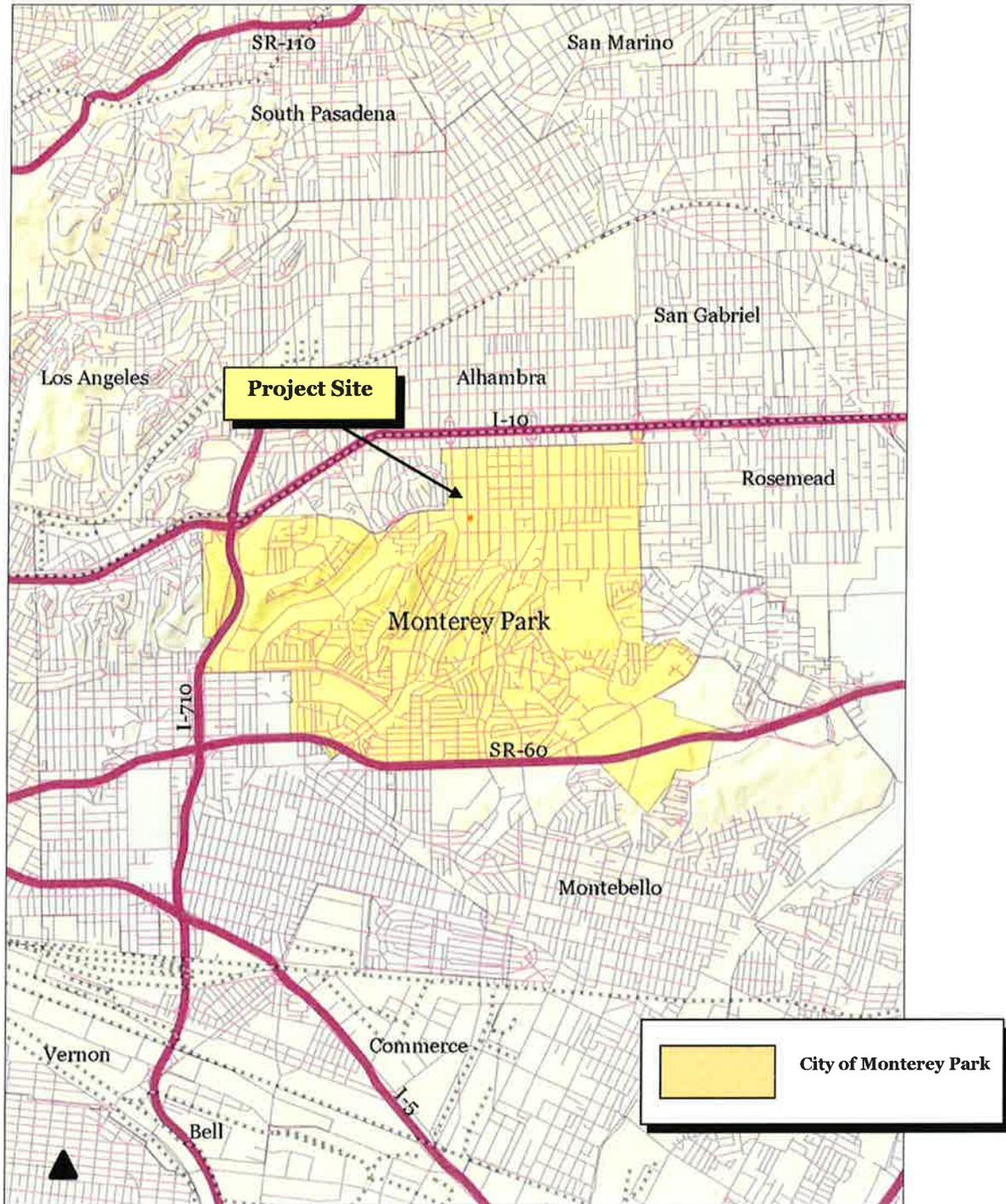


EXHIBIT 2-2
PROJECT LOCATION WITHIN THE CITY
SOURCE: QUANTUM GIS



EXHIBIT 2-3
VICINITY MAP
SOURCE: QUANTUM GIS

- *South of the site.* Higher density residential units are located south of the project site. These units include duplexes, triplexes, and apartments.⁶
- *East of the project site.* Townhouses, apartments, and duplexes are located adjacent to the project site. This residential development occupies frontage along the west side of Moore Avenue.⁷
- *West of the project site.* Chandler Avenue extends in a north-south orientation along the west side of Chandler Avenue. Apartment complexes and duplexes occupy frontage along the west side of Chandler Avenue, opposite of the project site.⁸

The project site is divided into three parcels. The northern half of the project site consists of two parcels. This portion of the project site is currently undeveloped, is covered over in dirt and ruderal vegetation, and has been graded and leveled. A utility pole and two trees are located in this area. The southern half of the project site presently occupied by a multi-family residential complex. A total of eight units are located in this portion of the project site. Access to this existing residential development is provided by a single driveway connection located along the east side of Chandler Avenue. The northern and eastern sides of the entire project site are fenced off by a concrete block wall. The west side of the project site (along the Chandler Avenue frontage) is fenced off by both a chain link fence and a white wooden fence. Finally, the south side of the entire project site is fenced off by a chain link fence.⁹ An aerial photograph of the project site and surrounding area is presented in Exhibit 2-4. Photographs of the project site are provided in Exhibit 2-5.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction and subsequent occupation of 54 units that are affordable and reserved for seniors (55+ years). The proposed project will consist of the following elements:

- *Site Plan.* The 35,520 square-foot (0.82-acre) project site consists of three parcels located on two properties. The entire project site has a lot width of 185 feet (north-to-south) a lot depth (west-to-east) of 192 feet. Once constructed, the proposed building will occupy a majority of the site. In addition, the building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.32.¹⁰

⁶ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ The Architect Group. Title Sheet. Plan dated April 26, 2019.



EXHIBIT 2-4
AERIAL PHOTOGRAPH AND PHOTOGRAPHS OF THE
SURROUNDING USES

SOURCE: GOOGLE EARTH AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Photograph of the undeveloped parcel in the northern portion of the project site.



Photograph of the existing residential development present in the southern portion of the project site.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *New Building.* The new 47,134 square-foot building will consist of four stories and contain 54 units.¹¹ The new building will also contain a 2,175 square-foot community room, an 881 square-foot manager's office, and nine different floor plans for the unit. Five of the nine unit floor plans (2A, 2B, 2C, 2D, and 2E) will have two-bedrooms while the four remaining floor plans (1A, 1B, 1C, 1D) will have a single bedroom. A total of three 1A units will be provided. These units will total 647 square feet. The Applicant will also provide three 1B units consisting of 645 square feet; four 1C units consisting of 726 square feet; and, one 1D unit totaling 791. The 2A units total 12 units and each unit will have a total floor area of 881 square feet. The 2B units total 23 units and each unit will have a total floor area of 825 square feet. The 2C units total three units and each unit will have a total floor area of 957 square feet. The 2D units will include two units and each unit will have a total floor area of 888 square feet. The 2E units will total three units and each unit will have a total floor area of 771 square feet.¹²
- *First Floor.* A total of nine units will be located on the first floor. Of the total number of units, five will be Type 2B units, one will be Type 2A units, one will be a Type 2C unit, one will be a Type 1C unit, and the remaining unit will be a Type 1D unit. The first floor will also contain the manager's office and the community room. A 6,180 square-foot group activity open air courtyard will be located in the center of the building on the first floor.¹³
- *Second Floor.* The second floor will house a total of 15 units, of which six will be Type 2B units, three will be Type 2A units, one will be a Type 2C unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁴
- *Third Floor.* The third floor will house a total of 16 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2C unit, one will be a Type 2D unit, one will be Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁵
- *Fourth Floor.* The fourth floor will feature a total of 14 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁶

¹¹ The Architect Group. Title Sheet. Plan dated April 26, 2019.

¹² The Architect Group. *Site/First Floor Plan*. Plan dated April 18, 2017.

¹³ The Architect Group. *Second Floor Plan*. Plan dated April 18, 2017.

¹⁴ The Architect Group. *Third/Fourth Floor Plan*. Plan dated April 18, 2017.

¹⁵ Ibid.

¹⁶ Ibid.

- *Parking and Access.* A total of 81 parking stalls will be striped, an additional 14 more than what is required. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Access to the parking garage will be provided by a new 26-foot wide driveway connection. This new driveway will be located at the southwest corner of the project site.¹⁷

- *Open Space.* Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The private open space will be located in the balconies that will be provided for the individual units. A 6,180 square-foot group activity courtyard will be installed in the center of the building on the first floor. In addition, 4,625 square feet will be dedicated for backyard open space.¹⁸

The proposed project is summarized in Table 2-1. The project site plan, shown on Exhibit 2-6, is provided on the following page. Floor plans of the four above-ground levels and the single subterranean parking level are shown in Exhibits 2-7 through 2-10. Conceptual elevations are shown in Exhibits 2-11 through 2-12.

**Table 2-1
 Overview of Proposed Project**

Project Element	Description
Site Area	35,520 square feet (0.82 acres).
Total Building Floor Area	47,134 square feet.
Maximum Building Height	40 feet.
Floor Area Ratio (FAR)	1.32 to 1.0.
Total Number of Units	54.
First Floor	9 units.
Second Floor	15 units.
Third Floor	16 units.
Fourth Floor	14 units.
Parking	81 spaces.
Open Space	17,407 square feet.
Common Open Space	11,791 square feet.
Private Open Space	5,616 square feet.
Affordability Component	10 units total.

Source: The Architect Group

¹⁷ The Architect Group. Title Sheet. Plan dated April 26, 2019.

¹⁸ Ibid.

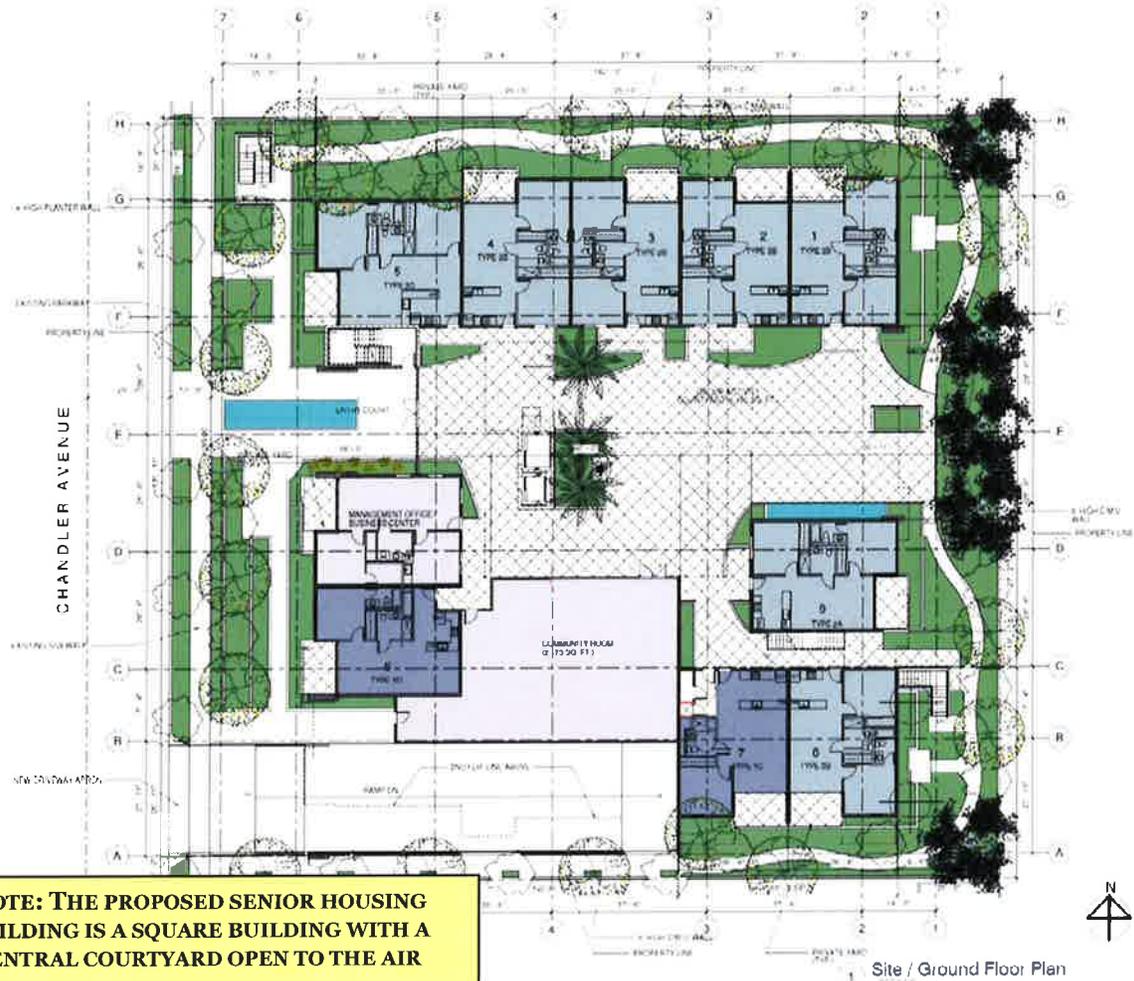


EXHIBIT 2-6
SITE PLAN AND FIRST FLOOR
SOURCE: THE ARCHITECT GROUP

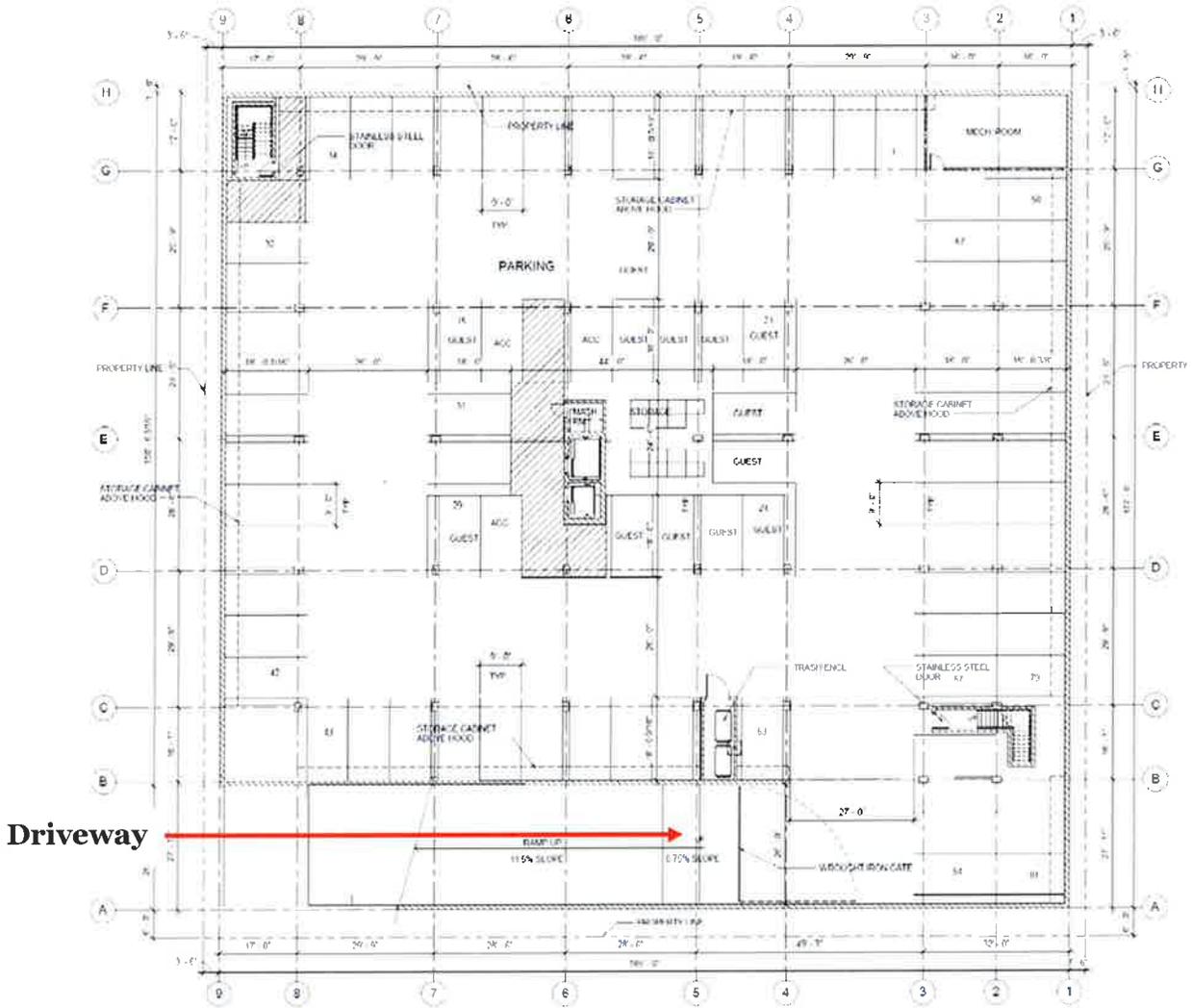


EXHIBIT 2-7
BASEMENT PLAN
 SOURCE: THE ARCHITECT GROUP

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE



1 Second Floor Plan

EXHIBIT 2-8
FLOOR PLAN - SECOND FLOOR
SOURCE: THE ARCHITECT GROUP



1 Third Floor Plan

EXHIBIT 2-9
FLOOR PLAN – THIRD FLOOR
SOURCE: THE ARCHITECT GROUP

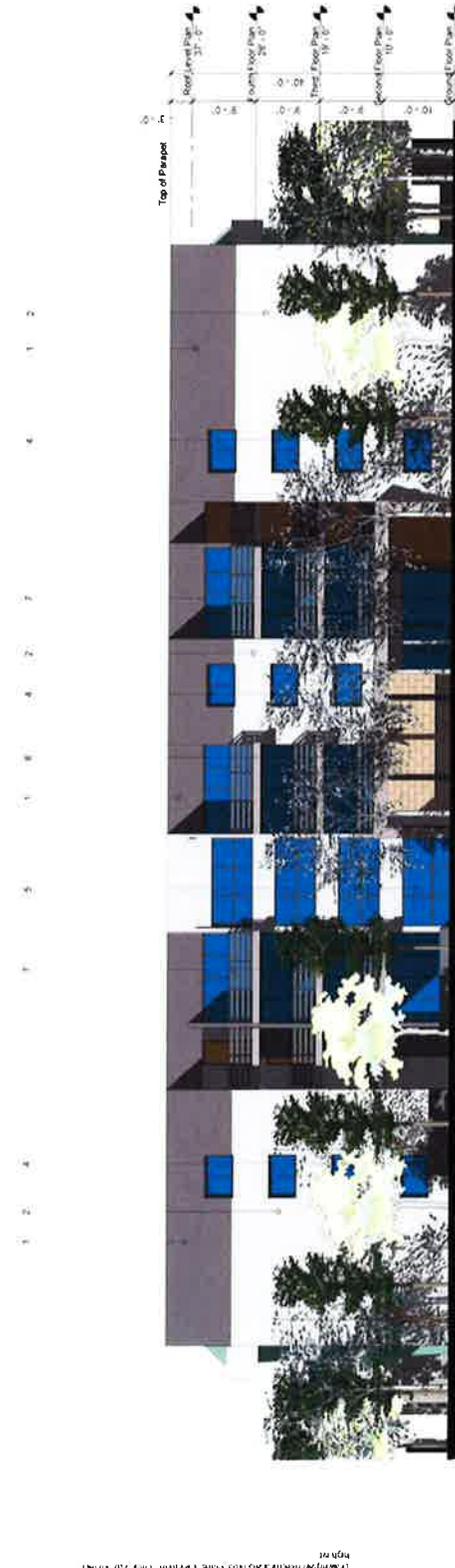


1 Fourth Floor Plan
1/2" = 1'-0"

EXHIBIT 2-10
FLOOR PLAN – FOURTH FLOOR
SOURCE: THE ARCHITECT GROUP



2 North Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

EXHIBIT 2-10
NORTH AND EAST ELEVATIONS
 SOURCE: THE ARCHITECT GROUP



2 South Elevation
 1/8" = 1'-0"



1 West Elevation
 1/8" = 1'-0"

EXHIBIT 2-11
SOUTH AND WEST ELEVATIONS
 SOURCE: THE ARCHITECT GROUP

2.4.2 OCCUPANCY CHARACTERISTICS

As stated throughout the project description, the project will consist of 54 units. A total of 44 units will be market rate. The remaining 10 units will be below market rate. An Affordability Covenant is required for the 10 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 10 units remain affordable for a specified period of time. According to California law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income.

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the phase for the proposed project would take approximately 15 months to complete. The key construction phases are outlined below:

- *Demolition.* This initial phase will involve the demolition and removal of the existing on-site improvements and eight residential units. This phase will take approximately one month to complete. Equipment on-site during this phase would include concrete industrial saws, rubber tired dozers, tractors/backhoes, and loaders.
- *Site Preparation.* The project site will then be readied for the construction of the new senior housing development. This phase will take approximately one month to complete. Equipment on-site during this phase would include graders, tractors, backhoes, and loaders.
- *Grading.* This phase will involve the removal of approximately 14,416 cubic yards of earth to accommodate the construction of the subterranean parking garage. This phase will take approximately two months to complete. Equipment on-site during this phase would include excavators, graders, rubber tire dozers, tractors, backhoes, and loaders.
- *Paving.* The single level subterranean parking garage will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, other paving equipment. This phase will take approximately two months to complete.
- *Construction.* The senior housing complex will be constructed during this phase. Equipment on-site during this phase will include cranes, generators, forklifts, tractors, backhoes, and loaders. The average number of off-road equipment will total seven pieces. This phase will take approximately six months to complete.
- *Landscaping and Finishing.* This phase will involve the installation of the landscaping and the completion of the on-site improvements. Equipment on-site during this phase will include cement and motor mixers, pavers, rollers, other paving equipment, tractors, backhoes, and loaders. The average number of off-road equipment will total five pieces. This phase will last approximately three months.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Monterey Park) that calls for an exercise of judgment in deciding whether to approve a project. Discretionary Actions that would be required as part of the proposed project's implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.



SECTION 3 - ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include:

- Aesthetic Impacts (Section 3.1);
- Agricultural & Forestry Resources Impacts (Section 3.2);
- Air Quality Impacts (Section 3.3);
- Biological Resources Impacts (Section 3.4);
- Cultural Resources Impacts (Section 3.5);
- Geology & Soils Impacts (Section 3.6);
- Greenhouse Gas Impacts; (Section 3.7);
- Hazards & Hazardous Materials Impacts (Section 3.8);
- Hydrology & Water Quality Impacts (Section 3.9);
- Land Use Impacts (Section 3.10);
- Mineral Resources Impacts (Section 3.11);
- Noise Impacts (Section 3.12);
- Population & Housing Impacts (Section 3.13);
- Public Services Impacts (Section 3.14);
- Recreation Impacts (Section 3.15);
- Transportation Impacts (Section 3.16);
- Tribal Cultural Resources Impacts (Section 3.17);
- Utilities Impacts (Section 3.18); and,
- Mandatory Findings of Significance (Section 3.19).

The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of Monterey Park in its environmental review process pursuant to the CEQA Guidelines. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Monterey Park or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- The potential of the project to substantially degrade the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project affect a scenic vista? • Less than Significant Impact.*

The project's implementation will not result in the loss of scenic views. A field survey conducted around the project site indicated that there are no scenic view sheds located in the vicinity of the project site. Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. Views of the San Gabriel Mountains are available facing north along Chandler Avenue while views of the Repetto Hills are available facing south along Chandler Avenue.

The project site is located in a residential area and is bound to the north and east by townhouses and on the south by a triplex.¹⁹ The project will involve the development of a townhouse complex that will be within the line between the scenic vistas and the adjacent residential development. The building will be set back 25 feet from its frontage along the east side of Chandler Avenue. The building will also have a rear setback of 25 feet and a side yard setback of 6 feet in the south and 15 feet in the north.²⁰ The building's height will be 40 feet.²¹ The project will not exceed the City's maximum building height of 40 feet. In addition, the proposed project will meet the City's setback requirements: front and rear yard setbacks of 25 feet; and side yard setbacks of five feet minimum for the first floor and ten feet minimum for the second floor.²²

¹⁹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

²⁰ The Architect Group. Title Sheet. Plan dated April 26, 2019.

²¹ Ibid.

²² City of Monterey Park. Monterey Park Municipal Code ("MPMC") *Section 21.08.080 Development Standards for Residential Zones*. Site accessed October 5, 2018.

Since the project conforms to all of the City's development requirements and will improve the appearance of the neighborhood, the potential impacts are expected to be less than significant.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

According to the California Department of Transportation (Caltrans), Chandler Avenue is not a designated scenic highway.²³ In addition, the vegetation present on-site consists of species typically used for landscaping (palm trees, turf, etc.). The project site is currently developed and does not contain any scenic rock outcroppings.²⁴ Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? • Less than Significant Impact with Mitigation.

The 0.81-acre project site is located in the midst of an existing residential neighborhood. The site is comprised of three parcels, two of which are located on the northern half of the site while the southern portion of the site is currently occupied by a multi-family residential complex. This residential complex features a dated façade and is landscaped with vegetation that is not in conformance with local attempts to curb water consumption. The project will feature modern architecture, a new paved driveway, new walkways, and drought tolerant landscaping. A new six-foot tall concrete masonry unit wall will be installed along the project site's northern, eastern, and southern boundaries. Conceptual three-dimensional views of the project are provided in Exhibit 3-1. Views of the building in relation to the surrounding uses are provided in Exhibit 3-2.

The project's implementation will represent a substantial change over the existing on-site conditions. The project will replace an undeveloped lot and a single level residential complex that has a maximum height of 23 feet with a new structure that will be up to 40 feet tall. Although the building's size exceeds the maximum permitted height and density in the base zoning district, the change from R-3 zoning to S-C-H overlay will allow the height and density sought as part of the project application. The project's proposed height and density are consistent with the standards regulating building height and density within the S-C-H senior housing overlay zone. Although the project will be the tallest building on the street, the project will not exceed the City's density and height requirements (after a zone change). The following mitigation is required to reduce any potential aesthetic impacts that may arise during the project's construction and occupation phase:

- The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.

²³ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

²⁴ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

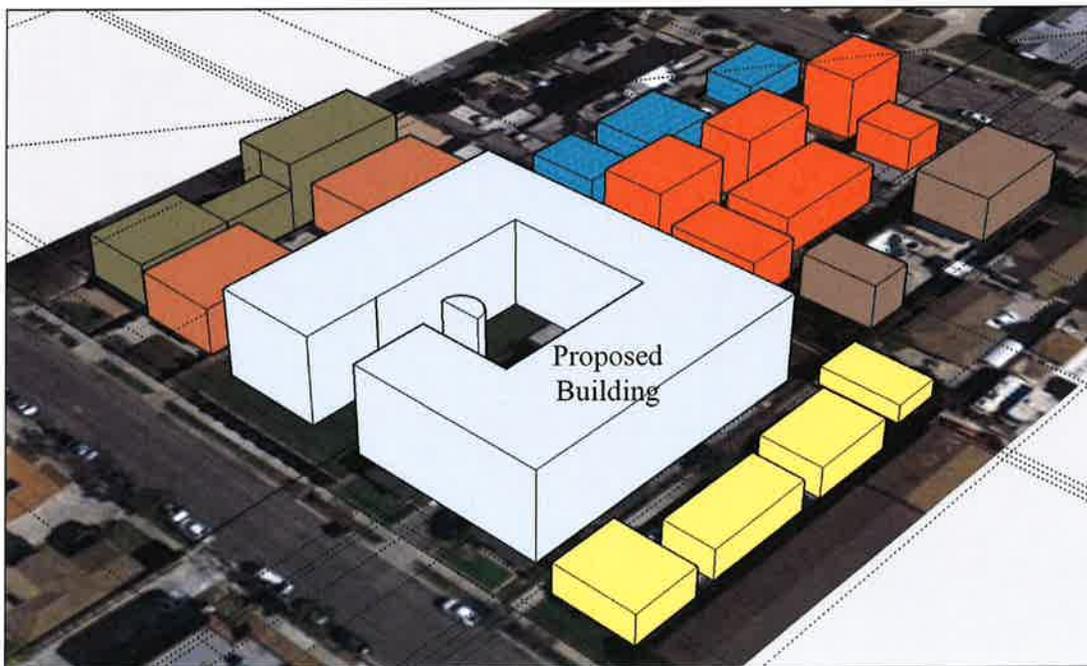


View of the proposed building from Chandler Avenue

EXHIBIT 3-1
CONCEPTUAL THREE DIMENSIONAL RENDERINGS
SOURCE: THE ARCHITECT GROUP



View of the site in its current state



View of the building in comparison to the surrounding uses

EXHIBIT 3-2
VIEW OF THE BUILDING IN COMPARISON TO THE SURROUNDING USES
SOURCE: SKETCHUP

- During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.
- In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

The mitigation will reduce the potential impacts to levels that are less than significant.

D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate. The nearest sensitive receptors to the project site include the multiple-family residential development located immediately north, south, and east of the project site. Since the project abuts residential, the following mitigation is required:

- The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.
- Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

The mitigation identified above will reduce the potential impacts to levels that are less than significant.

Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or driver's vision. The exterior façade surfaces will consist of non-reflective materials, such as stucco. However, the individual units will be equipped with energy efficient windows. The energy-efficient window and glazing systems

that will be used for the project will dramatically reduce energy consumption because of lower heat loss, less air leakage, and warmer window surfaces. These windows feature double or triple glazing and specialized transparent coatings that will reduce or eliminate reflective glare. As a result, no significant glare-related impacts are anticipated.

Nighttime glare and illumination have the potential to result in potentially significant impacts to sensitive receptors. The project site is located along a residential street and is located in close proximity to light sensitive uses. Many sources of light contribute to the ambient nighttime lighting conditions. These sources of nighttime light include street lights, security lighting, wall packs, vehicular headlights, and interior lighting. The proposed project will not introduce nighttime lighting that could potentially impact nearby sensitive receptors. The closest sensitive receptors are the residential units abutting the property to the east, north, and south. These residential units will not be exposed to spillover lighting during the evening hours because the project will be in compliance with the MPMC. As a result, the project's potential impacts would be less than significant.

A shade and shadow analysis was prepared for the proposed project since the project involves the construction of a four-story senior housing complex. In order to generate a range of potential shade and shadow impacts, the shade and shadow analysis considered four time periods when the shadows are at their greatest during the winter solstice and when they are at their shortest during the summer solstice. During the winter solstice, the sun appears at its lowest point in the sky. Due to the tilt of the earth, light emanating from the sun has to travel a greater distance before it reaches the Northern Hemisphere, creating the winter season. During the summer solstice, the tilt of the earth in the Northern Hemisphere is more inclined towards the sun. Thus, the sun is at its highest point during this time.

A total of two times were analyzed during the winter solstice. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-3A, the shadows generated by the proposed building will extend northwest and will cover Chandler Avenue, portions of the two residential complexes located directly north of the site, and the easternmost portions of three residential complexes occupying frontage along the west side of Chandler Avenue. Exhibit 3-3B depicts the afternoon time period during the winter solstice (4:00 PM). This exhibit indicated that the shadows from the building will extend northeast and will cover six different residential complexes as well as portions of the facility at 119 South Moore Avenue.

Two times were also analyzed for the summer solstice shadow impacts. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-4A, (9:00 AM), the shadows generated by the project will have a minimal effect on the adjacent development because the sun is located at its highest angle during the summer solstice. In addition, since the sun rises to the east, all shadows generated by the proposed office buildings will extend west. No sensitive receptors abut the project site to the west. Chandler Avenue extends along the site's western boundary. The shadows will extend into the centerline of the street, but will not extend into the residential units located further west. A fourth and final exhibit was completed for 4:00 PM during the summer solstice (Exhibit 3-4B). As indicated in the fourth exhibit, the shadows generated by the building will extend east into the adjacent properties, though only small portions of the residential units that occupy the properties will be affected by the shadows. As a result, the impacts will be less than significant.

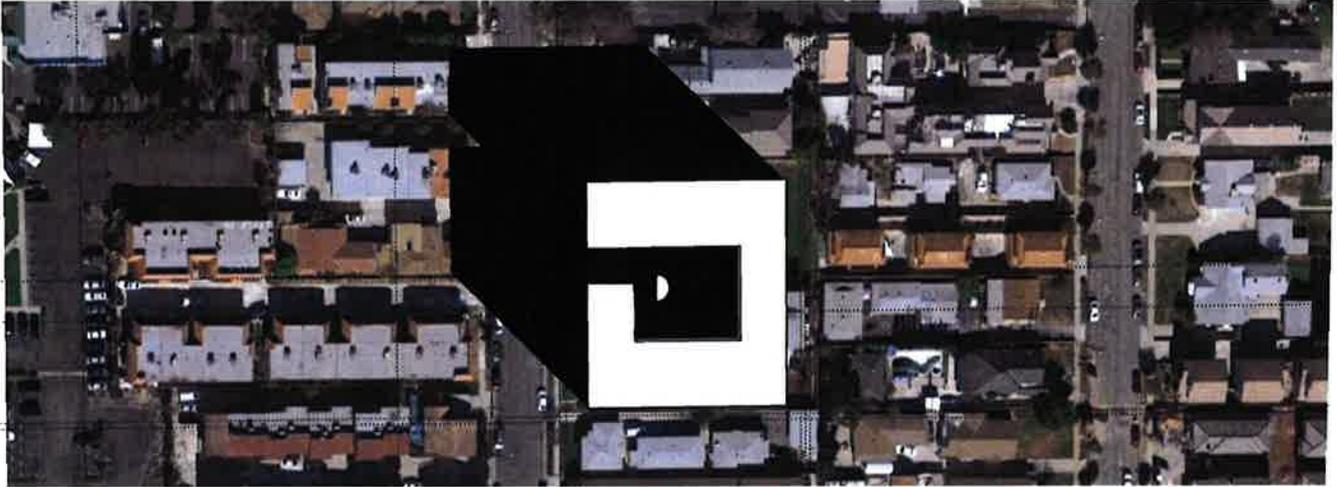


Exhibit 3-3A: Morning (9:00 AM) Winter Solstice Renderings

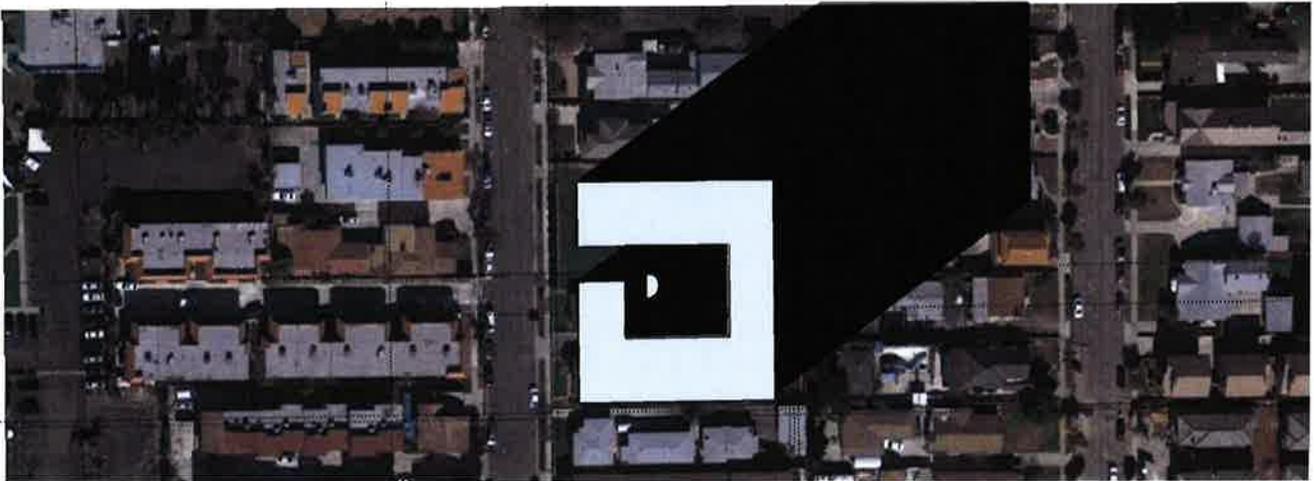


Exhibit 3-3B: Afternoon (4:00 PM) Winter Solstice Renderings

EXHIBIT 3-3
WINTER SOLSTICE RENDERINGS
Source: SketchUP

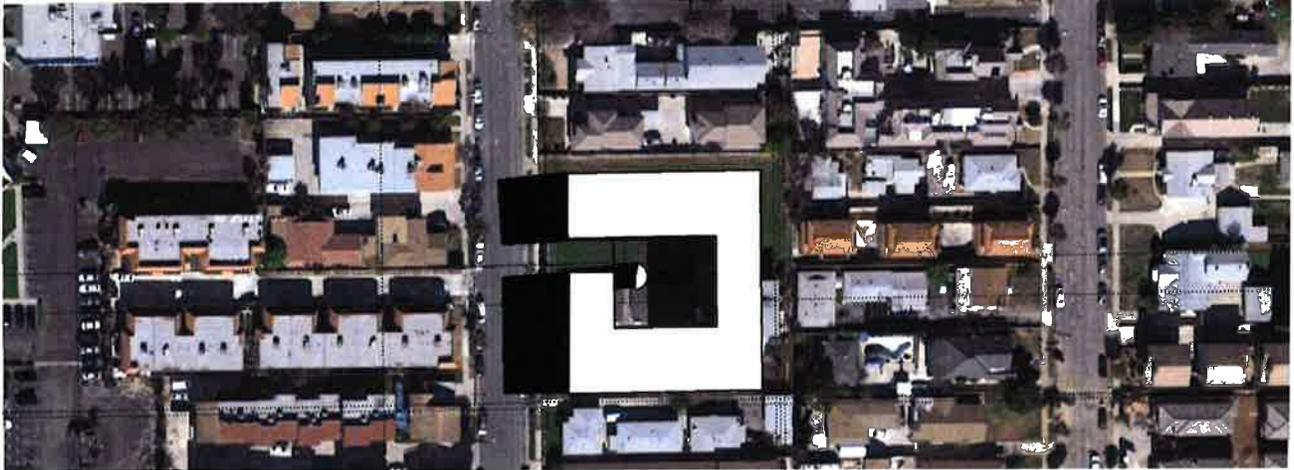


Exhibit 3-4A: Morning (9:00 AM) Summer Solstice Renderings

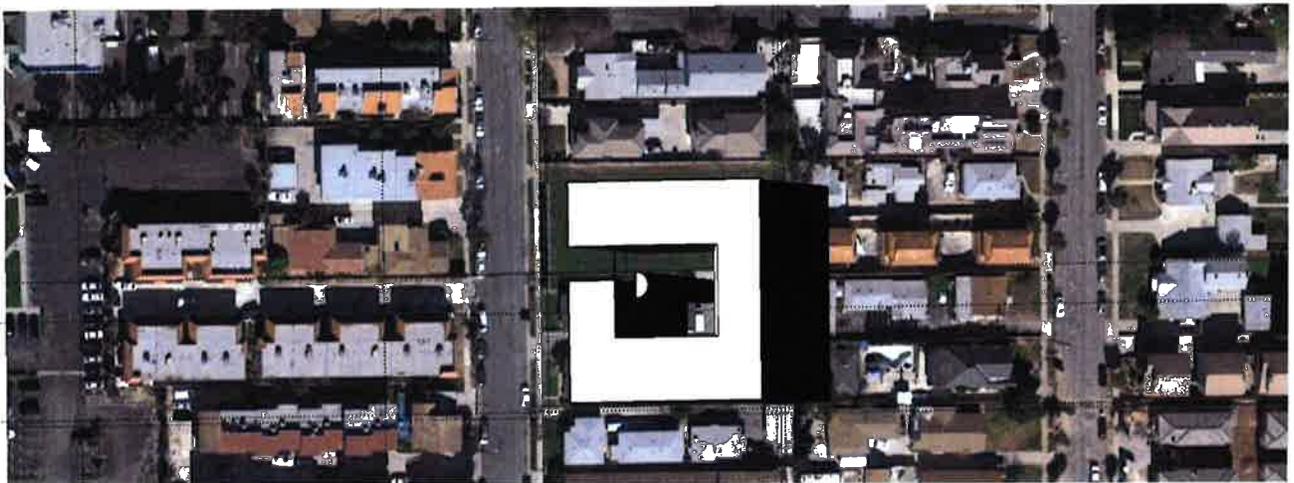


Exhibit 3-4B: Afternoon (4:00 PM) Summer Solstice Renderings

EXHIBIT 3-4
SUMMER SOLSTICE RENDERINGS
Source: SketchUP

3.1.3 MITIGATION MEASURES

The following mitigation will be required to address potential aesthetic impacts related to visual buffering, site maintenance, and light and glare:

Mitigation Measure 1 (Aesthetic Impacts). The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.

Mitigation Measure 2 (Aesthetic Impacts). During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.

Mitigation Measure 3 (Aesthetic Impacts). In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Public Works Director, or designee. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

Mitigation Measure 4 (Aesthetic Impacts). The Applicant must ensure that all lighting meets the equipment and illumination standards of the MPMC to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.

Mitigation Measure 5 (Aesthetic Impacts). Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

3.2 AGRICULTURE & FORESTRY IMPACTS

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on agricultural and/or forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;

- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g));
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? • No Impact.*

According to the California Department of Conservation, the City of Monterey Park does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.²⁵ The entire City is urban and there are no areas within the City that are classified as “Prime Farmland.” The project site’s northern end is undeveloped, while the southern end is presently occupied by a multi-unit residential complex. The project’s implementation will require the approval of a zone change to accommodate the new overlay zone. The change in zoning will not result in a loss of land zoned for agricultural uses (see subsection 3.2.2.B). Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? • No Impact.*

The project site is currently zoned as *High Density Residential Zone (R-3)*. Agricultural uses are not listed as permitted uses within residential zoning districts.²⁶ As a result, no loss in land zoned for or permitting agricultural uses will occur with the implementation of the proposed project. In addition, according to the California Department of Conservation, Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁷ Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract.

²⁵ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf](http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf)

²⁶ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 8, 2018.

²⁷ California Department of Conservation. *State of California Williamson Act Contract Land*. [ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf](http://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf)

C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code § 51104(g))?* • *No Impact.*

The City of Monterey Park and the project site are located in the midst of an urban area and no forest lands are located within the City. The zoning designation that is applicable to the project site does not provide for any forest land preservation.²⁸ Thus, no impacts on forest land or timber resources will result.

D. *Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?* • *No Impact.*

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impacts will occur.

E. *Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?* • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 MITIGATION MEASURES

The analysis of agriculture and forestry resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.3 AIR QUALITY IMPACTS

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;

²⁸ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 5, 2018.

- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur Dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Though SO₂ concentrations have been reduced to levels below State and Federal standards, further reductions are desirable since SO₂ is a precursor to sulfates and PM₁₀.
- *PM₁₀ and PM_{2.5}* refers to particulate matter ten microns or less and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.²⁹

A project would be considered to have a significant effect on air quality if it violated any ambient air quality standard (AAQS), contributed substantially to an existing air quality violation, or exposed sensitive receptors to substantial pollutant concentrations. In addition to the Federal and State AAQS standards, there are daily and quarterly emissions thresholds for construction activities and the operation of a project have been established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or
- 150 pounds per day of sulfur oxide.³⁰

²⁹ South Coast Air Quality Management District. *Final 2016 Air Quality Plan*. Adopted 2017.

³⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

A project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or
- 150 pounds per day of sulfur oxide.³¹

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • *No Impact.*

The City of Monterey Park is located within the South Coast Air Basin (SCAB). The SCAB covers a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the SCAB is monitored by the SCAQMD at various monitoring stations located throughout the area. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).³² The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).³³ The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:³⁴

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.³⁵

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are

³¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

³² *Ibid.*

³³ *Ibid.*

³⁴ *Ibid.*

³⁵ *Ibid.*

summarized in Table 3-2). Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by SCAG are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.³⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).³⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents.

The population increase from the proposed project's implementation is within the expected population projection provided by SCAG. Therefore, the proposed project would also conform to Consistency Criteria 2 since it would not significantly affect any regional population, housing, and employment projections prepared for the City of Monterey Park by the SCAG. In addition, the project conforms to the City's density requirements and General Plan goals. The project will not require any variance or other deviation from the City's zoning standards. As a result, the proposed project would not be in conflict with or result in an obstruction of an applicable air quality plan and no impacts would occur.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • Less than Significant Impact.

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod V.2016.3.2 (the worksheets are included in the Appendix A). The entire project construction period is expected to take approximately 15 months (refer to Section 2) and would include the site clearance, grading and excavation, erection of the new building, and the finishing of the project (paving, painting, and the installation of landscaping).

As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant. The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, watering of the active grading areas and unpaved surfaces at least three times daily and the use of low VOC paint. The project site

³⁶ Southern California Association of Governments. *Regional Transportation Plan /Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

³⁷ United States Census Bureau. *Quickfacts for Monterey Park.* <http://www.census.gov/quickfacts/table/AGE775215/0648914,06>

is located in a non-attainment area for ozone and particulates, the project will be required to adhere to all SCAQMD regulations related to fugitive dust generation and other construction-related emissions. According to SCAQMD Rule 403, all unpaved demolition and construction areas must be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55%. Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The SCAQMD regulations are standard conditions required for every construction project undertaken in jurisdictions governed by the SCAQMD.

**Table 3-1
 Estimated Daily Construction Emissions**

Construction Phase	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Demolition (on-site)	3.51	35.78	22.06	0.03	1.79	1.66
Demolition (off-site)	0.07	0.05	0.67	--	0.16	0.04
Total Demolition Phase	3.58	35.83	22.73	0.03	1.95	1.70
Site Preparation (on-site)	4.33	45.57	22.06	0.03	20.45	12.12
Site Preparation (off-site)	0.08	0.06	0.80	--	0.20	0.05
Total Site Preparation	4.41	45.63	22.86	0.03	20.65	12.17
Grading (on-site)	2.58	28.34	16.29	0.02	7.51	4.60
Grading (off-site)	0.34	9.69	2.52	0.02	0.78	0.23
Total Grading	2.92	38.03	18.81	0.04	8.29	4.83
Paving (on-site)	1.26	12.76	12.31	0.01	0.71	0.66
Paving (off-site)	0.09	0.06	0.89	--	0.22	0.06
Total Paving	1.35	12.82	13.20	0.01	0.93	0.72
Building Construction (on-site) 2019	2.36	21.07	17.16	0.02	1.28	1.21
Building Construction (off-site) 2019	0.28	1.31	2.52	--	0.63	0.17
Total Building Construction 2019	2.64	22.38	19.68	0.02	1.91	1.38
Building Construction (on-site) 2020	2.11	19.18	16.84	0.02	1.11	1.05
Building Construction (off-site) 2020	0.25	1.20	2.29	--	0.63	0.17
Total Building Construction 2020	2.36	20.38	19.13	0.02	1.74	1.22
Architectural Coatings (on-site)	8.46	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.04	0.03	0.40	--	0.11	0.03
Total Architectural Coatings	8.50	1.71	2.23	--	0.22	0.14
Maximum Daily Emissions	8.51	45.63	22.87	0.05	20.65	12.18
Daily Thresholds	75	100	550	150	150	55

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The

long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular and bus traffic and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEMod V.2013.2.2 computer model. As indicated in Table 3-2, the projected long-term emissions will also be below thresholds considered to be a significant impact.

**Table 3-2
 Estimated Operational Emissions in lbs/day**

Emission Source	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	1.30	0.05	4.47	--	0.02	0.02
Energy (lbs/day)	0.02	0.21	0.09	--	0.01	0.01
Mobile (lbs/day)	0.51	2.45	5.87	0.02	1.61	0.44
Total (lbs/day)	1.84	2.72	10.43	0.02	1.65	0.48
Daily Thresholds	55	55	550	150	150	55

Source: California Air Resources Board CalEEMod [computer program].

Since the project area is located in a non-attainment area for ozone and particulates, the project Applicant must comply with SCAQMD Rule 403 governing fugitive dust emissions. As a result, the potential impacts will be less than significant.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less than Significant Impact.

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The proposed project will not exceed the adopted projections used in the preparation of the RTP (refer to the discussion included in Subsection 3.3.2A). The potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants.

Future truck drivers visiting the site during the project's construction must comply with 13 California Code of Regulations § 2485, which limits the idling of diesel powered vehicles to less than five minutes. This will minimize odor impacts from diesel trucks. In addition, the project's construction contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Complying with these laws will reduce potential impacts to levels that are less than significant and no mitigation is required.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area.

Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD states in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The number of trips that will be generated by the proposed project will not result in a degradation of any intersection's LOS.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate.³⁸ These population groups are generally more sensitive to poor air quality. Sensitive receptors, including homes and schools in the vicinity of the proposed project site, are identified in the map provided in Exhibit 3-5. The nearest sensitive receptors to the project include the residential uses located to the north, south, and east of the project site.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or *LSTs*. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction; PM₁₀ emissions from construction; and PM_{2.5} emissions from construction. The use of the "look-up tables" is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As shown in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 25 meters.

³⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

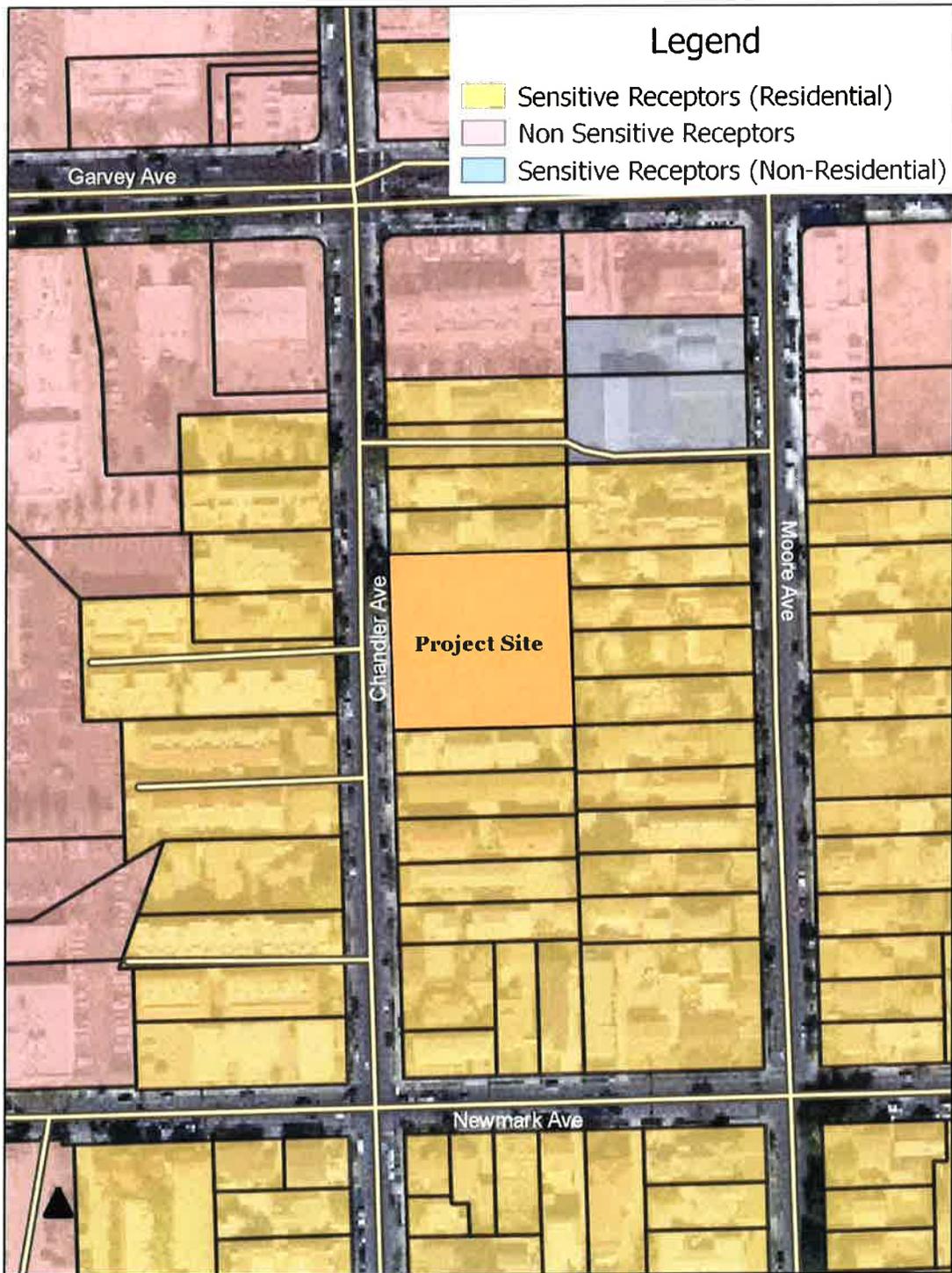


EXHIBIT 3-5
SENSITIVE RECEPTORS
Source: Quantum GIS

**Table 3-3
 Local Significance Thresholds Exceedance SRA 11 for 1-Acre Sites (the site is 0.81 acres)**

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	45.63	Construction	83	84	96	123	193
CO	22.87	Construction	673	760	1,113	2,110	6,884
PM ₁₀	9.63	Construction	5	13	29	60	153
PM _{2.5}	6.12	Construction	2	3	5	9	25

Based on the analysis of LST impacts summarized in Table 3-3, the project is anticipated to exceed the thresholds of significance for construction PM₁₀ and PM_{2.5}. These values consider the watering of the site three times per day. These numbers do not reflect the inclusion of other Rule 403 Best Management Practices such as the use of dust covers, the watering of trucks leaving the site, and the limiting of all clearing, earthmoving, or excavation activities during periods of high winds (i.e. greater than 15 mph). Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The SCAQMD regulations are standard conditions required for every construction project undertaken by jurisdictions governed by the SCAQMD. As a result, the potential impacts are considered to be less than significant.

E. Would the project create objectionable odors affecting a substantial number of people? • Less than Significant Impact.

The SCAQMD identifies land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³⁹ No odor emissions are anticipated given the nature of the proposed use (senior housing development). Although the project is not an odor generating use, the operation of diesel equipment during the project’s construction phase may generate temporary odors. The project will require substantial grading to accommodate the subterranean parking garage. Since the project’s implementation will require the use of diesel equipment, the project Applicant must comply with SCAQMD regulations regarding diesel emissions and limiting the idle time of diesel equipment and less than significant impacts will occur.

3.3.3 MITIGATION MEASURES

The proposed project will not result in any significant adverse operational air quality impacts.

³⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

3.4 BIOLOGICAL RESOURCES IMPACTS

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 *et seq.*) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Los Angeles Quadrangle (the City of Monterey Park is located within the quadrangle) indicated that out of a total of 34 native plant and animal species, five are either threatened or endangered.⁴⁰

⁴⁰ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

These species are described in detail on the following page and include:

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the lack of habitat suitable for the California gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.⁴¹
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.⁴² As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.⁴³ These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.
- The *California red-legged frog* will not be found on or near the project site due to its specific habit requirements.⁴⁴ According to the National Wildlife Federation, California red-legged frogs can be found near still or slow moving ponds, pools, or streams (wetland areas).⁴⁵ The chances of encountering this species within the project site are limited since there are no natural wetlands or habitats present in the area.
- The *bank swallow* populations located in Southern California are extinct.⁴⁶

The proposed project will not have an impact on the species because there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, according to the California Department of Fish and Wildlife, the site falls under the category of "urban development."⁴⁷

An additional search was conducted using the California Native Plant Society's Inventory of Rare and Endangered Plants to identify any rare or endangered plant species which may occur in the Los Angeles Quadrangle. The search yielded five results. The following five plants have been identified in the Los Angeles Quadrangle: Davidson's saltscale; Los Angeles sunflower; mesa horkelia; prostrate vernal pool

⁴¹ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

⁴² California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

⁴³ Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

⁴⁴ National Wildlife Foundation. *California Red-Legged Frog*. Website <http://www.nwf.org/wildlife/wildlife-library/amphibians-reptiles-and-fish/california-red-legged-frog.aspx> Website accessed on August 2014.

⁴⁵ Ibid.

⁴⁶ California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia)*. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html

⁴⁷ California Department of Fish and Wildlife. *California Vegetation Mapping Projects*. file:///C:/Documents%20and%20Settings/William%20Blodgett/My%20Documents/Downloads/NVCSCurrentAndInProcessandInitialSurveyAug_2014_CAStandardCompliant.pdf

navarretia; and Greata's aster.⁴⁸ None of these plants were encountered during the site survey; the only vegetation that is present on-site consists of ruderal species typically found in an urban environment. As a result, no impacts on any candidate, sensitive, or special status species will result.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

The field survey that was conducted for the property indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper. In addition, there are no designated "blue line streams" located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 et seq.) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means? • No Impact.

As indicated in the previous subsection, the project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.⁴⁹ The project area is located in the midst of a residential neighborhood. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The site is surrounded by urbanization and lacks suitable habitat. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicles travelling on the adjacent roadways limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.

MPMC Section 9.63.060 serves as the City's tree preservation regulations. The MPMC establishes strict guidelines regarding the removal or tampering of trees and shrubs located in parks and along City streets. There are over 15 trees and shrubs presently located on-site. These trees, shrubs, and grass will be removed

⁴⁸ California Native Plant Society, Rare Plant Program. 2018. *Inventory of Rare and Endangered Plants of California* (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 5 October 2018]

⁴⁹ U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

during the project's site preparation phase. Although the project's implementation will require the removal of the existing trees and vegetation, the project will include the planting of new drought tolerant landscaping. In addition, all of the trees and shrubs located in the public right-of-way between the property line and street will be removed. Per MPMC Section 9.63.060, the Applicant must obtain a permit in order to remove any tree and/or shrub located in a park or along a public street. Complying with the MPMC will reduce potential impacts to levels that are less than significant.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? • No Impact.

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan. The closest habitat conservation area is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from the project site.⁵⁰ The project will not affect this SEA and no impacts will occur.

3.4.3 MITIGATION MEASURES

The analysis of biological resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES IMPACTS

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5;
- A substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

⁵⁰ Google Earth. Website accessed October 5, 2018.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?* • *No Impact.*

Historic structures and sites are defined by local, State, and Federal regulations. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may also be historically significant according to State or Federal criteria even if the locality does not recognize such significance. California, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Moreover, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.⁵¹ To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape or engineering elements.⁵²

Historic preservation regulations include CEQA and the Public Resources Code (PRC). A historical resource includes, without limitation, any object, building, structure, site, area, place, record, or manuscript, that is historically or archaeologically significant. California regulations that govern historic resources and structures include PRC Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). According to PRC Section 5024.1(c):

- (c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (2) Is associated with the lives of persons important in our past.
 - (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains. CEQA

⁵¹ U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://nrhp.focus.nps.gov>. 2010. Site accessed on April 19, 2018

⁵² *Ibid.*

is the principal statute governing the environmental review of projects in the State. A Sacred Lands File Search was conducted for the project and the results came back negative.

The City of Monterey Park does not contain any sites listed in the National Registrar.⁵³ However, the City does have a historical site that is listed in the California Registrar.⁵⁴ Cascades Park and Jardin El Encanto, listed in the State Register, were designed to be the designated focal point of the larger development known as the Midwick View Estates. Constructed in the late 1920's by Peter N Snyder, the Jardin El Encanto was intended to serve as the administration building and community center for his proposed garden community (Midwick View Estates). The Jardin El Encanto building features Spanish style architecture and is now occupied by the Monterey Park Chamber of Commerce. Mr. Snyder also proposed an amphitheatre atop of a slope looking down at Jardin El Encanto. The amphitheatre was never built though an observation terrace was constructed in its place. The stepped cascading water fountain flows from the observation deck, where the Jardin El Encanto complex is visible.⁵⁵

The project site does not meet any criteria for listing on the National Register. Furthermore, none of the existing residential units are listed in the National or State Registers. The nearest historical site listed on the State registrar is Cascades Park and Jardin El Encanto, which is located approximately one mile to the south/southwest of the proposed project.⁵⁶ Since no properties are eligible for listing, no impacts will result from the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less than Significant Impact with Mitigation.

The Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe first settled in this region approximately 7,000 years ago.⁵⁷ Before Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁵⁸ Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. While no major coastal rivers traverse the City, Monterey Park's proximity to other known village sites throughout the San Gabriel Valley make it likely that Native Americans either lived or traveled through the City.⁵⁹ A Sacred Lands File Search was conducted for the project on October 5, 2018, the

⁵³ National Registrar of Historic Places. Website <http://nrhp.focus.nps.gov/natreghome.do?searchtype> Website accessed in October 2018.

⁵⁴ California Department of Parks and Recreation. *California Historical Resources*. Website <http://ohp.parks.ca.gov/ListedResources> Website accessed in October 2018.

⁵⁵ City of Monterey Park. *Historical Sites, El Encanto*. Website. <http://www.montereypark.ca.gov/677/Historical-Sites> (Site accessed in October 2018).

⁵⁶ Google Earth. Website Accessed on October 5, 2018.

⁵⁷ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in December 2014).

⁵⁸ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

⁵⁹ Tongva People. *Villages*. http://www.tongvapeople.org/?page_id=696. Website accessed in December 2018.

results of which came back negative. Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities must be halted and the Los Angeles County Sheriff's Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided above as part of the AB-52 consultation, will reduce potential impacts to levels that are less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • Less than Significant Impact with Mitigation.

The underlying soils are alluvial in nature and are classified as Old Alluvial Fan Deposits (Qof).⁶⁰ Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two

⁶⁰ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report, Figure 6-3 BRT Alternative Project Area Geology*. Report prepared March 14, 2014.

most recent geologic epochs, the Pleistocene and the Holocene. Old Alluvial Fan Deposits are aged 781,000 to 11,000 years.⁶¹ Due to the age of the underlying soils, the following mitigation is required:

- If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

- *No Impact.*

There are no cemeteries located in the immediate area of the project site. The closest cemetery to the project site is the Resurrection Cemetery, located approximately 2.11 miles to the southeast along Potrero Grande Drive in the City of Rosemead. The proposed project will be restricted to the designated project site and will not affect the cemetery. The potential for encountering human remains during the project's construction is limited due to the level of disturbance that has occurred on site. However, in the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Monterey Park Police Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 applies in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided in Subsection 3.5.2.B will reduce potential impacts to levels that are less than significant. As a result, no impacts are anticipated.

3.5.3 MITIGATION MEASURES

The following mitigation measures would be required in the event that an archaeological or paleontological resource is discovered during the construction of the proposed project:

Mitigation Measure 6 (Cultural Resource Impacts). The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs

⁶¹ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report*. Report prepared March 14, 2014.

on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure 7 (Cultural Resource Impacts). If previously unidentified paleontological resources are unearthed during construction, work must cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

3.6 GEOLOGY IMPACTS

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code (2012), creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? • Less than Significant Impact.*

The City of Monterey Park is located in a seismically active region as is the entire Los Angeles Basin. Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁶² The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁶³ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the California Department of Conservation website. The City of Monterey Park is not on the list.⁶⁴ There are no known faults located within the City's corporate boundaries that may be subject to a fault rupture hazard. Even though the City is not on the list, there are a number of known faults within close proximity to the City. The closest known fault is the Raymond Fault located approximately five miles northwest of the project site (refer to Exhibit 3- 6).

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed project will be constructed in compliance with the 2016 California Building Code, as adopted by the MPMC, which contains standards for building design to minimize the impacts from fault rupture. Consequently, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts resulting from ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed project will be constructed in compliance with the 2016 California Building Code, as adopted by the MPMC, which contains standards for building design to minimize the impacts from ground shaking. Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is not located in an area that is subject to liquefaction (refer to Exhibit 3- 6). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.

⁶² California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx> Website accessed in July 2016.

⁶³ Ibid.

⁶⁴ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

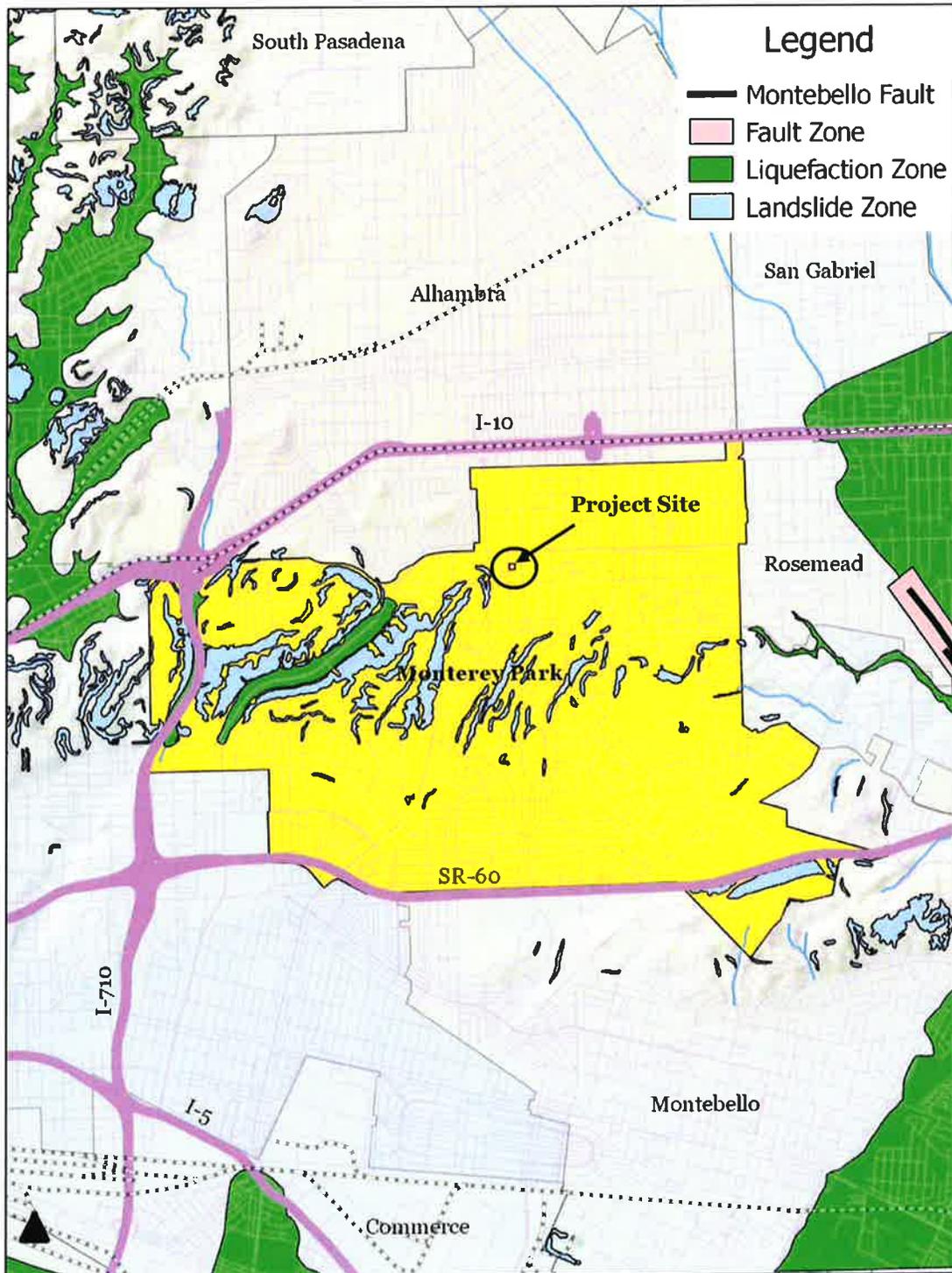


EXHIBIT 3-6
SEISMIC HAZARDS MAP
Source: Quantum GIS and California Geologic Warehouse

Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3- 6) because there are no hills or mountains within the vicinity of the project site.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed hotel development because the site is not located in an area that is subject to liquefaction. Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. As a result, the potential impacts in regards to liquefaction and landslides are less than significant.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • Less than Significant Impact.

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by Azuvina and Montebello complex soils.⁶⁵ The project will require grading to accommodate the subterranean parking garage and approximately 14,416 cubic yards of fill will be removed. All grading activities will be performed under the supervision of the project engineer. The site is level and no slope failure or landslide impacts are anticipated to occur. Once operational, the project site would continue to be level; paved; and landscaped, which would minimize soil erosion.

The project's construction will not result in significant soil erosion. During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁶⁶ These BMPs will restrict the discharge of sediment into the streets and local storm drains. As a result, the impacts will be less than significant.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.

The project site is underlain by Azuvina and Montebello complex soils. Azuvina and Montebello complex soils are well-drained, have a slight to moderate erosion risk, have a low to medium runoff rate, and are

⁶⁵ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁶⁶ City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

primarily used for urban development.⁶⁷ The surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-6). Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils.

Liquefaction induced lateral spreading would not affect the proposed development because the site is not located in an area that is subject to liquefaction (refer to Exhibit 3-6). Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. In order to address potential impacts due to the presence of clay-based soils, the project's engineer may recommend structural reinforcements consistent with the California Building Code, as adopted by the MPMC.

The soil that underlies the project site may be prone to subsidence due to its shrink swell characteristics.⁶⁸ Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁶⁹ The project would be required to be connected to the City's water lines; therefore, the project's operation would not directly affect any underlying groundwater reserves. However, groundwater drawdown from off-site wells may affect groundwater located below the site. The project's engineer would recommend mandatory design features consistent with the California Building Code to minimize potential impacts related to clay-based soils. As a result, the potential impacts are anticipated to be less than significant.

D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Building Code (2012), creating substantial risks to life or property? • Less than Significant Impact with Mitigation.

The underlying soils consist of Azuvina and Montebello soils, which exhibit certain shrink swell characteristics. The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.⁷⁰ Up to 31% of Azuvina soils consist of clay loam, while clay loam comprises up to 28% of Montebello soils.⁷¹ If soils consist of expansive clay, damage to foundations and structures may occur. Foundation damage would be prevented by the following mitigation:

⁶⁷ City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

⁶⁸ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidence-support.co.uk/what-causes-subsidence.html>

⁶⁹ Ibid.

⁷⁰ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

⁷¹ UC Davis. *SoilWeb: Soil Survey Browser*. https://casoilresource.lawr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296138. And UC Davis. *SoilWeb: Soil Survey Browser*. https://casoilresource.lawr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296139

- Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.

No septic tanks will be used as part of proposed project. The proposed project will be required to connect to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

3.6.3 MITIGATION MEASURES

The following mitigation is required due to the potential for soil expansion and subsidence:

Mitigation Measure 8 (Geology Impacts). Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

3.7 GREENHOUSE GAS IMPACTS

3.7.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.7.2 ENVIRONMENTAL ANALYSIS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less Than Significant Impact.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe. GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. For example, some observed changes include shrinking glaciers, thawing permafrost, later freezing and earlier break-up of ice on rivers and lakes, a lengthened growing season, shifts in plant and animal ranges, and earlier flowering of trees. Other, longer term environmental impacts of global warming may include a rise in sea level, changing weather patterns with increases in the severity of storms and droughts, changes to local and regional ecosystems including the potential loss of species, and a significant reduction in winter snow pack.

The SCAQMD has established multiple draft thresholds of significance, though only one for industrial development is a quantified threshold. This single quantified threshold is 10,000 metric tons of CO₂E (MTCO₂E) per year for industrial projects. These draft thresholds include 1,400 metric tons of CO₂E (MTCO₂E) per year for commercial projects, 3,500 MTCO₂E per year for residential projects, 3,000 MTCO₂E per year for mixed-use projects, and 7,000 MTCO₂E per year for industrial projects.

Table 3-4 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-4, the CO₂E total for the project is 2,376 pounds per day or 1.07 MTCO₂E per day. This translates into a generation of approximately 390 MTCO₂E per year, which is below the threshold of 3,500 MTCO₂E for residential projects. The project's operational GHG emissions were calculated using the CalEEMod V.2016.3.2. The GHG emissions estimates reflect what a "retirement community" building of the same location and description would generate once fully operational. The type of activities that may be undertaken once the building is occupied have been predicted and accounted for in the model for the selected land use type.

In addition, the project's construction will result in a generation of 5,948 pounds per day, or 2.69 metric tons per day of CO₂E. This translates into a generation of approximately 982 MTCO₂E per year. When amortized over a 30-year period, these emissions decrease to 32.73 MTCO₂E per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true

GHG emissions. As shown in the table, the project’s total operational emissions would be 422.73 MTCO₂E per year, which is still below the threshold of 3,500 MTCO₂E per year for residential projects. The estimate of operational GHG emissions does not consider the existing dwelling units that occupy the site. Including existing dwelling units, the calculation for net increase in GHG emissions is less.

**Table 3-4
 Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-term Area Emissions	8.03	--	--	8.23
Long-term Energy Emissions	279.50	--	--	281.16
Long-term Mobile Emissions	2,084.17	0.1043	--	2,086.78
Total Long-term Emissions	2,371.71	0.1175	--	2,376.17
Total Construction Emissions	5,920.26	1.19	--	5,948.42
Total Long-term Emissions (MTCO ₂ E) with Amortized Construction Emissions				422.73 MTCO₂E per year
Thresholds of Significance				3,500 MTCO₂E per year

Source: CalEEMod V.2016.3.2

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? • Less Than Significant Impact.

The City of Monterey Park adopted a Climate Action Plan (CAP) in 2012. The CAP was the first step in the City's development of a long-range, comprehensive plan to move from business-as usual growth and current development practices to a more sustainable model of growth and development. Actions at the local level are important because local jurisdictions hold a unique and influential position in the day-to-day activities of local residents and businesses. This allows local jurisdictions to design and implement a wide range of strategies that help to combat climate change locally, which is supported and informed by larger Federal, regional, and State efforts.

The CAP’s primary purpose is to aid local governments in the identification of those strategies that are unique to the community as a means to achieve GHG emission reductions. The CAP is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. The requirements are rooted in the California Global Warming Solutions Act that are designed to reduce California’s GHG emissions to 1990 levels by 2020.⁷² The Monterey Park CAP includes the following five categories of GHG reduction strategies:

⁷² The State Attorney General's Office has stated that community-wide GHG reduction targets should align with an emissions trajectory that Evaluates current GHG emissions and forecasts "business-as-usual" emissions.

- *Building Efficiency Measures.* Energy that is used to cool, heat, and power homes and business account for up to 24% of total community’s GHG emissions. These measures (designated as E1 through E4) will assist the City to achieve the targeted GHG emission reductions.
- *Increased Renewable Energy Generation Measures.* Green building and energy conservation practices are creating a new framework for how people can save energy. This energy consumption may be accomplished by reducing the building’s overall energy demand (by using energy efficient appliances), creating an energy-efficient building using properly sealed doors, windows, and ducts, and installing renewable energy technologies (such solar water heaters and solar panels). The City’s corresponding strategies are referred to as R1 and R2.
- *Land Use Measures.* Land use patterns can affect the modes of transportation used to move within a City. Where there are many services and amenities located near residential or employment centers, the opportunity to walk, bike, or use public transit increases. By encouraging mixed-use development and more development concentrated near transit facilities (refer to LU 1 and LU 2); substantial reductions in GHG may be realized.
- *Transportation Measures.* The transportation of goods and people accounted for approximately 63% of Monterey Park’s GHG emissions in 2009. The majority of these trips (commuting, shopping, and recreational) are done in private automobiles. The City developed three primary actions (refer to measures T1 through T3) to help achieve the City’s emissions-reduction goals.
- *Water Conservation/Waste Disposal Measures.* Less than five percent of the Monterey Park’s GHG emissions are related to water use. The City has developed two main water conservation and waste disposal measures to aid in achieving the City’s emissions-reduction goals. Each of these strategies (W1 and W2) indicates how the City intends to achieve the targeted GHG emission reductions by 2020.⁷³

The programs will be the CAP elements that may translate into a direct or indirect physical impact on the on the environment. The CAP’s programs are summarized below and on the following pages in Table 3-5.

**Table 3-5
 Monterey Park’s Climate Action Plan Programs**

Program	Description	GHG Reductions
Building Efficiency Measures E1. Efficiency Requirements for New Development	The City, in coordination with the California Building Standards Commission and the California Energy Commission, will adopt energy efficiency regulations for new construction projects that comply with the Tier I energy efficiency standards. The Tier I energy efficiency standards require a building’s energy performance to exceed Title 24 standards by 15% for both residential and nonresidential development.	The project will be constructed using energy efficient lighting.

⁷³ City of Monterey Park and AECOM. *City of Monterey Park Climate Action Plan*. [Revised Public Draft] January, 2012.

**Table 3-5
 Monterey Park's Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
<p>Building Efficiency Measures</p> <p>E2. Building Retrofits</p>	<p>Approximately 25% of total GHG emissions in Monterey Park are the result of energy used for commercial and residential buildings. Because increasing building energy efficiency can significantly reduce GHG emissions, there are a range of State and Federal incentives to help promote implementation of these upgrades. The City is also considering making energy efficiency retrofits a condition of sale, which would greatly increase the level of GHG reductions achievable.</p>	<p>The project will be constructed using energy efficient lighting and appliances.</p>
<p>Building Efficiency Measures</p> <p>E3. Appliance Upgrades</p>	<p>The City will partner with SCE, the Southern California Gas Company, and the Metropolitan Water District to provide to increase awareness about rebate and incentive programs, the efficiencies that may be gained from Energy-Star-rated appliances, and the cost savings associated with Energy Star appliances.</p>	<p>All of the appliances that will be provided for the project will be energy efficient.</p>
<p>Building Efficiency Measures</p> <p>E4. Smart Meters</p>	<p>Emerging energy management systems or Smart Meters are currently being installed by SCE as a means to improve how electricity consumption is managed. These Smart Meters will eventually provide utility customers with access to detailed and instantaneous energy use and cost information, new pricing programs based on peak-energy demand, and the ability to program home appliances and devices to respond to cost, comfort, and convenience.</p>	<p>The project Applicant will be required to install smart meters to control electricity consumption.</p>
<p>Increased Renewable Energy Generation Measures</p> <p>R1. Solar Water Heater</p>	<p>The California Solar Water Heating and Efficiency Act of 2007 (AB 1470) created a 10-year program aimed at installing solar water heaters in homes and businesses. AB 1470 was designed to lower the initial costs of purchasing a system.</p>	<p>Not Applicable to the Project.</p>
<p>Increased Renewable Energy Generation Measures</p> <p>R2. Solar Photovoltaic Systems</p>	<p>The City will promote PV installations to provide 5% of residential electricity and 2% of commercial electricity energy use from solar PV generation by 2020. The City will provide targeted outreach to developers and builders about renewable energy incentives and energy efficiency programs when they apply for permits.</p>	<p>Not Applicable to the Project.</p>
<p>Land Use Measures</p> <p>LU1. Mixed-Use Development</p>	<p>To meet the 0.5% VMT reduction target, the City will create incentives to facilitate new mixed-use development near existing and planned transit corridors. With a combination of existing commercial center retrofits and mixed-use infill development, the City may increase local access to goods and services along with transportation options to reach those amenities reducing the need for automobile trips.</p>	<p>The project site is located 330 feet south of a bus stop (Metro Line 70 at the corner of Chandler Avenue and Garvey Avenue) and 619 feet to the east of Atlantic Boulevard.</p>
<p>Land Use Measures</p> <p>LU2. Service Nodes</p>	<p>Through changes proposed under the new Zoning Ordinance, the City will provide more opportunities for walking, biking, and short-distance vehicular trips by allowing eating establishments, coffee shops, day care, dry cleaners, and other services to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the zoning code to allow for commercial and retail services in employment centers.</p>	<p>Not Applicable to the Project.</p>

**Table 3-5
 Monterey Park's Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
<p>Transportation Measures</p> <p>T1.1. Lower Cost of Riding Transit</p>	<p>The City currently provides discounts to older adults on the purchase of transit passes, which are accepted locally and by regional transit providers. Pending funding availability, the City will expand the program to provide discounts to resident, such as students, or increase the subsidy in order to further promote transit use. Citywide VMT could be reduced 1% by 2020.</p>	<p>The project consists of senior housing. A total of 10 of the 54 units proposed will be reserved for low income households. The transit discounts will be available to the future residents.</p>
<p>Transportation Measures</p> <p>T1.2. Promote Use of Transit Network</p>	<p>The majority of the City's residents work outside of Monterey Park and most of those working in the City come from other areas. The City will develop marketing or outreach programs to promote increased use of the Spirit Bus and other transit options. The potential VMT reduction with the implementation of this measure is 1% by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T2.1. Expand Pedestrian Network and Increase Bicycle Parking</p>	<p>The City will focus on implementation of traffic-calming projects and other necessary pedestrian amenities and safety improvements to enable walking as an attractive travel mode. In addition, the City will identify opportunities to install bicycle parking in public spaces or to modify existing parking requirements for bicycles, with the aim of increasing the supply of bicycle parking. These actions have the potential to reduce VMT in the City by 1.5% by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T2.2. Provide End-Of-Trip Facilities</p>	<p>As part of this measure, the City will work with local employers to facilitate the expansion or provision of multimodal facilities. As part of the outreach, the City will spotlight the facilities offered to its own employees, which includes a ride-share program for employees. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T3. Transportation Demand Management</p>	<p>The City will designate a TDM Coordinator who will be responsible for promoting these programs at local businesses, showcasing the current municipal program, and encouraging additional TDM at existing and future businesses. With up to a 3% of commute-related VMT reduction possible, this measure would equate to a 1.5% Citywide reduction in VMT by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Water Conservation and Waste Reduction Measures</p> <p>W1 Conserving Water</p>	<p>The City, in partnership with the San Gabriel Valley Water District, will continue to develop pilot or demonstration projects related to water conservation. The City will continue to work with the San Gabriel Valley Water District to complete irrigation and revegetation of medians throughout Monterey Park with water-efficient irrigation equipment and native vegetation.</p>	<p>There are mitigation measures included in Section 3.17 require the use of water efficient landscaping, appliances, and fixtures.</p>

**Table 3-5
 Monterey Park’s Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
<p>Water Conservation and Waste Reduction Measures</p> <p>W2. Reducing Waste</p>	<p>This program allows the City to meet the 50% landfill diversion mandate required by state law while providing a service to residents and businesses. In addition to the MRF program, the City has additional waste diversion and recycling programs, ranging from backyard composting/smart gardening workshops to participation in county-wide Household Hazardous Waste collection events.</p>	<p>Not quantified since the reduction is already being implemented.</p>

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Revised Public Draft] January, 2012.

The proposed project will be required to comply with those pertinent CAP programs and measures. In addition, the project is consistent with both the MPMC and General Plan and will provide affordable housing.

It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁷⁴ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

3.7.3 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required.

⁷⁴ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council’s member agencies.

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List Site Cleanup (Cortese List).⁷⁵ In addition, the project site is not identified

⁷⁵ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

on any Leaking Underground Storage Tank database (LUST).⁷⁶ A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.⁷⁷ The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the lists.⁷⁸ The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, without limitation, gasoline, solvents, architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency. Due to the nature of the proposed project (senior housing), no hazardous materials beyond what is typically used in a household setting will be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

Multiple-family dwellings occupy the southern portion of the project site. According to the Los Angeles County Assessor, the on-site improvements were constructed and expanded between 1921 and 1953. In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). Therefore, the project's implementation will result in less than significant impact.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.

Due to the nature of the proposed project (a senior housing development), no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents,

⁷⁶ California State Water Resources Control Board. *GeoTracker*.
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=montereypark.ca>.

⁷⁷ CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=montereypark.

⁷⁸ United States Environmental Protection Agency. *Multisystem Search*. Site accessed October 5, 2018.

architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency.

In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). As a result, the potential impacts are considered to be less than significant.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.

The project site is located within one-quarter of a mile from a school. The nearest school is Ynez Elementary School, located 969 feet to the northeast of the project site along the south side of Garvey Avenue.⁷⁹ Because of the nature of the proposed use (a senior housing development), no hazardous or acutely hazardous materials will be emitted that may affect a sensitive receptor. As a result, no impacts from the future uses are anticipated. The project will involve the grading of the site and the removal of the existing on-site improvements. During these activities, lead and/or asbestos containing materials may be encountered though the handling, removal, and disposal are governed by State regulations. No additional mitigation is required and no impacts will occur.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.

The "Cortese List," also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements. It lists information identifying the location of hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on an annual basis. The list is maintained as part of the DTSC's Brownfields and Environmental Restoration Program referred to as EnviroStor. A search of the EnviroStor Hazardous Waste and Substances Site List website was completed to identify whether the project site is listed in the database as a Cortese site. The site was not identified on the list.⁸⁰ Therefore, no impacts will result with the implementation of the proposed project and no mitigation is required.

⁷⁹ Google Earth. Website accessed October 5, 2018.

⁸⁰ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Site accessed on October 5, 2018.

E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.⁸¹ The site is not located within the designated Runway Protection Zone and the proposed project will not penetrate the airport's 20:1 slope.⁸² Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing the airport. The runway protection zones for approaches and takeoffs are 1,000 feet. This protection zone does not extend to the project site.

The proposed project will be 40 feet in height and will be exempt from Federal Aviation Administration (FAA) lighting requirements per FAA AC 70/7460-1L – Obstruction Marking and Lighting with Change. According to Federal Aviation Administration (FAA) and International Civil Aviation Organization (ICAO) tower lighting requirements, all structures exceeding 200 feet above ground level (AGL) must be appropriately marked with tower lights or tower paint. In addition, the Federal Communications Commission governs monitoring requirements. As a result, the proposed project's implementation would not present a safety hazard to aircraft and/or airport operations at a public use airport, and no impacts will occur.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.⁸³ The project will not introduce a building that will interfere with the approach or take off of helicopters utilizing the heliport. Helicopters typically take off and land in a vertical manner. Therefore, a building will need to be constructed directly over the existing helipad in order to represent a significant safety hazard. Since the proposed senior housing development will be restricted to the project site, no impacts will result.

G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will any designated emergency evacuation routes be closed to vehicular traffic as a result of the proposed project's implementation. The project contractors will be required to submit a construction and staging plan to the City for approval. Thus, no impacts on emergency response or evacuation plans will result from the project's construction.

⁸¹ Google Earth. Website accessed October 5, 2018.

⁸² Los Angeles County Department of Regional Planning. *Los Angeles County Airport Landuse Commission (ALUC), Airport Layout Plan.* http://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf

⁸³ Google Earth. Website accessed October 5, 2018.

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

The adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project site. There is no chaparral present on-site or within the adjacent properties that would result in a heightened wild land fire risk. The project site is located outside of any wildfire risk designation area.⁸⁴ As a result, no risk from wildfire is anticipated with the approval and subsequent occupation of the proposed project.

3.8.3 MITIGATION MEASURES

The environmental analysis determined that there may be a potential for hazardous materials to be encountered during the land clearance and grading phases of development. However, this removal, handling, and disposal are regulated through Federal, State, and County regulations. As a result, no mitigation is required.

3.9 HYDROLOGY & WATER QUALITY IMPACTS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;

⁸⁴ Cal Fire. *Fire Hazard Severity Zone in SRA for Los Angeles County*.
http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf

- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • Less than Significant Impact.*

A Low Impact Development Report (LID) dated August 13, 2016 was prepared for the project Applicant by Cal Land Engineering, Inc. According to the report, the project site in its current state is 36% impervious and 64% pervious. Once constructed, the project site will be 88% pervious and 12% impervious. The increase in the amount of impervious surfaces could introduce additional sources of polluted runoff. Therefore, the project will include the installation of a Modular Wetlands Stormwater Filtration System that will filter out potential contaminants and reduce the volume of runoff discharged into the local storm drains.⁸⁵

The Modular Wetlands Linear biofiltration system emulates the function and benefits provided by natural wetlands through the incorporation of an advanced pre-treatment chamber that includes separation and pre-filter cartridges. In this chamber, sediment and hydrocarbons are removed from runoff before it enters the biofiltration chamber, in turn reducing maintenance costs and improving performance. Furthermore, the Modular Wetlands Linear system is a multi-stage stormwater treatment system. The stages that comprise the Modular Wetlands Linear system include screening, separation, pre-filtration, and biofiltration. The horizontal flow promoted by the linear system allows the runoff to enter the pre-treatment chamber, which removes stage sediment and hydrocarbons before entering the biofiltration area.⁸⁶ The runoff then passes through the wetland biofiltration chamber, which contains vegetation and soil atop of the chamber. The biofiltration areas will facilitate proper filtration and discharge of storm water runoff.⁸⁷ As part of the biofiltration device, an underground storage will be constructed to ensure the required volume is treated. Additionally, a sump pump will be constructed to pump water to on-site storm drain system. The project will also incorporate new storm drain system stenciling and signage as well as

⁸⁵ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁸⁶ Modular Wetlands. *Modular Wetlands System, Stormwater products*. <http://www.modularwetlands.com/stormwater-products/>

⁸⁷ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

efficient irrigation as post construction Best Management Practices (BMPs). The stenciling and signage will prohibit the dumping of waste into the nearby drains. Water efficient irrigation will eliminate excess water discharge.

During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁸⁸ Adherence to the construction and post construction BMPs will ensure that all potential impacts remain at a level that is less than significant.

The project Applicant would also be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would connect to the City's MS4. The SWPPP would contain additional construction BMPs that would be the responsibility of the project Applicant to implement. Furthermore, the applicant would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. As a result, the potential impacts are considered to be less than significant.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • Less than Significant Impact.

Grading related activities are not anticipated to deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. In addition, the proposed project will be connected to the City's water lines and is not anticipated to deplete groundwater supplies through the consumption of the water. As a result, no dewatering will occur as part of the proposed project's construction. Accordingly, no direct construction related impacts to groundwater supplies or groundwater recharge activities will occur. The project will continue to be connected to the City's water lines and will not result in a direct decrease in underlying groundwater supplies. Furthermore, the project's contractors will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant and no mitigation is required.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? • Less than Significant Impact.

The project site will maintain the existing drainage patterns and will continue discharge to the street through catch basins and curb drains located in the northwest corner of the property.⁸⁹ The project's

⁸⁸ City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

⁸⁹ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

implementation will reduce the amount of pervious surfaces on-site. The site in its current state is 64% pervious. Following construction, only 12% of the site will be pervious. The Applicant proposes to install a Modular Wetlands Linear biofiltration system to treat contaminated runoff and reduce the volume that will be discharged into the local storm drains. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Drainage for the subterranean parking garage will be provided by an underground storage tank, which will receive all of the runoff generated on-site. Excess water will be pumped from the underground storage chamber to local storm drains via a sump pump.

The closest body of water to the project site is the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹⁰ The proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel. No other bodies of water are located in and around the project site. As a result, the impacts are considered to be less than significant.

D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? • No Impact.

Implementation of the proposed project will decrease the amount of pervious surfaces on-site. The project will include the installation of a Modular Wetlands Linear system to filter out contaminants and accommodate the additional runoff. This storm water runoff control will reduce runoff flow rates and volume over the present conditions. Once operational, runoff will continue to drain into storm drains located along Chandler Avenue, though the volume of runoff will be less than the present amount. In addition, the proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹¹ No other bodies of water are located in and around the project site. As a result, no impacts are anticipated.

E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? • Less Than Significant Impact.

Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system because the implementation of the proposed project will include the installation of a Modular Wetlands Linear system. The vegetation used in the Modular Wetlands system will filter polluted runoff. From there, the filtered runoff will either be absorbed by the vegetation or diverted into the local storm drains. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). During construction, the contractors must adhere to the minimum BMPs for construction sites. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion;

⁹⁰ Google Earth. Website accessed October 5, 2018.

⁹¹ Ibid.

maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁹² Implementation of the above-mentioned BMPs will reduce potential impacts to levels that are less than significant.

F. Would the project otherwise substantially degrade water quality? • No Impact.

Adherence to the BMPs discussed in Sections 3.9.2.A, 3.9.2.B, and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. Furthermore, the Modular Wetlands system and pre-treatment grate inlet filters will remove potential contaminants that may be present in surface runoff. As a result, no other impacts are anticipated.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁹³ As a result, no impacts related to flood flows are associated with the proposed project's implementation.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁹⁴ Therefore, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows and no impacts will occur.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? • Less than Significant Impact.

Per the Monterey Park General Plan, the areas surrounding the Garvey Reservoir and Laguna Basin are at risk for flooding following a dam failure.⁹⁵ According to the General Plan, the Garvey Reservoir is contained by two dams, the north dam and the south dam. Should the north dam fail, the flood waters would cascade down the hillside into two directions. Flood waters would either flow east down the adjacent hillsides, or flow north to Garvey Avenue, affecting the properties located between Alhambra Avenue and New Avenue. The project site is located outside of the flood boundaries for the Garvey

⁹² City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

⁹³ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁹⁴ Los Angeles Department of Public Works and FEMA.

⁹⁵ City of Monterey Park General Plan. *Safety and Community Services Element. Flood and Dam Inundation Hazards* and Los Angeles County Department of Public Works and ESRI. 2014.

Reservoir (refer to Exhibit 3-7). As a result, the potential impacts related to dam and/or levee failure are considered to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The City of Monterey Park and the project site are located inland approximately 21 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁹⁶ A seiche in the Luguna Channel is not likely to happen due to the volume of water present. Lastly, the project site will not be subject to mudslides because the project site and surrounding areas are generally level. As a result, no impacts are likely to occur.

3.9.3 MITIGATION MEASURES

The implementation of the proposed project will not result in any significant adverse impacts related to hydrology and water quality. The project Applicant will be required to implement the construction BMPs discussed in Section 3.9.2.A. These construction BMPs will prevent the discharge of polluted runoff into the local storm drain system. The Applicant will also be required to implement the post construction BMPs identified in the previous subsections. The BMPs will prevent the contamination of runoff once the project is occupied. As a result, no additional mitigation measures are required.

⁹⁶ Google Earth. Website accessed October 5, 2018.

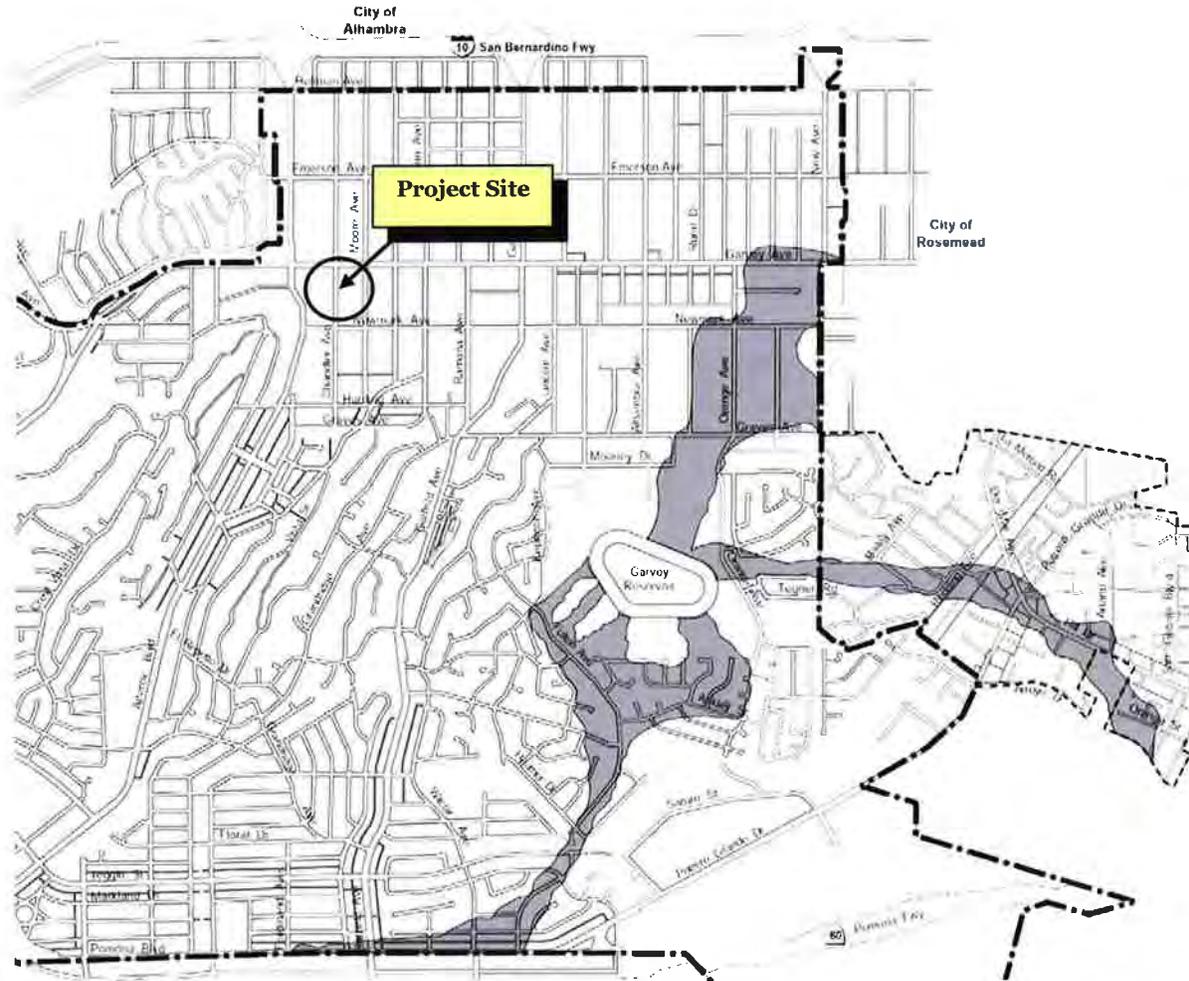


EXHIBIT 3-7
GARVEY RESERVOIR INUNDATION MAP
Source: City of Monterey Park General Plan

3.10 LAND USE IMPACTS

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use?* • *Less than Significant Impact.*

The project site is currently zoned as *High Density Residential (R-3)* (refer to Exhibit 3-8 for the zoning map). The project site's General Plan land use designation is *High Density Residential (HDR)* (refer to Exhibit 3- 9). The project is neither consistent with the site's underlying zoning district, nor is it consistent with the development standards identified for the R-3 zone. For this reason, the implementation of the project will require the approval of a *Zone Change (ZC)* to add a *Senior Citizen Housing (S-C-H)* overlay zone for the project site; a *Conditional Use Permit (CUP)* to allow for the construction and occupation of a senior housing development; an *Affordability Covenant (AC)* to maintain the development as an affordable housing development; an *Affordable Housing Density Bonus Agreement* to permit the utilization of a density bonus; a *Tentative Parcel Map (TPM)* for the subdivision of air rights for the condominiums; and a design Review approval for a project greater than 10,000 square feet.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the maximum permitted height of 30 feet or two stories for the R-3 zone. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15).

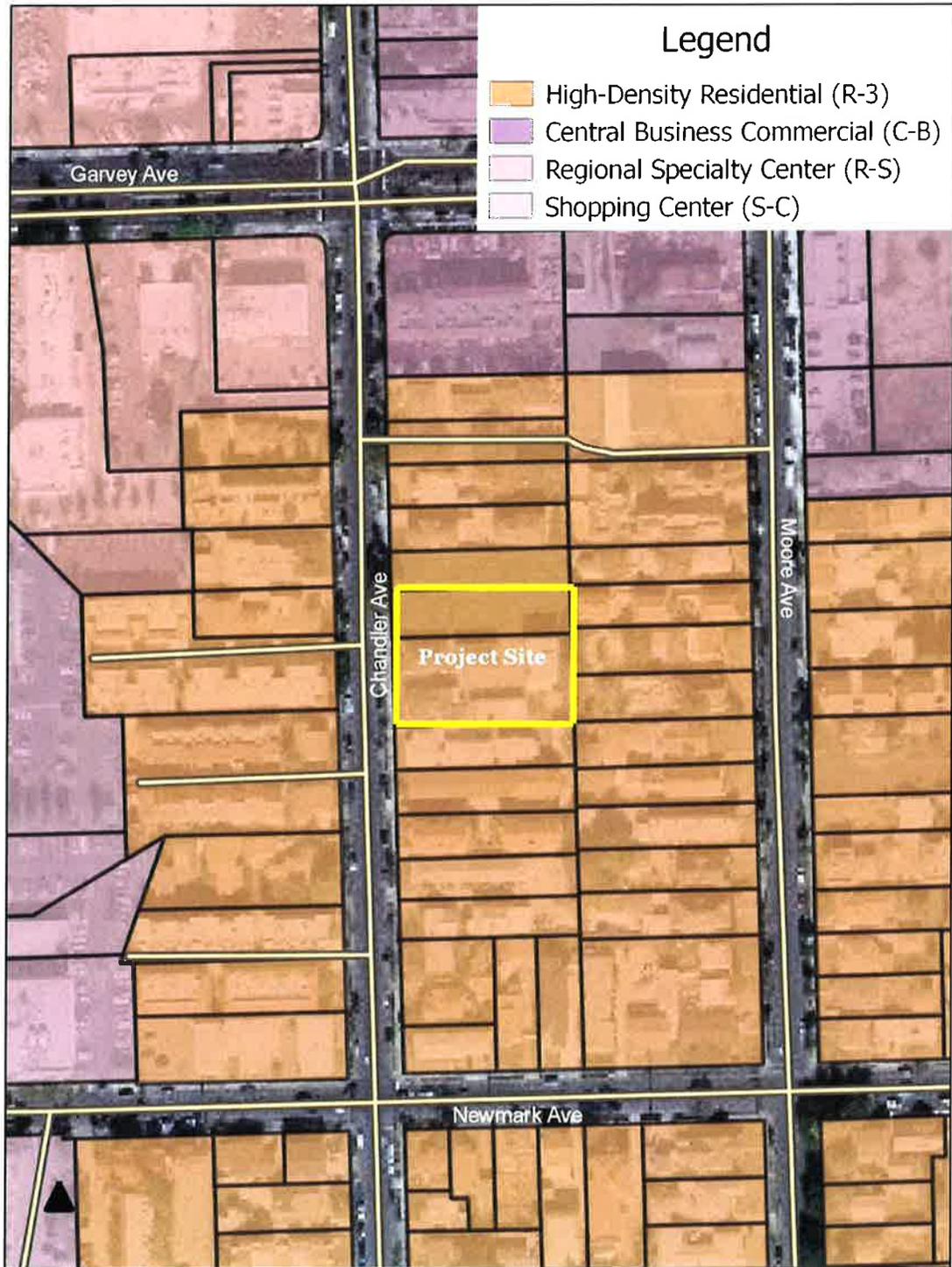


EXHIBIT 3-8 ZONING MAP

Source: City of Monterey Park and Quantum GIS



EXHIBIT 3-9
GENERAL PLAN MAP
Source: City of Monterey Park and Quantum GIS

The new building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁷ Although the project exceeds the R-3 zone's height and density requirements, the project is consistent with the development standards provided for the S-C-H overlay zone. The approval of the Zone Change, CUP, and Density Bonus will permit the construction and occupation of the proposed project. Therefore, the project's implementation is expected to result in impacts that will be less than significant.

B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.

The project as it is currently proposed is not permitted within the R-3 zone without the S-C-H Overlay. In addition, the project's design elements do not conform to the development standards set for the R-3 zone. In order to permit the construction and occupation of the project, a number of discretionary actions are required. These discretionary actions include the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone; a Conditional Use Permit (CUP); a Tentative Parcel Map (TPM); and a design Review approval. The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the zone district's maximum permitted height of 30 feet or two stories. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15). The building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁸ The project exceeds the R-3 zone's height and density requirements. The implementation of the Zone Change will permit the construction and operation of the project. All of the project elements are consistent with the development standards provided for the S-C-H overlay zone. The project does not exceed the maximum permitted height or density for the S-C-H overlay. Additionally, the project site is not subject to a local coastal program or a specific plan.⁹⁹ The project's impacts are considered to be less than significant because the project will not be in conflict with any applicable zoning and development standards upon the approval of the discretionary actions.

C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? • No Impact.

The closest Significant Ecological Area (SEA) to the project site is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from

⁹⁷ The Architect Group. Title Sheet. Plan dated April 26, 2019.

⁹⁸ Ibid.

⁹⁹ Google Earth. Website accessed October 5, 2018.

the project site.¹⁰⁰ The construction and operation of the proposed project will not affect the Whittier Narrows Dam County Recreation Area SEA. Therefore, no impacts will occur.

3.10.3 MITIGATION MEASURES

The analysis of land use and development impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.11 MINERAL RESOURCES IMPACTS

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?* • *No Impact.*

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located on-site or in the vicinity of the project site.¹⁰¹ The nearest well is located 0.55 miles to the north of the project site along Chandler Avenue.¹⁰² The well is presently plugged and abandoned.¹⁰³ In addition, according to SMARA, study area maps prepared by the California Geological Survey, the City of Monterey Park is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).¹⁰⁴ However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the project site is not located in an area where

¹⁰⁰ Google Earth. Website accessed October 5, 2018.

¹⁰¹ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>

¹⁰² Google Earth. Website accessed August 1, 2016.

¹⁰³ California, State of. Department of Conservation. *Well Details*. <https://secure.conservation.ca.gov/WellSearch/Details?api=03705318>

¹⁰⁴ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

there are significant aggregate resources present.¹⁰⁵ In addition, the project site is not located in an area with active mineral extraction activities. As a result, no impacts to mineral resources will occur.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan? • No Impact.

A review of the San Gabriel Valley P-C region MRZ-2 map indicated that the project site is not located in an area that contains aggregate resources.¹⁰⁶ Therefore, the project's implementation will not contribute to a loss of availability to locally important mineral resources. Furthermore, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, no impacts will result with the implementation of the proposed project.

3.11.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.12 NOISE IMPACTS

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, where the project would expose people to excessive noise levels; or,

¹⁰⁵ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

¹⁰⁶ Ibid.

- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact with Mitigation.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB is the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-10. An interior CNEL of 45 dB is mandated for all multiple family residential uses pursuant to Title 24 of the California Code of Regulations. This interior noise level standard of 45 dB is also considered to be a desirable noise exposure limit for single-family residential development.¹⁰⁷ The typical noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dB (CNEL) is generally the noise/land use compatibility guideline for new residential dwellings.

In most urban environments, an exterior noise level of 65 dB CNEL is, therefore, considered a good indicator of acceptable noise exposure for sensitive land uses while 70 to 75 dB (CNEL) are appropriate for less noise-sensitive commercial and industrial land uses, respectively. The ambient noise levels in the vicinity of the project site are dominated by traffic on the adjacent roadways and noise emanating from the surrounding residential uses. MPMC § 9.53.040 includes the following regulations:

- No person shall, at any location within the City, create nor allow for the creation of noise on any property which causes the noise level to exceed the applicable noise standards except as set forth in this section.
- The noise standards that are applicable to the residential zones establishes the allowable noise levels for the daytime, evening, nighttime, and morning periods. The allowable noise levels are 55 dBA between 7:00 AM and 10:00 PM and 50 dBA between 10:00 PM and 7:00 AM.
- If the intruding noise source is continuous and cannot be reasonably discontinued for sufficient time in which the ambient noise level can be determined, the above presumed ambient noise levels shall be used.
- If the property where the noise is received is located on the boundary between two different noise zones, the lower noise level standard applicable to the quieter zone shall apply.

¹⁰⁷ California Building Standards Commission, Guide to Title 24 California 2013 Building Standards Code, 2014

Noise Levels – in dBA

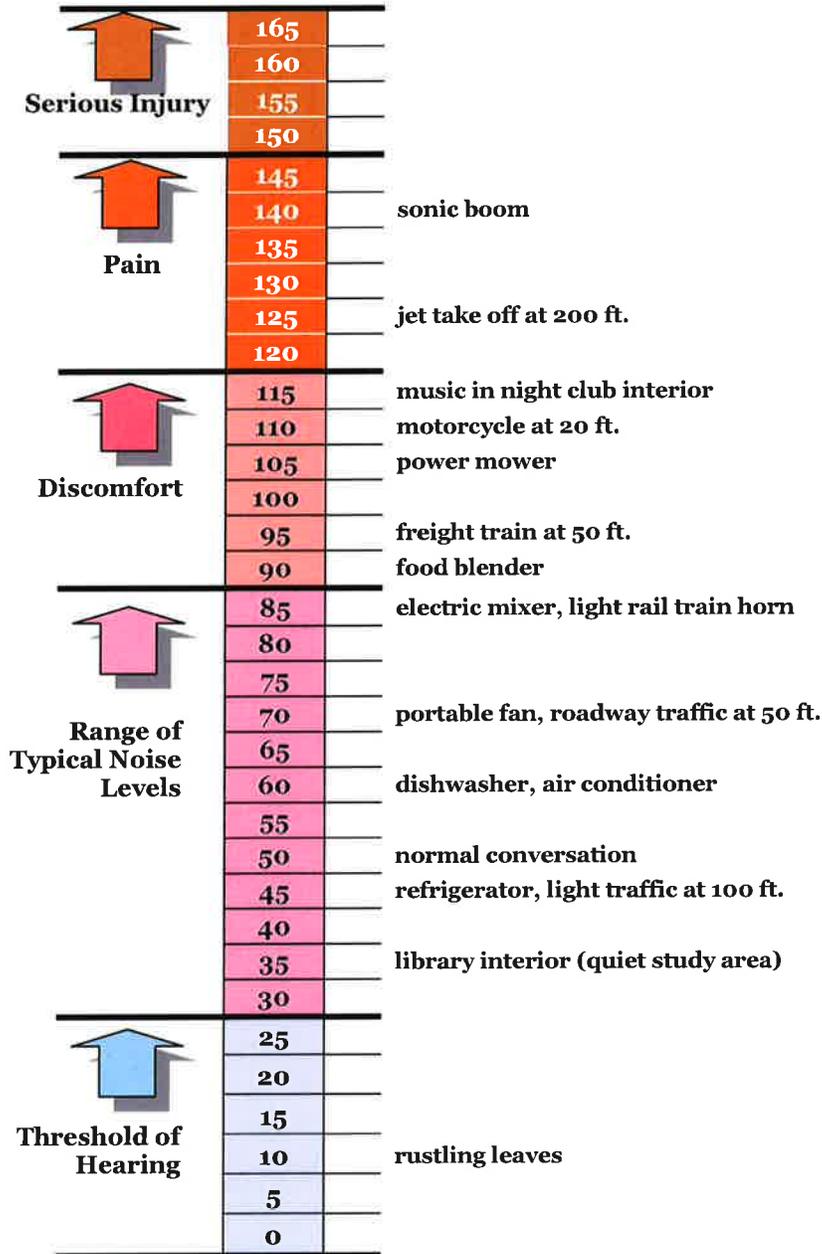


EXHIBIT 3-10
TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

A Westward Digital Sound Level Meter Model: 5URG5 was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along the east side of Chandler Avenue in front of the project site. The results of the survey are summarized in Table 3-6. The measurements were taken on a Tuesday afternoon at 2:00 PM. Table 3-6 indicates the variation in noise levels over time during the measurement period.¹⁰⁸

**Table 3-6
 Noise Measurement Results**

Noise Metric	Noise Level (dBA)
L ₅₀ (Noise levels <50% of time)	58.9 dBA
L ₇₅ (Noise levels <75% of time)	60.6 dBA
L ₉₀ (Noise levels <90% of time)	62.2 dBA
L ₉₉ (Noise levels <99% of time)	65.2 dBA
L _{min} (Minimum Noise Level)	54.6 dBA
L _{max} (Maximum Noise Level)	73.0 dBA
Average Noise Level	59.3 dBA

Source: Blodgett Baylosis Environmental Planning,
 July 2016

As shown in Table 3-6, the average noise levels along Chandler Avenue during the measurement period was 59.3 dBA. The project site is located outside of the 65 CNEL boundaries for the Garvey Avenue and Newmark Avenue right-of-ways. However, the average ambient noise levels of 59.3 dBA are higher than the 55 dBA discussed in the Noise Standards section of the City’s noise regulations. These noise levels will decrease once the project is constructed, since the walls, windows, and doors will properly attenuate the noise.

Future sources of noise generated on-site will include noise from vehicles and trucks traveling to and from the proposed project and from future residents, visitors, and employees. Noise associated with vehicles such as starting, idling, car alarms, and music is not likely to affect the adjacent sensitive receptors because the vehicles will be located below grade in a subterranean parking garage. The walls and gate of the parking structure will adequately attenuate noise emanating from vehicles. Nevertheless, the following mitigation will be required to control potential sources of nuisance noise:

- Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install “silent alarms” for the building.
- All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

¹⁰⁸ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

- Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.
- Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Adherence to the operational noise mitigation will reduce potential impacts to levels that are less than significant.

B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels? • Less than Significant Impact.

The abutting residential development may potentially be impacted from ground borne vibration and noise (primarily from the use of heavy construction equipment). As noted in Subsection 3.12.2.D, the noise levels from construction are estimated to average 106.4 dBA. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Mitigation has been provided in Subsection 3.12.2.D to alleviate potential noise impacts generated during the project's construction phase. In addition, vibration from construction equipment will not affect the nearby residents. The distances of the existing buildings from the construction activity areas would largely attenuate the effects of construction-borne vibration (refer to Subsection 3.12.2.D for a more detailed analysis).

The future tenants will be required to adhere to the City's noise control requirements. When considering the traffic generated by the existing use, the *net increase* in traffic will be 133 daily trip ends, 34 morning (AM) peak hour trips, and 42 evening (PM) peak hour trips. These levels are far less than the doubling of traffic that would be required to generate a perceptible increase in traffic noise.¹⁰⁹ The proposed project will not result in the exposure of people to the generation of excessive ground-borne noise once the project is occupied due to the nature of the proposed use (no heavy machinery or equipment are anticipated to be in operation once the project is complete). As a result, the potential impacts will be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The traffic generated by the proposed use will be 186 daily trip ends including 38 morning (AM) peak hour trips, and 47 evening (PM) peak hour trips. The existing use generates 53 total trips and 4 AM trips and 5 peak hour trips. The project's traffic volumes will not be great enough to result in an increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

¹⁰⁹ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

D. Would the project result in a substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact with Mitigation.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-11. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.¹¹⁰ The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. The model assumes a recommended 5.0 dBA reduction for the wall that is located along the project site's boundaries. As indicated by the model, the project's construction will result in average ambient noise levels of up to 106.4 dBA at the nearest sensitive receptor.

Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernible vibrations at moderate levels, and actual building damage at the highest levels. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Vibration in buildings caused by construction activities may be perceived as motion of building surfaces or rattling of windows, items on shelves, and pictures hanging on walls. Building vibration can also take the form of an audible low-frequency rumbling noise, which is referred to as ground-borne noise. Ground-borne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when the structure and the construction activity are connected by foundations or utilities, such as sewer and water pipes.

The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within building such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible ground borne vibration include construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which the general threshold where minor damage can occur in fragile buildings.¹¹¹

¹¹⁰ USEPA, Protective Noise Levels. 1971.

¹¹¹ Federal Transit Administration Noise and Vibration Impact Assessment, May 2006.

Typical noise levels 50 ft. from source

			70	80	90	100
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)		70-80		
		Front Loaders		70-80	80-90	
		Backhoes		70-80	80-90	90-100
		Tractors			80-90	90-100
		Scrapers, Graders			80-90	
		Pavers			80-90	
		Trucks			80-90	90-100
	Materials Handling Equipment	Concrete Mixers		70-80	80-90	
		Concrete Pumps			80-90	
		Cranes (Movable)		70-80	80-90	
		Cranes (Derrick)		70-80	80-90	
	Stationary Equipment	Pumps	70-80			
		Generators		70-80		
		Compressors			80-90	
	Impact Equipment	Pneumatic Wrenches			80-90	
Jack Hammers				80-90	90-100	
Pile Drivers				90-100	100+	
Other Equipment	Vibrators	70-80	70-80			
	Saws		70-80			

EXHIBIT 3-11
TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

Table 3-7, shown on the following page, summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. Therefore, adherence to the mitigation provided later in this subsection which restricts the route of empty haul trucks and other construction vehicles will reduce potential vibration impacts.

Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

**Table 3-7
 Common Effects of Construction Vibration**

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for person exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 3-

8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (velocity in decibels 0.5 inches per second [inches/sec]) or higher is considered safe and would not result in any construction vibration damage. At a distance of 60 feet, the on-site pile driving would generate a vibration level of up to 0.25 in/sec.¹¹² Significant grading activities will occur throughout the project site. The project will include the installation of a single level subterranean parking garage. The nearest sensitive receptors are the residential units located to the north, south, east, and west of the project site.

**Table 3-8
 Vibration Source Levels for Construction Equipment**

Construction Equipment		PPV @25 ft. (inches/sec.)	Noise Levels (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

The proposed project will include the installation of a single level subterranean parking garage. In order to accommodate the building foundations and basement level parking, the underlying soils/fill material will be excavated. The use of heavy grading equipment may result in the generation of excessive vibration. In addition, vibration resulting from the operation of empty haul trucks may affect the residents located along Chandler Avenue. Strict adherence to the mitigation described below will reduce the number of houses and residents potentially affected by ground-borne vibration. As a result, the following mitigation is required:

- The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

¹¹² Federal Transit Administration. *Transit Noise and Vibration Impact Assessment*. May 2006.

- The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.
- The Applicant must provide signage placed on the site's main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet MPMC requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the Community and Economic Development Director, or designee.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.¹¹³ The proposed project is not located within the Runway Protection Zone (RPZ) for the San Gabriel Valley Airport.¹¹⁴ Furthermore, the project site is located outside of the 65 CNEL noise contour boundaries for the airport. Thus, the project will not expose future residents and visitors to excessive noise levels and no impacts will occur.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.¹¹⁵ All noise emanating from the heliports will gradually lose intensity according to the phenomenon of "spreading loss." The project site's distance from the heliports will help reduce potential noise associated with the approach and take off of helicopters. As a result, the project will not expose future residents and visitors to excessive noise levels and no impacts are anticipated.

¹¹³ Google Earth. Website accessed October 5, 2018.

¹¹⁴ Los Angeles County Department of Regional Planning. *Los Angeles County Airport Land Use Plan, Hawthorne Airport Influence Area Map*. http://planning.lacounty.gov/assets/upl/data/pd_alup.pdf

¹¹⁵ Google Earth. Website accessed October 5, 2018.

3.12.3 MITIGATION MEASURES

The following measures will further ensure that on-site construction and operational activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure 9 (Noise Impacts). Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install “silent alarms” for the building.

Mitigation Measure 10 (Noise Impacts). All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

Mitigation Measure 11 (Noise Impacts). Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.

Mitigation Measure 12 (Noise Impacts). Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Mitigation Measure 13 (Noise Impacts). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

Mitigation Measure 14 (Noise Impacts). The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

Mitigation Measure 15 (Noise Impacts). The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure 16 (Noise Impacts). The Applicant must provide signage placed on the site’s main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the Community and Economic Development Director, or designee.

3.13 POPULATION & HOUSING IMPACTS

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?* • *No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts are described below:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently occupied by multiple-family units. In addition, the site is located in the midst of an urban area.
- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways and sidewalks. The new driveway that will be provided will only serve the project and its future residents.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development.
- *Major off-site public projects (treatment plants, etc.).* The project is a proposal to construct 54 condominium units on a 0.81-acre lot. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is occupied by eight market rate housing units that will be replaced by 54 new residential units, including 10 new affordable units.

- *Additional population growth leading to increased demand for goods and services.* The project will result in a potential population increase of up to 194 new residents. This incremental increase in the City's population will lead to an increase in demand for municipal services, though the payment of all required development impact fees will help alleviate the marginal increase in demand.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is an infill development that will utilize existing roadways and infrastructure. The new utility lines that will be provided will not extend into undeveloped areas and will not result in unplanned growth. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.¹¹⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).¹¹⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents. As a result, no impacts will occur.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.

There are currently eight residential units located within the project site.¹¹⁸ These units must be demolished to accommodate the proposed project. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. Seniors will be the only permitted occupants of the project. A total of 44 units will be market rate. The remaining 10 units will be below market rate.¹¹⁹

The Affordability Covenant is required for the 10 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 10 units remain affordable for specified period of time. According to California Law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income. The project's implementation will be beneficial in providing affordable senior housing units. As a result, no impacts related to housing dislocation will occur.

¹¹⁶ Southern California Association of Governments. *Regional Transportation Plan /Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

¹¹⁷ United States Census Bureau. *Quickfacts for Monterey Park.* <http://www.census.gov/quickfacts/table/AGE775215/0648914.06>

¹¹⁸ Blodgett Baylosis Environmental Planning. Site Survey (Site survey was conducted on July 5, 2016).

¹¹⁹ Ibid.

C. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • Less than Significant Impact.*

As indicated in the previous subsection, there are eight residential units located within the project site. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. This project will also include 10 affordable units, which will provide the City with much needed housing options. As a result, the potential population displacement impacts are considered to be less than significant.

3.13.3 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

3.14 PUBLIC SERVICES IMPACTS

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *governmental services*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The City maintains its own fire department with fire stations located at the Civic Center, on Monterey Pass Road, and on Garfield Avenue. The three stations include the following:

- *Monterey Park Station 61* is located at 350 W. Newmark Avenue. This station houses Quint 61, Engine 61, and Rescue Ambulance 61.¹²⁰ This station is located approximately 0.24 miles to the southeast of the project site.
- *Monterey Park Station 62* is located at 2001 S. Garfield Avenue. This station houses Engine 62, and Rescue Ambulance 62. This station is located approximately 1.39 miles to the southeast of the project site.
- *Monterey Park Station 63* is located at 704 Monterey Pass Road. This station houses Engine 63 and is located approximately 1.26 miles to southwest of the project site.

These stations allow for an average response time for “fire calls” of 5.01 minutes and an average response time of 4.37 minutes for emergency service calls.¹²¹ The Department also maintains standards to assist in fire prevention and protection throughout the City.

These standards are consistent with the California Fire Code, which has been adopted by the MPMC. All future development within the City is subject to the requirements of Title 17 (Fire Code), as adopted by the MPMC. The proposed project will place an incremental demand on the Department’s services with the greatest potential increase being related to requests for paramedic assistance. The new residential complex will be fully sprinklered and fire hoses, extinguishers, and other fire suppression equipment will be provided. The Fire Department will also review the pertinent construction plans to ensure that their requirements are being adhered to. The Fire Department must also review the business safety plan, fire and emergency lanes, employee safety programs and the building evacuation plan.

Due to the nature of the proposed project (senior housing), an increase in the amount of emergency calls may result with the implementation of the proposed project. All of the new residents will be older (aged 55+) and may be more susceptible to life threatening illnesses. The frequency of calls and first responder trips will increase over the current amount, though the increase will not be enough to impact response times and service ratios. As a result, the potential impacts are considered to be less than significant.

¹²⁰ A “quint” refers to a combination fire service apparatus that serves the dual purpose of an engine and a ladder truck.

¹²¹ City of Monterey Park Website <http://www.montereypark.ca.gov/138/Operations>. Website accessed on October 5, 2018.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection? • Less than Significant Impact.

Monterey Park has had its own police department since 1916 when the City was incorporated. The Police Department operates out of its facility located in the Civic Center. The Police Department is a full service police agency with 72 sworn police officers and 46 civilian personnel supported by over 100 community volunteers through the police reserves, emergency communications, citizen patrol, explorer programs, and other civilian volunteers. The Police Station is located approximately 0.28 miles to the southeast of the project site.

The project Applicant proposes to construct a 54-unit senior housing development. The frequency of emergency calls may increase due to the age of the future tenants (aged 55+). However, the increase in the number of calls will not affect emergency response times or service ratios. In addition, the Applicant will provide security cameras and surveillance equipment will be installed throughout the common areas. The Police Department will review the plans and specifications to ensure that Department policies and requirements are adhered to. The Police Department will also review the alarm systems and monitoring equipment, security camera placement, and on-site security personnel requirements. The standard conditions will reduce the potential impacts to levels that are less than significant.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? • Less than Significant Impact.

Due to the nature of the proposed project (senior citizen's housing), no increase in demand for local school services will result. The project is designed to serve and house senior citizens and no children are permitted to inhabit the new residential development. In addition, the Applicant will not provide amenities that cater to children or families. Nevertheless, the Applicant will be required to pay school impact fees for construction of new facilities in accordance with applicable law to mitigate school impacts before the City issues building permits. Evidence of payment of the school fees must be submitted to the Planning Division. As a result, the impacts will be less than significant.

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services? • Less than Significant Impact.

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. However, the project may indirectly lead to an increase in usage of other government facilities such as parks and the City library if future residents elect to use the services and facilities. As a result, the impacts will be less than significant.

3.14.3 MITIGATION MEASURES

The analysis of potential public service impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.15 RECREATION IMPACTS

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • *Less than Significant Impact.*

The City of Monterey Park Recreation and Parks Department is responsible for the maintenance and operation of the City's public parks and recreational facilities.¹²² The nearest park to the project site is Barnes Park located approximately 0.26 miles to the southeast of the project site. Barnes Park is located at 350 South McPherrin Avenue and includes approximately 17 acres. Improvements located within this park include a community center, basketball gym, a memorial bowl, a sheltered picnic pavilion, an Olympic-sized pool, a lighted softball field, tennis courts, and a children's play area. Granada Park, located within the corporate boundaries of the City of Alhambra, is located 0.88 miles to the northwest of the project site. The parks may experience an increase in usage by seniors who chose to use the parks for group exercise.

This increase in demand is not anticipated to affect the parks because the project will be provided with adequate amounts of private and common open space. The project will also include the dedication of a 6,180 square-foot courtyard. This courtyard will be located in the center of the proposed development and will host various group activities. Since the project will be provided with both common and private open space, the project's implementation will not lead to a measurable increase in demand for park services and facilities. The project Applicant will be required to pay Quimby Act fees (park development fees) to the City to offset any potential impacts to the City's parks and recreation facilities. The payment of all pertinent park development and/or Quimby Act fees will reduce potential impacts to parks and recreational facilities to levels that are less than significant.

¹²² City of Monterey Park Website. <http://www.montereypark.ca.gov/Facilities>. Website accessed on August 25, 2016.

B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • Less than Significant Impact.

Implementation of the proposed project would not physically affect any existing parks and recreational facilities in the City. The nearest public park is Barnes Park, located approximately 0.26 miles to the southeast. The project Applicant will be required to pay all pertinent Quimby Act fees and/or park development fees to the City to offset any potential impacts to the City's parks and recreation facilities. The current Quimby Fee is \$2,611 per unit. In addition, the project will also include 11,791 square feet of open space and 5,616 square feet of private open space. As a result, on park facilities is expected to be less than significant.

3.15.3 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; and,
- Results in a conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

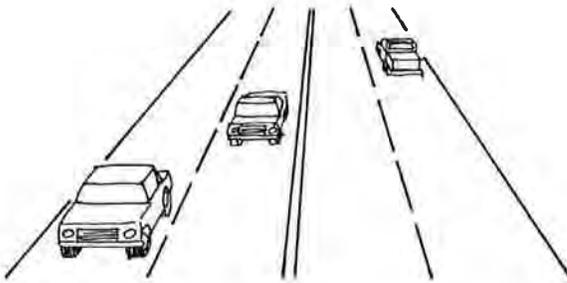
The nearest signalized intersections sections include Atlantic Boulevard/Emerson Avenue and Atlantic Boulevard/Garvey Avenue. The nearest unsignalized intersections to the project site include Chandler Avenue/Garvey Avenue (south of the project site) and Chandler Avenue/Emerson Avenue (north of the project site).

The concept of roadway level of service under the ICU methodology is calculated as the volume of vehicles at the critical movements that pass through the facility divided by the capacity of that facility. A facility is “at capacity” (ICU value of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes a function of hourly volumes by lane, signal phasing, and approach lane configuration. Level of service values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating “capacity” of a roadway. The level of service concept is illustrated in Exhibit 3-12. Table 3-9 defines the level of service criteria that was applied to the study intersections.

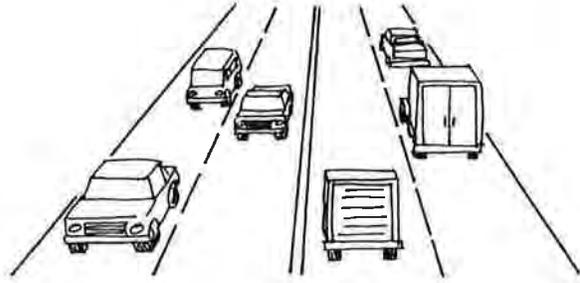
**Table 3-9
 Level of Service Definitions**

LOS	Interpretation	Signalized Intersection ICU
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Over 1.000

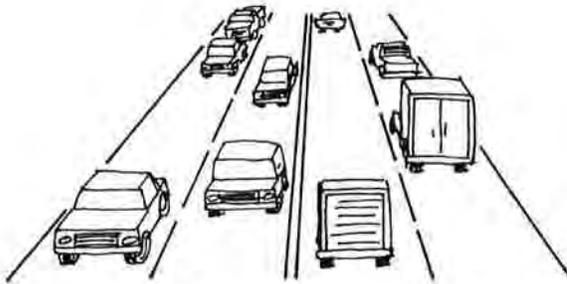
Source: KOA Corporation. Traffic Impact Study for Proposed Atlantic Gateway Project
 521-633 North Atlantic Boulevard, Monterey Park. Prepared March 3rd, 2014.



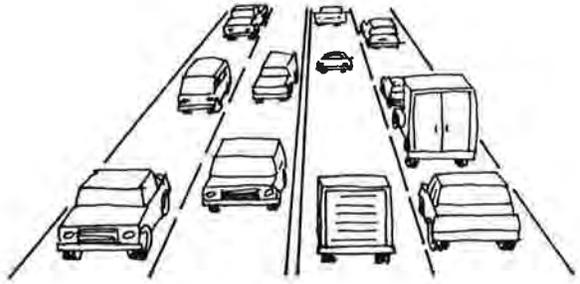
Level of Service A
Free flow in which there is little or no restriction on speed or maneuverability.



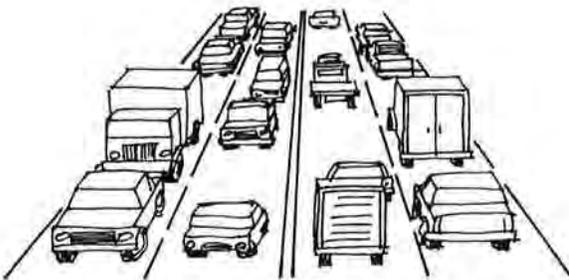
Level of Service B
Stable flow though operating speed is beginning to be restricted by other traffic.



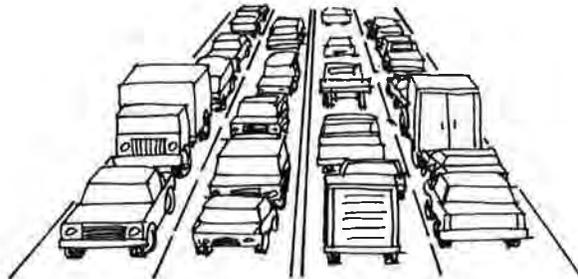
Level of Service C
Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



Level of Service D
Tolerable average operating speeds are maintained but are subject to considerable sudden variation.



Level of Service E
Speeds and flow rates fluctuate and there is little independence on speed selection or ability to maneuver.



Level of Service F
Speeds and flow rates are below those attained in Level E and may, for short periods, drop to zero.

EXHIBIT 3-12 STUDY INTERSECTION

Source: Blodgett Baylosis Environmental Planning

A significant impact is typically identified if project-related traffic will cause service levels to deteriorate beyond a threshold limit specified by the overseeing agency. The City of Monterey Park has established specific thresholds for project-related increases in the Intersection Capacity Utilization (ICU) values of signalized study intersections; however, the City of Monterey Park does not have established impact criteria for unsignalized intersections. The following increases in peak-hour ICU values, shown in Table 3-10, are considered significant traffic impacts:

**Table 3-10
 ICU Thresholds**

Existing ICU	Project Related increase in ICU
0.000 – 0.700	Equal to or greater than 0.06
> 0.701 – 0.800	Equal to or greater than 0.04
> 0.801 – 0.900	Equal to or greater than 0.02
> 0.901	Equal to or greater than 0.01

Source: City of Monterey Park

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • Less than Significant Impact.*

The proposed project involves the construction of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 81 parking stalls will also be provided within the 28,351 square-foot subterranean parking garage. Direct vehicular access to the site and to the subterranean parking will be provided by a single driveway connection along the east side of Chandler Avenue. The project site’s current legal addresses include 130, 202, and 206 South Chandler Avenue. The project site is located on the east side of Chandler Avenue between Garvey Avenue (on the north) and Newmark Avenue (on the south). The key roadways that serve the project area are described below:¹²³

- *Atlantic Boulevard* is classified as a *Principal Arterial* in the City of Monterey Park General Plan. This north-south arterial roadway is located to the west of the project site approximately 483 feet. In the study area, this roadway provides two travel lanes in each direction and a striped center left-turn lane at the intersections. On-street parking is not permitted in that portion of the roadway located near the project site. Atlantic Boulevard is designated as a truck route within the City of Monterey Park.

¹²³ Blodgett Baylosis Environmental Planning, 2016.

- *Garvey Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides two travel lanes in each direction. On-street parking is also permitted on both sides of the roadway. West of Atlantic Boulevard, the roadway is designated as a truck route within the City of Monterey Park.

- *Emerson Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.

- *Chandler Avenue* is classified as a *Local Street* in the City of Alhambra General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.

The area roadways and key intersections (including the geometrics) are provided in Exhibit 3-13. Traffic counts were collected at the study intersections in January, February, and December, 2013 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on the weekdays and from 12:00 PM to 2:00 PM on Saturdays. The highest four consecutive 15-minute vehicle counts during the AM and PM time periods were used to determine the peak-hour traffic volumes at each intersection. Table 3-11 provided below, summarizes the volume-to-capacity ratios and LOS values for two nearest signalized intersections.

**Table 3-11
 Intersection Performance – Existing Conditions**

Study Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour		Mid-day Saturday Peak Hour	
	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS
Atlantic Boulevard & Emerson Avenue	0.560	A	0.759	C	0.842	D
Atlantic Boulevard & Garvey Avenue	0.617	B	0.749	C	0.616	B

Source: KOA Corporation. *=Denotes unsignalized intersection

As shown in Table 3-11, both of the intersections operate at an acceptable level during the weekday peak hour. The two intersections also operate at an acceptable level of service during the mid day peak hour on Saturdays.

The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) publication Trip Generation (9th Edition). Trip rates for senior housing and apartment uses were utilized to calculate the trip generation for the existing residential units and the proposed project. The trip rates and the trip generation are provided in Table 3-12.

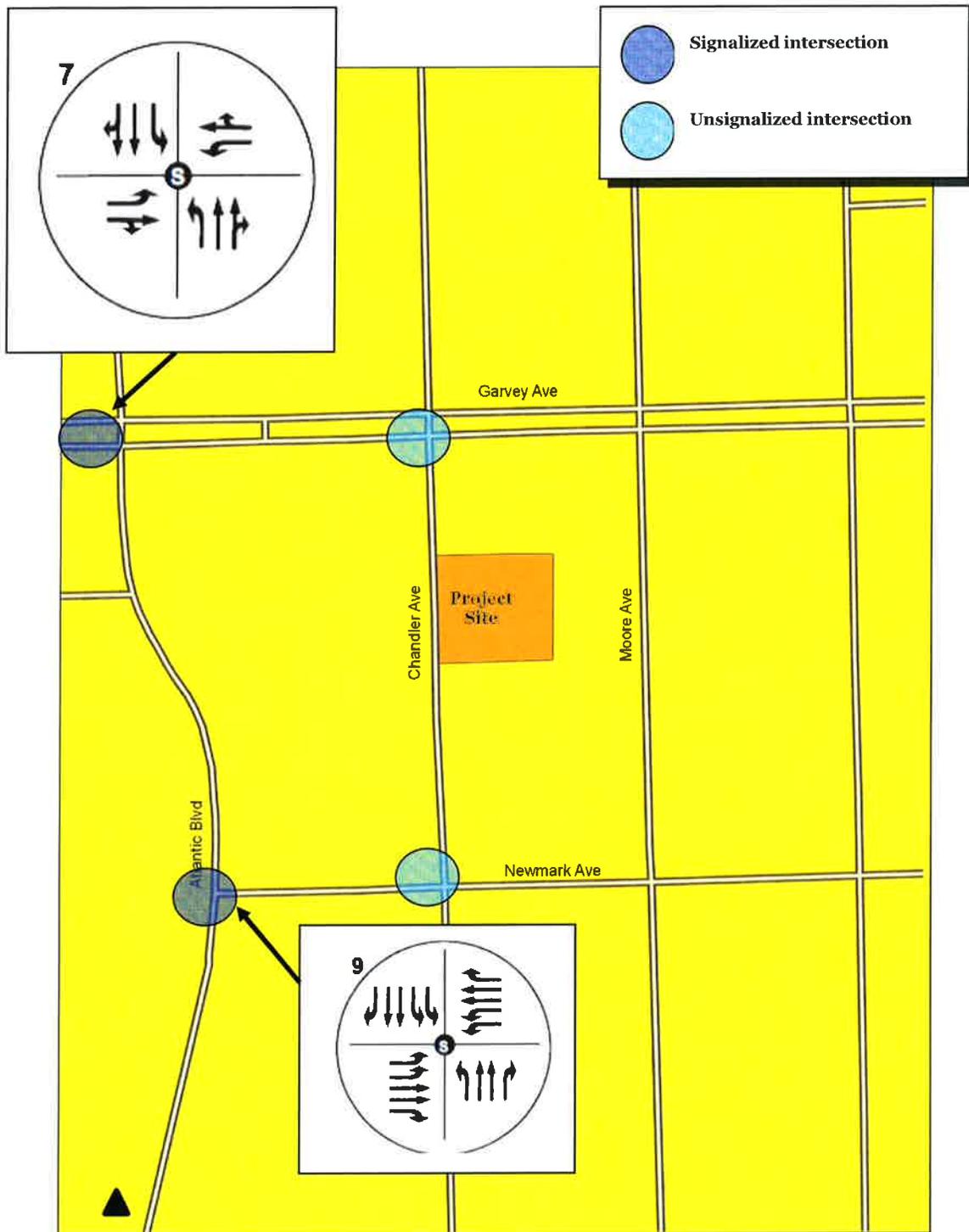


EXHIBIT 3-13
INTERSECTION GEOMETRY
Source: Blodgett Baylosis Environmental Planning

**Table 3-12
 Project Trip Generation**

Measure	Daily Total	Weekday					
		AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Trip Generation Rates							
Senior Units	3.44	0.20	34%	66%	0.25	54%	46%
Apartments	6.65	0.51	20%	80%	0.62	65%	35%
Existing Uses							
Low Rise Apartments (8 units)	53	4	1	3	5	3	2
Proposed Project							
Senior Housing (54 units)	186	38	13	25	47	25	22
Net Change							
Existing – Future Uses	133	34	12	22	42	22	20

The proposed project will generate approximately 186 new daily trips, with 38 occurring in the morning (AM) peak hour and 47 occurring during the evening (PM) peak hour. The project will result in a net increase of 133 daily trips, 34 AM peak hour trips and 42 PM peak hour trips. The project will provide a total of 81 parking spaces, an additional 14 spaces more than what is required for the project (67). The increase in the number of parking spaces will not lead to an increase in the number of trips since parking spaces alone do not result in a generation of trips. Vehicle trips are generated utilizing a variety of methods including number of dwelling units, amount of floor area, or some other variable that directly influences trip generation.

Trip distribution is the process of assigning the directions from which traffic will access a project site. Trip distribution is dependent upon the land use characteristics of the project, the local roadway network, and the general locations of other land uses to which project trips would originate or terminate.¹²⁴ Exhibit 3-14 illustrates the proposed project’s trip distribution. Based on the trip generation and distribution assumptions described above, project traffic was assigned to the roadway system.

The project is anticipated to add 19 AM peak hour and 23 PM peak hour trips to the intersections of Chandler Avenue and Garvey Avenue and Chandler Avenue and Newmark Avenue. This assumes that 50 percent of the project’s trips travel northbound along Chandler Avenue and 50% of the project’s trips travel southbound along Chandler Avenue. A total of 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Garvey Avenue. This assumes 50% of the trips at the Chandler Avenue/Garvey Avenue intersection travel west along Garvey Avenue and 50% of the trips at the intersection travel east on Garvey Avenue. In addition, 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Newmark Avenue. This assumes 50% of the trips at the Chandler Avenue/Newmark Avenue intersection travel west along Newmark Avenue and 50%

¹²⁴ KOA Corporation. *Traffic Impact Study for Proposed Atlantic Gateway Project, 521-633 North Atlantic Boulevard, Monterey Park*. March 3, 2014 (Revised December 30, 2014).

of the trips at the intersection travel east on Newmark Avenue. The additional peak hour trips will not degrade any of the surrounding intersection's level of service. As indicated in Table 3-11, the existing level of service at the Atlantic Boulevard/Emerson Avenue intersection morning and evening LOS is "A" and "C" respectively. The morning and evening peak hour LOS for the Atlantic Boulevard/Garvey Avenue intersection is "B" and "C" respectively. These two intersections will continue to operate at an acceptable level of service when the project is operational. The incremental increase in peak hour traffic will not adversely impact these intersections. As a result, the potential impacts are considered less than significant.

B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.

The CMP was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed Project will add 50 or more vehicle trips during either AM or PM weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the AM or PM weekday peak hours.

The nearest CMP arterial monitoring intersection to the project site is at Fremont Avenue and Valley Boulevard, which is located approximately 1.56 miles northwest of the project site. Based on the trip generation and distribution of the project, it is not expected that 50 or more new project trips per hour would be added at this CMP intersection. Therefore, no further analysis of potential CMP impacts is required. In addition, the proposed project is expected to add less than 150 new trips per hour, in either direction, to any freeway segments based on the project trip generation. Therefore, no further analysis of CMP freeway monitoring stations is required and no impacts will result.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The project site is not located within an approach or take-off aircraft safety zone for the San Gabriel Valley Airport, the Southern California Edison Company's Heliport, or the Santa Fe International Corp Heliport (refer to Section 3.12.2.E). As a result, no impacts are anticipated.

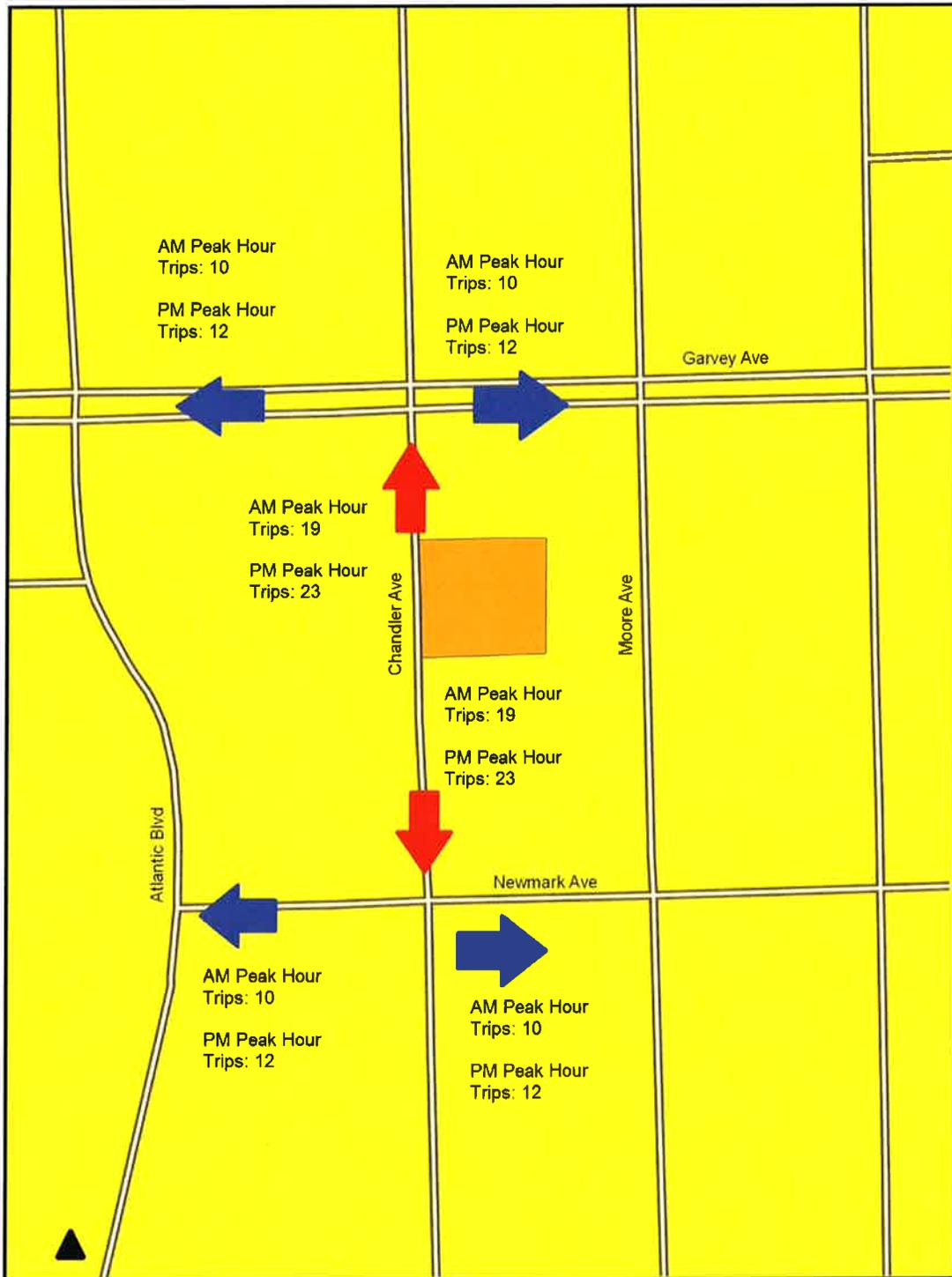


EXHIBIT 3-14
PROJECT TRAFFIC ASSIGNMENT
 Source: Blodgett Baylosis Environmental Planning

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact with Mitigation.

The project will include the installation of a new 26-foot three-inch wide driveway along the east side of Chandler Avenue. This 26-foot wide drive way will provide adequate space to accommodate the simultaneous use of two vehicles traveling in opposite directions. The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

- Landscaping, signage, and any wall and design elements must be set back so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.
- A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway “sidewalk.”
- The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.
- The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.
- The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

The mitigation will ensure that safe access into the garage is provided. As a result, no impacts will occur.

E. Would the project result in inadequate emergency access? • No Impact.

At no time will any designated emergency evacuation route be closed to traffic due to the proposed project. The closest evacuation routes are Atlantic Avenue and Garfield Avenue. The western segment of Garvey Avenue west of Atlantic Avenue also serves as an evacuation route. City regulations require that all construction staging occur on-site. None of the streets will be closed and the staging and queuing of trucks will not be permitted on local streets. As a result, the project will not result in any impacts.

F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

The project site is well served by both local and regional transit providers. There are no bus stops located along the Chandler Avenue frontage that would be physically impacted by the proposed project. The nearest bus stop to the project site is operated by the Los Angeles Metro at the southeast corner of the Chandler Avenue/Garvey Avenue intersection. In addition, the Monterey Park Spirit Bus provides regular service along Emerson Avenue and Garvey Avenue. No existing bus stops will be removed as part of the proposed project's implementation. The implementation of the proposed project will not impact or decrease the performance of local pedestrian and bicycle facilities because there are no bicycle lanes or pedestrian facilities located along the project site's frontage with Chandler Avenue. The lack of the amenities was confirmed in a survey of the project site. As a result, no impacts will occur.

3.16.3 CUMULATIVE IMPACTS

The proposed project's implementation will result in an incremental increase in citywide traffic. The project's traffic impacts together with traffic from ambient growth were considered herein in Section 3.16.2.A. This additional traffic will not significantly impact the peak hour levels of service of any area intersections. As a result, no cumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

Mitigation Measure 18 (Transportation & Circulation Impacts). Landscaping, signage, and any wall and design elements must be set back so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

Mitigation Measure 19 (Transportation & Circulation Impacts). A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway "sidewalk."

Mitigation Measure 20 (Transportation & Circulation Impacts). The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.

Mitigation Measure 21 (Transportation & Circulation Impacts). The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.

Mitigation Measure 22 (Transportation & Circulation Impacts). The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

3.17 TRIBAL CULTURAL RESOURCES

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,
- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?* • *Less than Significant Impact.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the

criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources. This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area.

The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

- B. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*
- *Less than Significant Impact.*

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is

situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources.

This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

3.17.3 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the proposed project. As a result, no mitigation is required.

3.18 UTILITIES IMPACTS

3.18.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;

- A need for new systems or substantial alterations in power or natural gas facilities; or,
- A need for new systems or substantial alterations in communications systems.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.*

The City of Monterey Park is located within the service area of the Sanitation District 2 of Los Angeles County.¹²⁵ Local sewer lines are maintained by the City of Monterey Park, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The Sanitation Districts of Los Angeles County operate ten water reclamation plants (WRPs) and one ocean discharge facility (Joint Water Pollution Control Plant), which treat approximately 510 million gallons per day (mgd), 200 mgd of which are available for reuse (reclaimed water). The City's sanitary sewer system is a gravity-flow system that connects to county trunk lines. These lines collect more than two billion gallons of raw sewage per year and convey it out of the City. The sewer system is comprised of 126 miles of main line sewers and approximately 2,498 manholes. The water reclamation plants serving the City include the Los Coyotes Water Reclamation Plant (LCWRP), the Long Beach Water Reclamation Plant (LBWRP) and the Joint Water Pollution Control Plant (JWPCP).¹²⁶

The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dyeing and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.¹²⁷ The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd.

The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd.¹²⁸ The Long Beach WRP, which began operation in 1973, is located in Long Beach, California and has a current design capacity of 25 MGD. The

¹²⁵ Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp. Site accessed August 9, 2016.

¹²⁶ City of Monterey Park. *2015 Urban Water Management Plan*. June 2016.

¹²⁷ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp

¹²⁸ Los Angeles County Sanitation Districts. *Joint Water Pollution Control Plant*. <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>

Long Beach WRP currently processes an average flow of 20.2 mgd.¹²⁹ The Long Beach WRP plant serves a population of approximately 250,000 people. The method of disposal when treated recycled water is not used (non-recycled) is discharge to Coyote Creek, a tributary of the San Gabriel River that flows to the ocean. As indicated in Table 3-13, the future development is projected to generate 6,480 gallons of effluent on a daily basis. This is approximately 4,880 gallons greater than the previous use.

**Table 3-13
 Wastewater (Effluent) Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du (Dwelling Units)	120 gals/day/unit.	6,480 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gal/day/unit	1,600 gals/day
Net Difference			4,880 gals/day

Source: Blodgett Baylosis Environmental Planning, 2018.

The proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as required by the current City Code requirements. As a result, the impacts are expected to be less than significant.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No Impact.

As indicated in Table 3-14 in the previous section, the future development is projected to generate 6,480 gallons of effluent on a daily basis. The proposed project will connect to an existing sewer line located within Chandler Avenue. The future wastewater generation will be within the treatment capacity of the JWPCP, the Los Coyotes WRP, and the Long Beach WRP. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

¹²⁹ Los Angeles County Sanitation Districts. *Long Beach Water Reclamation Plant*.
http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/long_beach.asp

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20% is managed by the Los Angeles County Department of Public Works.¹³⁰ The Los Angeles County Flood Control District (LACFCD) has the regional, countywide flood control responsibility. LACFCD responsibilities include planning for developing, and maintaining flood control facilities of regional significance which serve large drainage areas. The project will retain the site's existing drainage patterns and stormwater runoff will continue to drain to the local storm drains. The project will also include the installation of a Modular Wetlands Stormwater Filtration System and an underground storage tank. These stormwater runoff controls will help reduce the amount of runoff that will be discharged into the local stormwater drains. As a result, no impacts are anticipated.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact with Mitigation.

According to the City's Urban Water Management Plan, the City's main source of water supply is groundwater pumped from the Main Basin.¹³¹ The City pumps groundwater from the City's seven active wells, Wells No. 1, No. 5, No. 9, No. 10, No. 12, No. 15, and Fern, which are located within the Main Basin. These wells have a combined capacity of about 11,000 gallons per minute (gpm). The City has the legal right to pump groundwater from the Main Basin. If the City pumps more than the allowed amount of water, replacement water may be purchased from San Gabriel District to recharge the Main Basin.

The City has purchased local groundwater from San Gabriel Valley Water Company (SGVWC). The City has one connection with SGVWC, with a maximum capacity of 8.2 cubic feet per second (cfs) which can supply up to approximately 3,700 gpm. The City owns one emergency connection with the Metropolitan Water District of Southern California (MWD), with a maximum capacity of 15.6 cfs which can supply up to approximately 7,000 gpm. The City historically has not utilized the MWD emergency water supply.¹³²

The City currently operates 15,230 municipal water connections, which supplied the public with approximately 8,391 acre-feet of water in 2015. Demand is projected to reach 9,782 acre-feet of water by the year 2020. Supplies are projected to equal demand, with 9,782 acre-feet of water available for consumption in 2020.¹³³ Once occupied, the project is expected to consume 10,800 gallons of water on a daily basis (refer to Table 3-14). This is 9,200 gallons more than the existing amount.

¹³⁰ City of Monterey Park. *2015 Urban Water Management Plan*. June 2016.

¹³¹ Ibid.

¹³² Ibid.

¹³³ Ibid.

**Table 3-14
 Water Consumption (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	200 gals/day/unit	10,800 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gals/day/unit	1,600 gals/day
Total			9,200 gals/day

Source: Los Angeles County Sanitation District.

Residential development in the City consumed approximately 7,366 acre-feet of water in 2015. Residential consumption is expected increase to 7,884 acre-feet per year by the year 2020. This represents a projected increase of approximately 168,791,039 gallons per year. The project’s future water demand is within the projected five-year increase identified in the City’s Urban Water Management Plan, which was revised in 2016. Even though the project will be adequately served with water, mitigation measures are required to further reduce consumption.

- The Applicant is required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.
- The Applicant must install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant must also install WaterSense faucets in all restrooms, which can reduce a sink’s water flow by 30%.

Adherence to the mitigation provided above will reduce potential impacts to levels that are less than significant.

E. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? • Less than Significant Impact.

As indicated in Subsection 3.17.2.A, the proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available, and the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current Building Code, as adopted by the MPMC. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. As a result, the impacts are expected to be less than significant.

F. *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.*

The City of Monterey Park currently contracts with Athens Services for all of its waste removal services. Before taking the City's waste to a landfill for final disposal, the City requires Athens to process Monterey Park's waste through a materials recovery facility (MRF) sorting center. This program allows the City to meet the 50% landfill diversion mandate required by California law while providing the greatest convenience possible to residents and businesses. The proposed project is anticipated to generate 648 pounds of solid waste on a daily basis (refer to Table 3-15).

The Athens MRF currently processes 1,920 tons per day (TPD) of trash and its maximum permitted capacity is 5,000 TPD.¹³⁴ The amount of waste that will be generated by the project will not lead to an exceedance in capacity at the Athens MRF. The proposed project, like all other uses within the City, will be required to comply with the City's solid waste reduction requirements. As a result, the impacts on solid waste generation are considered to be less than significant.

**Table 3-15
 Solid Waste Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	12 lbs/day/dwelling unit	648 lbs/day
Previous Use			
Multiple-Family Housing	8 du	12 lbs/day/dwelling unit	96 lbs/day
Total			552 lbs/day

Source: City of Los Angeles

G. *Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.*

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. The Act required cities and counties to identify measures to divert 50% of the total solid waste stream from landfill disposal. The State has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The City's Source Reduction and Recycling Element identifies programs that must be implemented to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials.¹³⁵ Future development within the City is required to adhere to all applicable law related to waste reduction and recycling.

¹³⁴ City of Monterey Park Website <http://www.montereypark.ca.gov/552/Trash-Recycling> and Athens Services. <http://www.athensservices.com/recycling2/material-recovery-facility.html>. Websites were accessed on August 8, 2016.

¹³⁵ City of Monterey Park. <http://www.montereypark.ca.gov/491/Solid-Hazardous-Waste>. Website accessed on August 25, 2016.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

3.18.3 MITIGATION MEASURES

This mitigation will help the project reduce its water consumption:

Mitigation Measure 23 (Utilities Impacts). The project Applicant must install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.

Mitigation Measure 24 (Utilities Impacts). The Applicant must install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant must also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30%.



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SECTION 4 - CONCLUSIONS

4.1 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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SECTION 5 - REFERENCES

5.1 PREPARERS

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(626) 336-0033

Marc Blodgett, Reviewer
Bryan Hamilton, Project Manager
Liesl Sullano, Project Planner

5.2 REFERENCES

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- California Code of Regulations, *Title 24, Energy Conservation*, 1990.
- California Department of Conservation, *Mineral Land Classification of the Los Angeles County Area*, 1987.
- California Department of Fish and Wildlife, *Natural Diversity Database*, 2016
- California Geological Survey, *Seismic Hazards Mapping Program*, 2014.
- California Department of Parks and Recreation, *California Historical Landmarks*, 2016.
- California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, as amended 2015.
- California, State of California Public Resources Code Division 13, *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069*.1998.
- Monterey Park, City of. *Monterey Park General Plan*. As amended.
- Southern California Association of Governments, *Regional Housing Needs Assessment*, 2014.
- South Coast Air Quality Management District, *CEQA Air Quality Handbook*, as amended 2016
- South Coast Air Quality Management District, *Air Quality Management Plan*, 2012.
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U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

U.S. Geological Survey, *Monterey Park 7-1/2 Minute Quadrangle*, 1986.

Monterey Park Municipal Code.



APPENDICES

- APPENDIX A – AIR EMISSIONS WORKSHEETS**
- APPENDIX B – NOISE MEASUREMENT WORKSHEETS**
- APPENDIX C – UTILITIES WORKSHEETS**

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Monterey Park Senior Housing
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	54.00	Dwelling Unit	0.33	49,958.00	154
Enclosed Parking with Elevator	66.00	Space	0.59	28,351.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Refer to project description.
- Demolition -
- Construction Phase - Construction times estimated in the MND
- Construction Off-road Equipment Mitigation -
- Mobile Land Use Mitigation -
- Area Mitigation -
- Water Mitigation -

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Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	64.00
tblConstructionPhase	NumDays	100.00	152.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	2.00	43.00
tblConstructionPhase	NumDays	5.00	22.00
tblConstructionPhase	NumDays	1.00	22.00
tblConstructionPhase	PhaseEndDate	12/30/2016	12/31/2016
tblGrading	AcresOfGrading	11.00	0.50
tblLandUse	LandUseSquareFeet	54,000.00	49,958.00
tblLandUse	LandUseSquareFeet	26,400.00	28,351.00
tblLandUse	LotAcreage	10.80	0.33
tblProjectCharacteristics	OperationalYear	2014	2019

2.0 Emissions Summary

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2.1 Overall Construction (Maximum Daily Emission)
Unmitigated Construction

Year	Daily											Daily					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Non-CO2	Total CO2	CH4	N2O	CO2e	
2016	1.3721	11.5897	0.5663	0.0143	0.3542	0.3056	1.1738	0.0700	0.7728	0.8428	0.0000	1.393827	1.393827	0.2453	0.0000	1.596776	
2017	16.7417	13.7002	11.9747	0.0207	0.6845	0.6726	1.5920	0.4434	0.8028	1.1372	0.0000	1.857434	1.857434	0.3455	0.0000	1.965530	
2018	16.7043	2.0485	2.3883	4.3900e-003	0.1118	0.1514	0.2632	0.0296	0.1514	0.1810	0.0000	391.5855	391.5855	0.0320	0.0000	392.2568	
Total	34.8187	27.3384	23.9292	0.0394	1.3405	1.8336	3.0290	0.5433	1.7267	2.1816	0.0000	3,742.6476	3,742.6476	0.6628	0.0000	3,756.5658	

Mitigated Construction

Year	Daily											Daily					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Non-CO2	Total CO2	CH4	N2O	CO2e	
2016	1.3721	11.5897	0.5663	0.0143	0.2218	0.0995	1.0314	0.0400	0.7728	0.8212	0.0000	1.393827	1.393827	0.2453	0.0000	1.596776	
2017	16.7417	13.7002	11.9747	0.0207	0.6326	0.6726	1.5052	0.1910	0.8028	0.9716	0.0000	1.857434	1.857434	0.3455	0.0000	1.955530	
2018	16.7043	2.0485	2.3883	4.3900e-003	0.1118	0.1514	0.2632	0.0296	0.1514	0.1810	0.0000	391.5855	391.5855	0.0320	0.0000	392.2568	
Total	34.8187	27.3384	23.9292	0.0394	0.9662	1.8336	2.7998	0.2693	1.7267	1.9740	0.0000	3,742.6476	3,742.6476	0.6628	0.0000	3,756.5658	

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Scenario	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Non-CO2	Total CO2	CH4	N2O	CO2e
Scenario: Mitigation	0.00	0.00	0.00	0.00	27.53	0.00	27.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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2.2 Overall Operational
Unmitigated Operational

Category	Daily											Daily					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Non-CO2	Total CO2	CH4	N2O	CO2e	
Area	16.1252	0.4109	31.6256	0.0434	0.1495	3.1495	0.1469	0.1469	0.1469	0.1469	505.8136	860.0363	1,835.8499	1.5164	0.0343	1,528.335	
Energy	0.0230	0.1964	0.0836	1.2500e-003	0.0159	0.0159	0.0159	0.0159	0.0159	0.0159	250.7415	250.7415	4.6100e-003	4.6000e-003	282.2675		
Mobile	0.4189	1.3699	5.4895	0.0165	1.0999	0.0222	1.1221	0.2939	0.0205	0.3144	1,317.6606	1,317.6606	0.0481	0.0000	1,318.0208		
Total	16.5671	1.9772	37.1987	0.0611	1.0999	4.1870	0.2939	0.1833	0.1633	0.1633	505.8136	2,548.4384	3,054.2920	1.9672	0.0389	3,099.2315	

Mitigated Operational

Category	Daily											Daily					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Non-CO2	Total CO2	CH4	N2O	CO2e	
Area	1.9753	0.0519	4.4939	2.4000e-004	0.0246	0.0246	0.0246	0.0246	0.0246	0.0246	0.0000	0.0163	0.0163	1.9100e-003	0.0000	2.2024	
Energy	0.0230	0.1964	0.0836	1.2500e-003	0.0159	0.0159	0.0159	0.0159	0.0159	0.0159	250.7415	250.7415	4.6100e-003	4.6000e-003	282.2675		
Mobile	0.4687	1.3621	5.4610	0.0164	1.0325	0.0221	1.1147	0.2920	0.0204	0.3123	1,309.0973	1,309.0973	0.0480	0.0000	1,310.0590		
Total	2.4670	1.6104	10.0285	0.0178	1.0926	0.0625	1.1551	0.2920	0.0608	0.3528	0.0000	1,567.8751	1,567.8751	0.0565	4.6000e-003	1,570.5290	

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	H2O	CO2e
Percent Reduction	85.15	18.55	73.04	70.82	0.67	98.51	78.15	0.66	98.55	92.12	100.00	38.48	46.67	96.27	88.18	49.33

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/1/2016	12/31/2016	5	22	
2	Site Preparation	Site Preparation	1/1/2017	1/31/2017	5	22	
3	Grading	Grading	2/1/2017	3/31/2017	5	43	
4	Building Construction	Building Construction	4/1/2017	10/31/2017	5	152	
5	Paving	Paving	11/1/2017	11/30/2017	5	22	
6	Architectural Coating	Architectural Coating	12/1/2017	2/28/2018	5	64	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 101,165; Residential Outdoor: 33,722; Non-Residential Indoor: 42,527; Non-Residential Outdoor: 14,176 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	6.00	81	0.73
Grading	Concrete/Industrial Saws	1	6.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	6.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	24.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	51.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

- Use Soil Stabilizer
- Water Exposed Area
- Clean Paved Roads

3.2 Demolition - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2334	0.0000	0.2334	0.0353	0.0000	0.0353			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674			1,193.6106	1,193.6106	0.2386	1,196.6217
Total	1.3122	11.2385	8.7048	0.0120	0.2334	0.8039	1.0373	0.0353	0.7674	0.8027			1,193.6106	1,193.6106	0.2386	1,196.6217

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3.2 Demolition - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0197	0.2990	0.2115	8.0000e-004	0.0190	4.7500e-003	0.0238	5.7100e-003	4.3700e-003	9.5700e-003			81.0711	81.0711	6.6000e-004	81.0832
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	0.0418	0.6522	0.6500	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305			118.9458	118.9458	6.1000e-003	119.0740
Total	0.0604	0.3513	0.8615	2.2200e-003	0.1308	5.6800e-003	0.1365	0.0348	5.2300e-003	0.0401			200.0169	200.0169	6.6800e-003	200.1572

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0910	0.0000	0.0910	0.0138	0.0000	0.0138			0.0000			0.0000
Off-Road	1.3122	11.2385	8.7048	0.0120		0.8039	0.8039		0.7674	0.7674			1,193.6106	1,193.6106	0.2386	1,196.6217
Total	1.3122	11.2385	8.7048	0.0120	0.0910	0.8039	0.8949	0.0138	0.7674	0.7811			1,193.6106	1,193.6106	0.2386	1,196.6217

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3.2 Demolition - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0167	0.2950	0.2115	0.0000e-004	0.0190	4.7500e-003	0.0230	5.2100e-003	4.3700e-003	9.5800e-003		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0418	0.6522	0.6500	1.4200e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		115.9458	115.9458	6.1000e-003			119.0740
Total	0.0604	0.3513	0.8615	2.2200e-003	0.1308	5.6800e-003	0.1365	0.0349	5.2300e-003	0.0401		200.0169	200.0169	6.8800e-003			200.1572

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.0241	0.0000	0.0241	2.8000e-003	0.0000	2.8000e-003		0.0000	0.0000				0.0000
Off-Road	1.2694	12.6852	7.2319	9.3300e-003		0.7705	0.7705		0.7089	0.7089		955.8663	955.8663	0.2929			962.0167
Total	1.2694	12.6852	7.2319	9.3300e-003	0.0241	0.7705	0.7946	2.8000e-003	0.7089	0.7115		955.8663	955.8663	0.2929			962.0167

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3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0188	0.0238	0.2940	7.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152		57.1967	57.1967	2.8200e-003			57.2558
Total	0.0188	0.0238	0.2940	7.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152		57.1967	57.1967	2.8200e-003			57.2558

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					9.4000e-003	0.0000	9.4000e-003	1.0100e-003	0.0000	1.0100e-003		0.0000	0.0000				0.0000
Off-Road	1.2694	12.6852	7.2319	9.3300e-003		0.7705	0.7705		0.7089	0.7089	0.0000	955.8663	955.8663	0.2929			962.0167
Total	1.2694	12.6852	7.2319	9.3300e-003	9.4000e-003	0.7705	0.7799	1.0100e-003	0.7089	0.7099	0.0000	955.8663	955.8663	0.2929			962.0167

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3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NonBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0188	0.0236	0.2940	7.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152		57.1967	57.1967	2.8200e-003			57.2558
Total	0.0188	0.0236	0.2940	7.1000e-004	0.0559	4.5000e-004	0.0563	0.0148	4.1000e-004	0.0152		57.1967	57.1967	2.8200e-003			57.2558

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NonBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000	
Off-Road	1.2049	10.4761	8.5825	0.0120		0.7266	0.7266		0.6930	0.6930		1.183.813.1	1.183.813.1	0.2333			1.188.711.8
Total	1.2049	10.4761	8.5825	0.0120	0.7528	0.7266	1.4794	0.4138	0.6930	1.1068		1.183.813.1	1.183.813.1	0.2333			1.188.711.8

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3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NonBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003			114.5116
Total	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003			114.5116

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NonBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.2936	0.0000	0.2936	0.1614	0.0000	0.1614			0.0000			0.0000	
Off-Road	1.2049	10.4761	8.5825	0.0120		0.7266	0.7266		0.6930	0.6930	0.0000	1.183.813.1	1.183.813.1	0.2333			1.188.711.8
Total	1.2049	10.4761	8.5825	0.0120	0.2936	0.7266	1.0202	0.1614	0.6930	0.8544	0.0000	1.183.813.1	1.183.813.1	0.2333			1.188.711.8

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3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003		114.5118
Total	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003		114.5118

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2740	12.6738	8.0395	0.0113		0.8553	0.8553		0.7869	0.7869		1,159,531.0	1,159,531.0	0.3553		1,166,991.9
Total	1.2740	12.6738	8.0395	0.0113		0.8553	0.8553		0.7869	0.7869		1,159,531.0	1,159,531.0	0.3553		1,166,991.9

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3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0763	0.7859	0.9366	2.1700e-003	0.0625	0.0127	0.0752	0.0178	0.0117	0.0295		214.4976	214.4976	1.5000e-003		214.5290
Worker	0.1915	0.2405	2.9986	7.2300e-003	0.5701	4.5800e-003	0.5748	0.1512	4.7300e-003	0.1554		583.4061	583.4061	0.0287		584.0092
Total	0.2677	1.0263	3.9352	9.3900e-003	0.6326	0.0173	0.6498	0.1690	0.0159	0.1849		797.9035	797.9035	0.0302		798.5382

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2740	12.6738	8.0395	0.0113		0.8553	0.8553		0.7869	0.7869	0.0000	1,159,531.0	1,159,531.0	0.3553		1,166,991.9
Total	1.2740	12.6738	8.0395	0.0113		0.8553	0.8553		0.7869	0.7869	0.0000	1,159,531.0	1,159,531.0	0.3553		1,166,991.9

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3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0763	0.7059	0.8366	2.1700e-003	0.0025	0.0127	0.0752	0.0176	0.0117	0.0293		214.4975	214.4975	1.5000e-003		214.5290
Worker	0.1915	0.2405	2.9886	7.2300e-003	0.5701	4.5800e-003	0.5746	0.1512	4.2300e-003	0.1554		583.4061	583.4061	0.0287		584.0092
Total	0.2677	1.0263	3.9352	9.3900e-003	0.6326	0.0173	0.6498	0.1690	0.0159	0.1849		797.9035	797.9035	0.0302		798.5382

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0406	9.8344	7.2432	0.0111		0.6018	0.6018		0.5572	0.5572		1,068.9366	1,068.9366	0.2968		1,075.1698
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0406	9.8344	7.2432	0.0111		0.6018	0.6018		0.5572	0.5572		1,068.9366	1,068.9366	0.2968		1,075.1698

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3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0676	0.0849	1.0583	2.5500e-003	0.2012	1.6200e-003	0.2028	0.0534	1.4500e-003	0.0549		205.9080	205.9080	0.0101		206.1209
Total	0.0676	0.0849	1.0583	2.5500e-003	0.2012	1.6200e-003	0.2028	0.0534	1.4900e-003	0.0549		205.9080	205.9080	0.0101		206.1209

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0406	9.8344	7.2432	0.0111		0.6018	0.6018		0.5572	0.5572		1,068.9366	1,068.9366	0.2968		1,075.1698
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0406	9.8344	7.2432	0.0111		0.6018	0.6018		0.5572	0.5572		1,068.9366	1,068.9366	0.2968		1,075.1698

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3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0676	0.0849	1.0563	2.5500e-003	0.2012	1.6200e-003	0.2028	0.0534	1.4900e-003	0.0549		205.9080	205.9080	0.0101		206.1209
Total	0.0676	0.0849	1.0563	2.5500e-003	0.2012	1.6200e-003	0.2028	0.0534	1.4900e-003	0.0549		205.9080	205.9080	0.0101		206.1209

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit Coating	16.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.0721
Total	16.7041	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.0721

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3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003		114.5116
Total	0.0375	0.0472	0.5880	1.4200e-003	0.1118	9.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003		114.5116

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit Coating	16.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721
Total	16.7041	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.0721

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3.7 Architectural Coating - 2017
Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0375	0.0472	0.5860	1.4200e-003	0.1118	8.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003		114.5116
Total	0.0375	0.0472	0.5860	1.4200e-003	0.1118	8.0000e-004	0.1127	0.0296	8.3000e-004	0.0305		114.3934	114.3934	5.6300e-003		114.5116

3.7 Architectural Coating - 2018
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102
Total	16.6705	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102

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3.7 Architectural Coating - 2018
Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0338	0.0428	0.5341	1.4200e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		110.1369	110.1369	5.2300e-003		110.2467
Total	0.0338	0.0428	0.5341	1.4200e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		110.1369	110.1369	5.2300e-003		110.2467

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102
Total	16.6705	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102

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3.7 Architectural Coating - 2018
Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0330	0.0420	0.5341	1.4200e-003	0.1116	0.7000e-004	0.1127	0.0296	0.1000e-004	0.0305		110.1369	110.1369	5.2300e-003		110.2467
Total	0.0338	0.0428	0.5341	1.4200e-003	0.1116	0.7000e-004	0.1127	0.0296	0.1000e-004	0.0305		110.1369	110.1369	5.2300e-003		110.2467

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density
Integrate Below Market Rate Housing

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4687	1.3621	5.4610	0.0164	1.0926	0.0221	1.1147	0.2920	0.0204	0.3123		1,309,097.3	1,309,097.3	0.0458		1,310,059.0
Unmitigated	0.4698	1.3699	5.4895	0.0165	1.0999	0.0222	1.1221	0.2939	0.0205	0.3144		1,317,660.6	1,317,660.6	0.0461		1,318,628.3

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
Retirement Community	151.74	151.74	151.74	516,519	515,064
Total	151.74	151.74	151.74	516,519	515,064

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diversed	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Retirement Community	14.70	5.00	6.70	40.20	19.20	40.60	85	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510142	0.059804	0.180842	0.139058	0.042603	0.006701	0.016167	0.033206	0.001938	0.002467	0.004384	0.000500	0.002146

5.0 Energy Detail

Historical Energy Use N

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5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	HBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
NaturalGas Mitigated	0.0230	0.1964	0.0836	1.2500e-003		0.0159	0.0159		0.0159	0.0159			250.7415	250.7415	4.8100e-003	4.8000e-003	252.2675
NaturalGas Unmitigated	0.0230	0.1964	0.0836	1.2500e-003		0.0159	0.0159		0.0159	0.0159			250.7415	250.7415	4.8100e-003	4.8000e-003	252.2675

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	HBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	2131.3	0.0230	0.1964	0.0836	1.2500e-003		0.0159	0.0159		0.0159	0.0159			250.7415	250.7415	4.8100e-003	4.8000e-003	252.2675
Total		0.0230	0.1964	0.0836	1.2500e-003		0.0159	0.0159		0.0159	0.0159			250.7415	250.7415	4.8100e-003	4.8000e-003	252.2675

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	HBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	
Retirement Community	2131.3	0.0230	0.1964	0.0836	1.2500e-003		0.0159	0.0159		0.0159	0.0159			250.7415	250.7415	4.8100e-003	4.8000e-003	252.2675
Total		0.0230	0.1964	0.0836	1.2500e-003		0.0159	0.0159		0.0159	0.0159			250.7415	250.7415	4.8100e-003	4.8000e-003	252.2675

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- No Hearths Installed

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Non-Bio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9753	0.0519	4.4839	2.4000e-004		0.0246	0.0246		0.0246	0.0246	0.0000	8.0363	8.0363	7.9100e-003	0.0000	8.2024
Unmitigated	16.1252	0.4109	31.6266	0.0434		4.1495	4.1495		4.1489	4.1489	505.8136	980.0363	1,485.8499	1.5184	0.0343	1,528.3358

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Non-Bio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2671					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5505					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	14.1499	0.3590	27.1427	0.0432		4.1250	4.1250		4.1243	4.1243	505.8136	972.0000	1,477.8136	1.5084	0.0343	1,520.1333
Landscaping	0.1377	0.0519	4.4839	2.4000e-004		0.0246	0.0246		0.0246	0.0246		8.0363	8.0363	7.9100e-003		8.2024
Total	16.1252	0.4109	31.6266	0.0434		4.1495	4.1495		4.1489	4.1489	505.8136	980.0363	1,485.8499	1.5183	0.0343	1,528.3358

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Non-Bio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2671					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.5505					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1377	0.0519	4.4839	2.4000e-004		0.0246	0.0246		0.0246	0.0246		8.0363	8.0363	7.9100e-003		8.2024
Total	1.9753	0.0519	4.4839	2.4000e-004		0.0246	0.0246		0.0246	0.0246	0.0000	8.0363	8.0363	7.9100e-003	0.0000	8.2024

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

8.0 Waste Detail

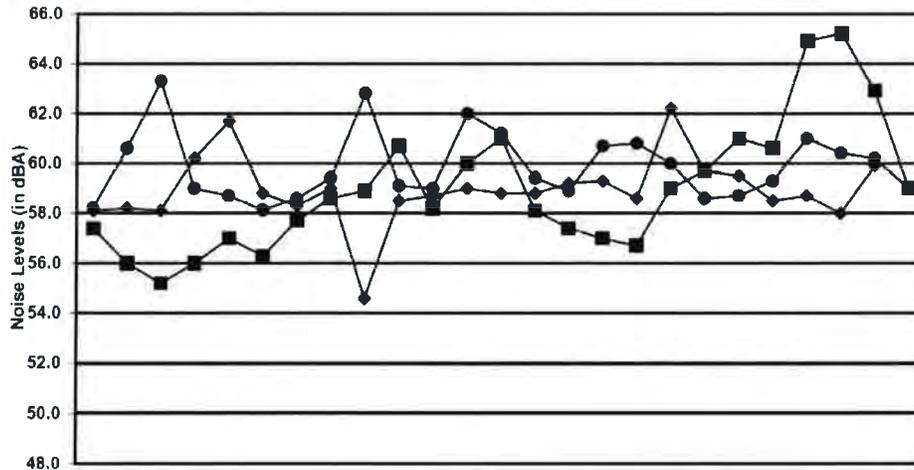
8.1 Mitigation Measures Waste

9.0 Operational Offroad

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Actual Noise Levels During Measurement				Noise Measurement Results in Leq%				
1-25	26-50	51-75	76-100	L%	1-25	26-50	51-75	76-100
65.1	58.1	57.4	58.2	L ₉₉	73.0	62.2	65.2	63.3
62.2	58.2	56.0	60.6		65.1	61.8	64.9	62.8
73.0	58.1	55.2	63.3	L ₉₀	65.1	61.7	62.9	62.0
65.1	60.2	56.0	59.0		65.1	60.2	61.0	61.2
65.1	61.7	57.0	58.7		62.8	59.9	61.0	61.0
56.8	58.8	56.3	58.1		62.2	59.7	60.7	60.8
56.0	58.3	57.7	58.6		61.9	59.5	60.6	60.7
56.6	59.0	58.6	59.4		60.8	59.3	60.0	60.6
55.3	54.6	58.9	62.8		59.4	59.2	59.7	60.4
58.0	58.5	60.7	59.1		58.8	59.0	59.0	60.2
58.3	58.7	58.2	59.0		58.4	59.0	59.0	60.0
58.0	59.0	60.0	62.0	L ₅₀	58.3	58.8	58.9	59.4
54.6	58.8	61.0	61.2		58.2	58.8	58.6	59.4
58.8	58.8	58.1	59.4		58.0	58.8	58.2	59.3
57.7	59.2	57.4	58.9		58.0	58.7	58.1	59.1
58.4	59.3	57.0	60.7		57.7	58.7	57.7	59.0
56.5	58.6	56.7	60.8		57.1	58.6	57.4	59.0
57.0	62.2	59.0	60.0		57.0	58.5	57.4	59.0
56.6	59.7	59.7	58.6		56.8	58.5	57.0	58.9
57.1	59.5	61.0	58.7	L ₂₅	56.6	58.3	57.0	58.7
58.2	58.5	60.6	59.3		56.6	58.2	56.7	58.7
60.8	58.7	64.9	61.0		56.5	58.1	56.3	58.6
61.9	58.0	65.2	60.4	L ₁₀	56.0	58.1	56.0	58.6
62.8	59.9	62.9	60.2		55.3	58.0	56.0	58.2
59.4	61.8	59.0	59.0		54.6	54.6	55.2	58.1



**Noise Measurements
 along Chandler Avenue**

Source: Blodgett/Baylosis Environmental Planning

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MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

INTRODUCTION TO UTILITY SCREENING TABLES

The following worksheets are used to evaluate the potential impacts of a project

Table 1 Definition of Project
This Table is used to establish the proposed development parameters that are used in the calculation of utilities usage. The independent variable to be entered is identified by shading. For residential development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

Table 2 Summary of Project Impacts
Consumption/Generation Rates. This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this table.

Tables 3 through 7 Calculation of Project Impacts
Tables 3 through 7 indicate the results of the analysis.

Table 3 Electrical Consumption - This Table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

Table 4 Natural Gas Consumption - This Table calculates the projected natural gas usage for new development. Default generation rates provided in the shaded areas may be changed.

Table 5 Water Consumption - This Table calculates the projected water consumption rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 6 Sewage Generation - This Table calculates the projected effluent generation rates for new development. Default generation rates provided in the shaded areas may be changed.

Table 7 Solid Waste Generation - This Table calculates the projected waste generation for new development. Default generation rates provided in the shaded areas may be changed.

Table 1 Project Name: Monterey Park Senior Housing

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development)

Land Use	Independent Variable	Factor
Residential Uses		
Single-Family Residential	No. of Units	Total Units
Medium Density Residential	No. of Units	0
Senior Units	No. of Units	54
Assisted Living/Memory Loss Rooms	No. of Rooms	0
Office Uses		
Office	Sq. Ft.	Total Floor Area
Medical Office Building	Sq. Ft.	0
Office Park	Sq. Ft.	0
Bank/Financial Services	Sq. Ft.	0
Commercial Uses		
Specialty Retail Commercial	Sq. Ft.	Floor Area/Rooms
Convenience Store	Sq. Ft.	0
Movie Theater	Sq. Ft.	0
Shopping Center	Sq. Ft.	0
Sit-Down Restaurant	Sq. Ft.	0
Fast-Food Restaurant	Sq. Ft.	0
Hotel	Rooms	0
Manufacturing Uses		
Industrial Park	Sq. Ft.	Total Floor Area
Manufacturing	Sq. Ft.	0
General Light Industry	Sq. Ft.	0
Warehouse	Sq. Ft.	0
Public/Institutional		
Public/Institutional	Sq. Ft.	Total Floor Area
Open Space	Sq. Ft.	0

Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table.

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	832
Natural Gas Consumption	cubic feet/day	593
Water Consumption	gallons/day	10,800
Sewage Generation	gallons/day	6,480
Solid Waste Generation	pounds/day	216

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Project Component	Units of Measure	Consumption Factor		Projected Consumption
		kWh	Variable	
Residential Uses				
Single-Family Residential	No. of Units	5,625.00	kWh/Unit/Year	0.0
Medium Density Residential	0	5,625.00	kWh/Unit/Year	0.0
Senior Units	54	5,625.00	kWh/Unit/Year	832.2
Assisted Living/Memory Loss Rooms	0	4,644.00	kWh/Unit/Year	0.0
Office Uses				
Office	Sq. Ft.	20.80	kWh/Sq. Ft./Year	0.0
Medical Office Building	0	14.20	kWh/Sq. Ft./Year	0.0
Office Park	0	20.80	kWh/Sq. Ft./Year	0.0
Bank/Financial Services	0	20.80	kWh/Sq. Ft./Year	0.0
Commercial Uses				
Specialty Retail Commercial	Sq. Ft./Rooms	16.00	kWh/Sq. Ft./Year	0.0
Convenience Store	0	16.00	kWh/Sq. Ft./Year	0.0
Movie Theater	0	16.00	kWh/Sq. Ft./Year	0.0
Shopping Center	0	35.90	kWh/Sq. Ft./Year	0.0
Sit-Down Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Fast-Food Restaurant	0	49.10	kWh/Sq. Ft./Year	0.0
Hotel	0	8,955.00	kWh/Sq. Ft./Year	0.0
Manufacturing Uses				
Industrial Park	Sq. Ft.	4.80	kWh/Sq. Ft./Year	0.0
Manufacturing	0	4.80	kWh/Sq. Ft./Year	0.0
General Light Industry	0	4.80	kWh/Sq. Ft./Year	0.0
Warehouse	0	4.80	kWh/Sq. Ft./Year	0.0
Public/Institutional				
Public/Institutional	Sq. Ft.	4.80	kWh/Sq. Ft./Year	0.0
Open Space	0	0.00	kWh/Sq. Ft./Year	0.0
Total Daily Electrical Consumption (kWh/day)				832.2
Sources:				
Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993)				
All other rates are from Common Forecasting Methodology VII Demand Forms, 1989				

Project Component	Units of Measure	Consumption Factor		Projected Consumption
		Cu. Ft. of Nat. Gas	Variable	
Residential Uses				
Single-Family Residential	No. of Units	6,665.00	Cu. Ft./Mo./Unit	0.0
Medium Density Residential	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Senior Units	54	4,011.50	Cu. Ft./Mo./Unit	593.5
Assisted Living/Memory Loss Rooms	0	4,011.50	Cu. Ft./Mo./Unit	0.0
Office Uses				
Office	Sq. Ft.	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Medical Office Building	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Office Park	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Bank/Financial Services	0	2.00	Cu. Ft./Mo./Sq. Ft.	0.0
Commercial Uses				
Specialty Retail Commercial	Sq. Ft./Rooms	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Convenience Store	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Movie Theater	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Shopping Center	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Sit-Down Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Fast-Food Restaurant	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Hotel	0		Cu. Ft./Mo./Room	0.0
Manufacturing Uses				
Industrial Park	Sq. Ft.	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Manufacturing	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
General Light Industry	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Warehouse	0	4.70	Cu. Ft./Mo./Sq. Ft.	0.0
Public/Institutional Use				
Public/Institutional	Sq. Ft.	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Open Space	0	2.90	Cu. Ft./Mo./Sq. Ft.	0.0
Total Daily Natural Gas Consumption (cubic feet/day)				593.5
Sources:				
South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993				

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK
 CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

Project Component	Units of Measure	Consumption Factor		Projected Consumption
Residential Uses				
	No. of Units	Gals. of Water	Variable	Gals./Day
Single-Family Residential	0	250.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Senior Units	54	200.00	Gals./Day/Unit	10,800.0
Assisted Living/Memory Loss Rooms	0	200.00	Gals./Day/Unit	0.0
Office Uses				
	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Office	0	0.14	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.14	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.14	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.14	Gals./Day/Sq. Ft.	0.0
Commercial Uses				
	Sq. Ft./Room	Gals. of Water	Variable	Gals./Day
Specialty Retail Commercial	0	0.10	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.10	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.10	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.10	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	0.40	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.11	Gals./Day/Sq. Ft.	0.0
Hotel	0	130.00	Gals./Day/Room	0.0
Manufacturing Uses				
	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Industrial Park	0	0.14	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.14	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.14	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.01	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use				
	Sq. Ft.	Gals. of Water	Variable	Gals./Day
Public/Institutional	0	0.10	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.10	Gals./Day/Sq. Ft.	0.0
Total Daily Water Consumption (gallons/day)				10,800.0
Sources:				
Source: Derived from Orange County Sanitation District rates (150% of effluent generation).				

Project Component	Units of Measure	Generation Factor		Projected Consumption
Residential Uses				
	No. of Units	Gals. of Effluent	Variable	Gals./Day
Single-Family Residential	0	230.00	Gals./Day/Unit	0.0
Medium Density Residential	0	200.00	Gals./Day/Unit	0.0
Senior Units	54	120.00	Gals./Day/Unit	6,480.0
Assisted Living/Memory Loss Rooms	0	180.00	Gals./Day/Unit	0.0
Office Uses				
	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Office	0	0.11	Gals./Day/Sq. Ft.	0.0
Medical Office Building	0	0.11	Gals./Day/Sq. Ft.	0.0
Office Park	0	0.11	Gals./Day/Sq. Ft.	0.0
Bank/Financial Services	0	0.11	Gals./Day/Sq. Ft.	0.0
Commercial Uses				
	Sq. Ft./Rooms	Gals. of Effluent	Variable	Gals./Day
Specialty Retail Commercial	0	0.08	Gals./Day/Sq. Ft.	0.0
Convenience Store	0	0.08	Gals./Day/Sq. Ft.	0.0
Movie Theater	0	0.08	Gals./Day/Sq. Ft.	0.0
Shopping Center	0	0.08	Gals./Day/Sq. Ft.	0.0
Sit-Down Restaurant	0	0.30	Gals./Day/Sq. Ft.	0.0
Fast-Food Restaurant	0	0.08	Gals./Day/Sq. Ft.	0.0
Hotel	0	105	Gals./Day/Room	0.0
Manufacturing Uses				
	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Industrial Park	0	0.11	Gals./Day/Sq. Ft.	0.0
Manufacturing	0	0.11	Gals./Day/Sq. Ft.	0.0
General Light Industry	0	0.11	Gals./Day/Sq. Ft.	0.0
Warehouse	0	0.01	Gals./Day/Sq. Ft.	0.0
Public/Institutional Use				
	Sq. Ft.	Gals. of Effluent	Variable	Gals./Day
Public/Institutional	0	0.08	Gals./Day/Sq. Ft.	0.0
Open Space	0	0.08	Gals./Day/Sq. Ft.	0.0
Total Daily Sewage Generation (gallons/day)				6,480.0
Source: Orange County Sanitation Districts.				

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK
 CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

Table 7: Solid Waste Generation				
Project Component	Units of Measure	Generation Factor		Projected Generation
Residential Uses				
	No. of Units	Lbs. of Waste	Variable	Lbs./Day
Single-Family Residential	0	4.00	Lbs./Day/Unit	0.0
Medium Density Residential	0	4.00	Lbs./Day/Unit	0.0
Senior Units	54	4.00	Lbs./Day/Unit	216.0
Assisted Living/Memory Loss Rooms	0	4.00	Lbs./Day/Unit	0.0
Office Uses				
	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Office	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Medical Office Building	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Office Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Bank/Financial Services	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Commercial Uses				
	Sq. Ft./Rooms	Lbs. of Waste	Variable	Lbs./Day
Specialty Retail Commercial	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Convenience Store	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Movie Theater	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Shopping Center	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Sit-Down Restaurant	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Fast-Food Restaurant	0	42.00	Lbs./Day/1,000 Sq. Ft.	0.0
Hotel	0		Lbs./Day/Room	0.0
Manufacturing Uses				
	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Industrial Park	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Manufacturing	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
General Light Industry	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Warehouse	0	6.00	Lbs./Day/1,000 Sq. Ft.	0.0
Public/Institutional Use				
	Sq. Ft.	Lbs. of Waste	Variable	Lbs./Day
Public/Institutional	0	4.00	Lbs./Day/1,000 Sq. Ft.	0.0
Open Space	0	3.00	Lbs./Day/1,000 Sq. Ft.	0.0
Total Daily Solid Waste Generation				216.0
Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981				

ATTACHMENT 5

City Council Staff Report dated April 17, 2019



City Council Staff Report

DATE: April 17, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-D

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project – 130-206 South Chandler Avenue.

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) Taking the following action:
 - a. Waive first reading and introduce an Ordinance approving a Zone Change (ZC-18-01);
 - b. Adopt a Resolution approving a Tentative Map No. 73741 (TM-18-01) subject to ZC-18-01 along with conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

On February 26, 2019, the Planning Commission adopted Resolution No. 04-19 which recommends that the City Council adopt a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 73741 (TM-18-01). Collectively, these actions would allow construction of a 54-unit senior citizen housing project. The Planning Commission staff report dated February 26, 2019 and the minutes from the

February 26, 2019 Planning Commission meeting are attached for reference. The Planning Commission found that there was sufficient evidence to support the Zone Change, Conditional Use Permit, and Tentative Map for the proposed project.

BACKGROUND AND ANALYSIS:

The applicant, Latigo Canyon Development LLC, seeks a Zone Change, Conditional Use Permit, and Tentative Map to subdivide air rights to develop a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue (“Project Site”). The subject property is currently zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential (HDR). An in-depth analysis of the Project is set forth in the Planning Commission staff report dated February 26, 2019 (which is attached for reference).

The Planning Commission found that the proposed project is appropriate for the project site because of its proximity to the Central Business (C-B) zone, five lots south of West Garvey Avenue, and the walkability of the site to public transit, supermarkets, and other retail and service businesses. Additionally, the applicant has increased the number of low-income units from 6 to 10 units and the building massing has been addressed with additional and varying setbacks as well as a decrease in height at the front corners of the building. A copy of the unofficial minutes from that Planning Commission meeting is attached for reference. At the end of the public hearing, the Planning Commission found that the proposed Project met the requirements of applicable law and adopted Resolution No. 04-19.

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 **March 25, 2019** and published in the Wave on **April 4, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to **92** property owners within a 300 foot radius and current tenants of the property concerned on **March 25, 2019**.

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 by:



Mark A. McAvoy
Director of Public Works/City
Engineer

Approved by:



Ron Bow
City Manager

Prepared By:



Samantha Tewart
Senior Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Ordinance
- Attachment 2: Draft Resolution
- Attachment 3: Architectural Plans and Tentative Map No. 73741
- Attachment 4: Initial Study/Mitigated Negative Declaration
- Attachment 5: Planning Commission Staff Report dated February 26, 2019
- Attachment 6: Planning Commission Minutes dated February 26, 2019

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP (ZC-18-01) TO CHANGE THE ZONING FROM R-3 TO R-3 (S-C-H) TO ALLOW CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.

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

SECTION 1: The City Council finds and declares that:

- A. On January 2, 2019, Latigo Canyon Development LLC (the "Applicant"), submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") requesting approval of Zone Change (ZC-18-01) to construct a new 54-unit senior citizen housing development at 130-206 South Chandler Avenue ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for February 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 26, 2019, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-18 which recommended that the City Council adopt the Zone Change (ZC-18-01);
- F. The City Council reviewed the proposed Project and related environmental aspects of the proposal as required by the MPMC at the April 17, 2019 hearing; and
- G. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of April 17, 2019.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds as follows:

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- A. The applicant requests a Zone Change to change the zone regulating the Project site from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay (R-3, S-C-H). The Zone Change is desirable to allow construction of the proposed 54-unit senior citizen housing development and would allow the subject property to be more consistent and compatible with the land uses in the immediate vicinity.
- B. MPMC § 21.16.020 allows for a S-C-H Overlay Zone only in the R-2 and R-3 zones and any commercial zone within an area designated by the General Plan as mixed-use. The proposed Zone Change would be compatible with the Central Business (C-B) zone designation to the north and will have relatively minimal impacts on the R-3 zoned properties located south of the project site.
- C. The property is 35,520 (0.82 acres) square feet in size. The lot is regularly shaped and relatively flat. The proposed project is a 54-unit senior citizen housing condominium development. The lot size will not change and the maximum allowable height will be less intensive than the current commercial zone, decreasing from 40 feet, 3-stories to 30 feet, 2-stories.
- D. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- E. The average population density within the project site's vicinity is 84 persons per acre.
- F. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- G. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- H. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- I. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.

SECTION 3: Environmental Assessment.

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not

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have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.

- B. In accordance with CEQA Guidelines § 15074, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Accordingly, the City Council adopts the draft mitigated negative declaration.

SECTION 4: Approvals. The zoning for the Project site is changed from R-3 (High Density Residential) to R-3, S-C-H (High Density Residential, Senior Citizen Housing). Accordingly, the Zoning Map is amended as set forth in attached Exhibit "B," and incorporated by reference.

SECTION 5: Reliance on Record. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the 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 6: 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

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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 7: *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 8: Repeal of any provision of the MPMC, or any other City resolution or ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within ten (10) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11: This Ordinance will take effect on the 30th day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this April 17, 2019.

Peter Chan, Mayor

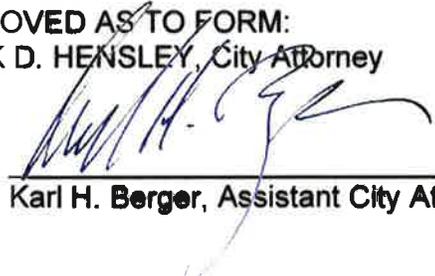
ATTEST:

Vincent D. Chang, City Clerk

ORDINANCE NO.
PAGE 5 of 5

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

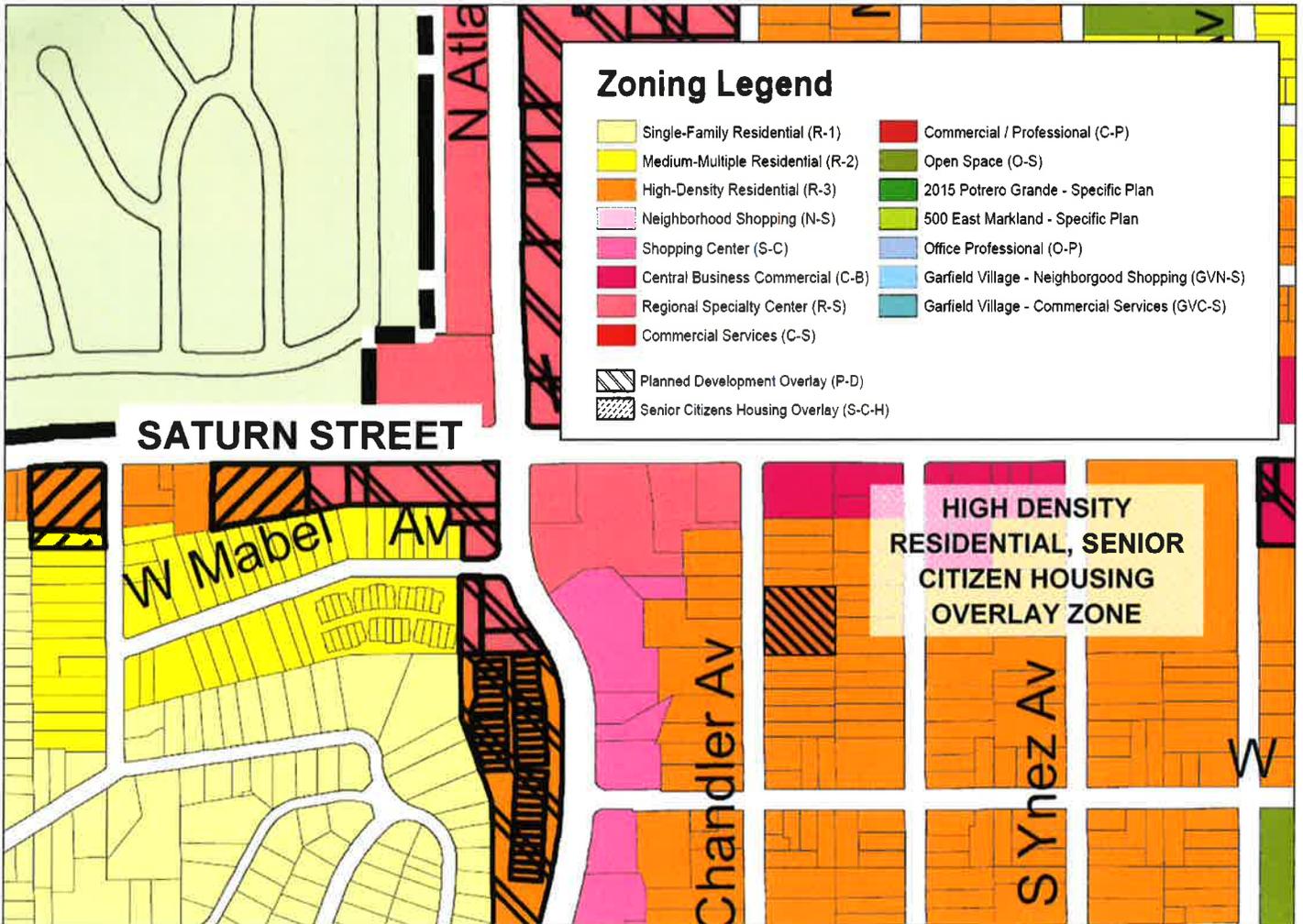
By:



Karl H. Berger, Assistant City Attorney

Exhibit A

130-206 SOUTH CHANDLER AVENUE



Amendment of the Zoning Map from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay Zone (R-3, S-C-H)

ATTACHMENT 2

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS FOR A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

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

SECTION 1: The City Council finds and declares that:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- F. 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");

**RESOLUTION NO.
PAGE 2 of 6**

- G. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- H. On February 26, 2019, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-19 which recommended that the City Council approve Tentative Map No. 74731 (TM-18-01);
- I. The City Council reviewed the proposed Project and related environmental aspects of the Project as required by the MPMC at the April 17, 2019 hearing; and
- J. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of April 17, 2019.

SECTION 2: Factual Findings and Conclusions. The City Council finds that the following facts exist and makes the following conclusions:

- A. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- B. The property for the Project is currently zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential (HDR). The Project includes the subdivision of air rights to create and develop the subject property at a maximum density of 54 dwelling units per acre. The R-3 Zone allows up to 14 units on the project site. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- C. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional four units on the project site a total of 54 units.
- D. To obtain a density bonus, the project proposes 18.5 percent low income units for a 33.5 percent density, which equates to 10 low income units. The number of units designated for low or moderate income homebuyers has been increased from six to 10 units. The applicant provided a Pro forma/Feasibility Analysis and is proposing a total of 54-units, with 10 low-income units.
- E. The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.

- F. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- G. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- H. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: *Environmental Assessment.*

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Consequently, the City Council adopts the draft mitigated negative declaration.

RESOLUTION NO.
PAGE 4 of 6

SECTION 4: Tentative Map Findings. The City Council finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

- A. The proposed tentative map will be consistent with applicable general and specific plans as required by Government Code § 66473.5. The tentative map for this project would allow 54 condominium units to be constructed on the site. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development.
- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed Project is consistent with the General Plan in that the project is a 54-unit condominium project, which is compatible with the high-density housing either attached or detached allowed in the high density residential category. There is no specific plan adopted for this area.
- C. The site is physically suitable for the type of development and the proposed density of the development. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet; under the regulations of the High Density Zone requirements, this lot size could accommodate up to 14 units (as the High Density Residential Zone allows for a building density of 1 unit per 2,400 square feet of lot area for a lot at least 150 feet wide and 25,000 square feet in size). The proposed application is for a 54-unit senior citizen housing condominium project. The size of the lot will accommodate the type and density of the Project.
- D. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area. The property is not located within a natural watershed or wildlife corridor and therefore is not likely to disrupt environmentally sensitive areas outside of the immediate project area.
- E. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications. The site on which the property is located is not identified as a hazardous site and is not located in close proximity to any known health hazards. The type of use of the property is to be residential, which is unlikely to result in serious health problems.
- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

RESOLUTION NO.
PAGE 5 of 6

SECTION 5: Conditional Use Permit Findings. Based upon Section 2, the City Council finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 6: Approvals. Subject to the Zone Change contemplated in this Resolution along with conditions listed in attached Exhibit "A," which is incorporated into this Resolution by reference, the City Council approves Tentative Map No. 74731.

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: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

RESOLUTION NO.
PAGE 6 of 6

SECTION 12: This Resolution will become effective immediately upon adoption.

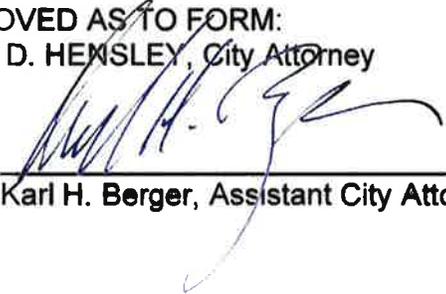
ADOPTED AND APPROVED this ____ day of April 2019.

Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

Karl H. Berger, Assistant City Attorney

ATTACHMENT 3

Architectural Plans and Tentative Map No. 74731

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

Council Members were provided a copy.

ATTACHMENT 4
Initial Study/Mitigated Negative Declaration

(The document is available by clicking the link [Initial Study/Mitigated Negative Declaration](#) or you can visit the City Clerk's Office to view material)

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

CHANDLER SENIOR HOUSING 130-206 SOUTH CHANDLER AVENUE MONTEREY PARK, CALIFORNIA

**ZONE CHANGE (ZC)
CONDITIONAL USE PERMIT (CUP)
AFFORDABILITY COVENANT (AC)
AFFORDABLE HOUSING DENSITY BONUS AGREEMENT
TENTATIVE PARCEL MAP (TPM)
DESIGN REVIEW (DR)**



LEAD AGENCY:

**CITY OF MONTEREY PARK
DEVELOPMENT SERVICES DEPARTMENT
320 WEST NEWMARK AVENUE
MONTEREY PARK, CALIFORNIA 91754**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 22, 2018

MTPK 008

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Chandler Senior Housing

PROJECT ADDRESS: 130-206 South Chandler Avenue, City of Monterey Park.

CITY AND COUNTY: City of Monterey Park, Los Angeles County

PROJECT: The City of Monterey Park (the designated lead agency) is reviewing an application to allow for the construction and occupation of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 68 parking stalls will also be provided. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The project site’s legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 020, and 021. Discretionary Actions that would be required as part of the proposed project’s implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.

FINDINGS: This document was prepared in conformance with the California Environmental Quality Act (“CEQA”); Public Resources Code [PRC] §21000, *et seq.*); the CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000, *et seq.*); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Monterey Park.

MITIGATED NEGATIVE DECLARATION (CONTINUED)

The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of Monterey Park finds that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The construction and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The construction and subsequent occupancy of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The construction and subsequent occupancy of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The construction and subsequent occupancy of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

Signature
City of Monterey Park Community Development Department

Date



SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The City of Monterey Park (the designated lead agency) is reviewing an application to permit the construction and occupancy of a new affordable senior housing development. The proposed 54 units would be located within a new four-story, 47,134 square-foot building within an existing 35,520 square-foot (0.82-acre) site. A total of 68 parking stalls will be provided and these parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space as part of the individual units. The project site's legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 5257-004-020, and 5257-004-021.

The proposed project is considered to be a project under the California Environmental Quality Act (CEQA).¹ The City of Monterey Park is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² While the Initial Study was prepared by a consultant, it represents the independent judgment of the City of Monterey Park. The Applicant is Latigo Canyon Development L.L.C, 602 Fairview Avenue, Suite 15, Arcadia, California 91007.

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Monterey Park with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), a mitigated negative declaration, or a negative declaration, for the project;
- To facilitate the proposed project's environmental assessment early in the planning phases;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated with the proposed project.

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the format and content of this Initial Study.

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the affected area along with a description of the proposed project.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the implementation of the proposed project.
- *Section 4 - Conclusions*, identifies the Mandatory Findings of Significance related to the proposed project's approval and subsequent implementation.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 REVIEW OF THIS INITIAL STUDY

The City of Monterey Park, in its capacity as the designated Lead Agency, determined that a 20-day review period was warranted for this project's review. Public agencies and other interested parties (including the public at large) may comment on the proposed project and the supporting environmental analysis included in this Initial Study. While verbal comments may be made at the public hearing(s), written comments are desirable so that these comments and the Lead Agency's responses may be considered by the decision-makers. Questions and/or comments should be submitted to the following individual:

Ms. Samantha Tewart, Senior Planner
City of Monterey Park, Planning Division
320 West Newmark Avenue
Monterey Park, California 91754
626-307-1324

1.4 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the implementation of the proposed project would not result in any significant adverse unmitigable impacts on the environment. For this reason, the City of Monterey Park determined that this Mitigated Negative Declaration is the appropriate CEQA document for the proposed project's environmental review. The following findings may be made based on the analysis completed as part of this Initial Study's preparation:

- The proposed project *would not* have the potential to degrade the quality of the environment.
- The proposed project *would not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *would not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *would not* have environmental effects that would adversely affect humans, either directly or indirectly.

The conclusions of this Initial Study's analysis are summarized in Table 1-1 provided on the following pages.

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.1 AESTHETIC IMPACTS. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?		X		
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X
SECTION 3.3 AIR QUALITY IMPACTS. <i>Would the project:</i>				
a) Conflict with or obstruct the implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
SECTION 3.4 BIOLOGICAL RESOURCES IMPACTS. <i>Would the project have a substantial adverse effect:</i>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) On Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X
SECTION 3.5 CULTURAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		X		
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.6 GEOLOGY IMPACTS. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?			X	
b) Substantial soil erosion or the loss of topsoil?			X	
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?		X		
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
SECTION 3.7 GREENHOUSE GAS EMISSIONS IMPACTS. <i>Would the project:</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			X	
SECTION 3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
SECTION 3.9 HYDROLOGY & WATER QUALITY IMPACTS. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?			X	
j) Result in inundation by seiche, tsunami, or mudflow?				X
SECTION 3.10 LAND USE & PLANNING IMPACTS. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?			X	
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
SECTION 3.11 MINERAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?				X
SECTION 3.12 NOISE IMPACTS. <i>Would the project result in:</i>				
a) Exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of people to, or the generation of, excessive ground-borne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
SECTION 3.13 POPULATION & HOUSING IMPACTS. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
SECTION 3.14 PUBLIC SERVICES IMPACTS. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in any of the following areas:</i>				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Other governmental services?			X	
SECTION 3.15 RECREATION IMPACTS. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
SECTION 3.16 TRANSPORTATION IMPACTS. <i>Would the project:</i>				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
SECTION 3.17 TRIBAL CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.18 UTILITIES IMPACTS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X



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SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Monterey Park is reviewing an application that would permit the construction and occupancy of a new four-story, 47,134 square-foot residential building that will include 54-units. These units will be affordable, senior units located within the 35,520 square-foot (0.82-acre) site. A total of 68 parking stalls will be provided within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will also be provided.³ The project will be described in further detail in Section 2.4.

2.2 PROJECT LOCATION

The project site is located in the western portion of the City of Monterey Park. The City is located in Los Angeles County at the extreme western end of the San Gabriel Valley. Monterey Park is bounded on the north by Alhambra, on the east by Rosemead and Montebello and unincorporated South San Gabriel, on the south by Montebello and unincorporated East Los Angeles, and on the west by unincorporated East Los Angeles and the City of Los Angeles.⁴ Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. A regional location map is provided in Exhibit 2-1. The project site's location in the City of Monterey Park is shown in Exhibit 2-2.

Regional access to the project site is provided by the San Bernardino Freeway (I-10), located 0.63 miles to the north; the Pomona Freeway (SR-60), located 2.04 miles to the south; and by the Long Beach Freeway (I-710), located 2.43 miles to the southwest. Major roadways in the vicinity of the project site include Atlantic Boulevard, located 633 feet to the west; Garvey Avenue, located 418 feet to the north; and Garfield Avenue; located 0.48 miles to the east. The project site itself is located on east side of Chandler Avenue. The project site's legal address is 130, 202, and 206 South Chandler Avenue. The corresponding APNs are 5257-004-019, 5257-004-020, and 5257-004-021. Exhibit 2-3 shows a map of the area surrounding the project site.

2.3 ENVIRONMENTAL SETTING

The project site is located along the east side of Chandler Avenue and is located in the midst of residential dominated area. Exhibit 2-4 includes an aerial photograph and of the project site and surrounding areas. Existing uses found in the vicinity of the project site are summarized below:

- *North of the site.* Residential development abuts the project site to the north. Garvey Plaza, a local retail shopping center, is located further north along the south side of Garvey Avenue.⁵

³ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

⁴ Quantum GIS and Google Maps.

⁵ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

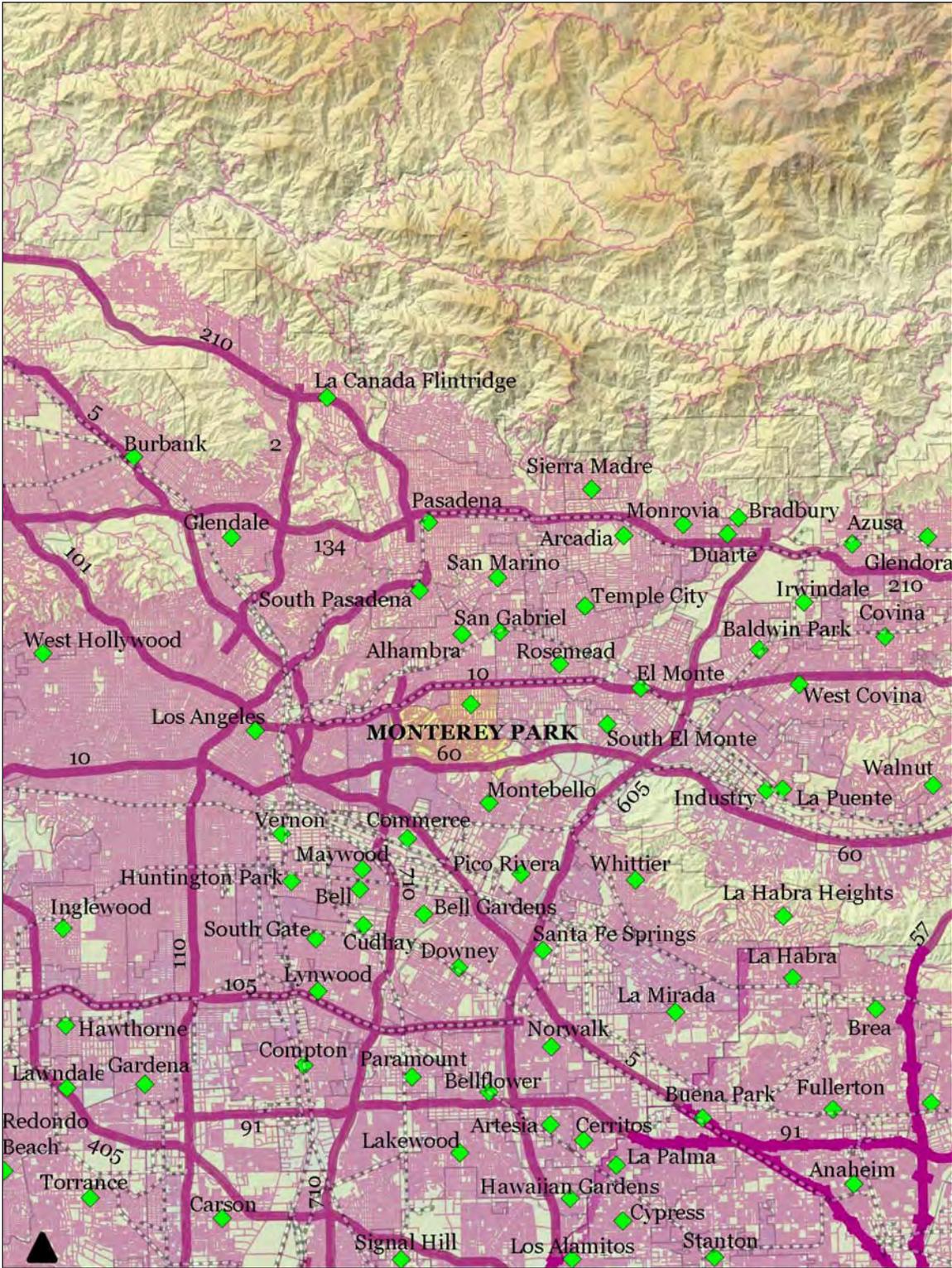


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

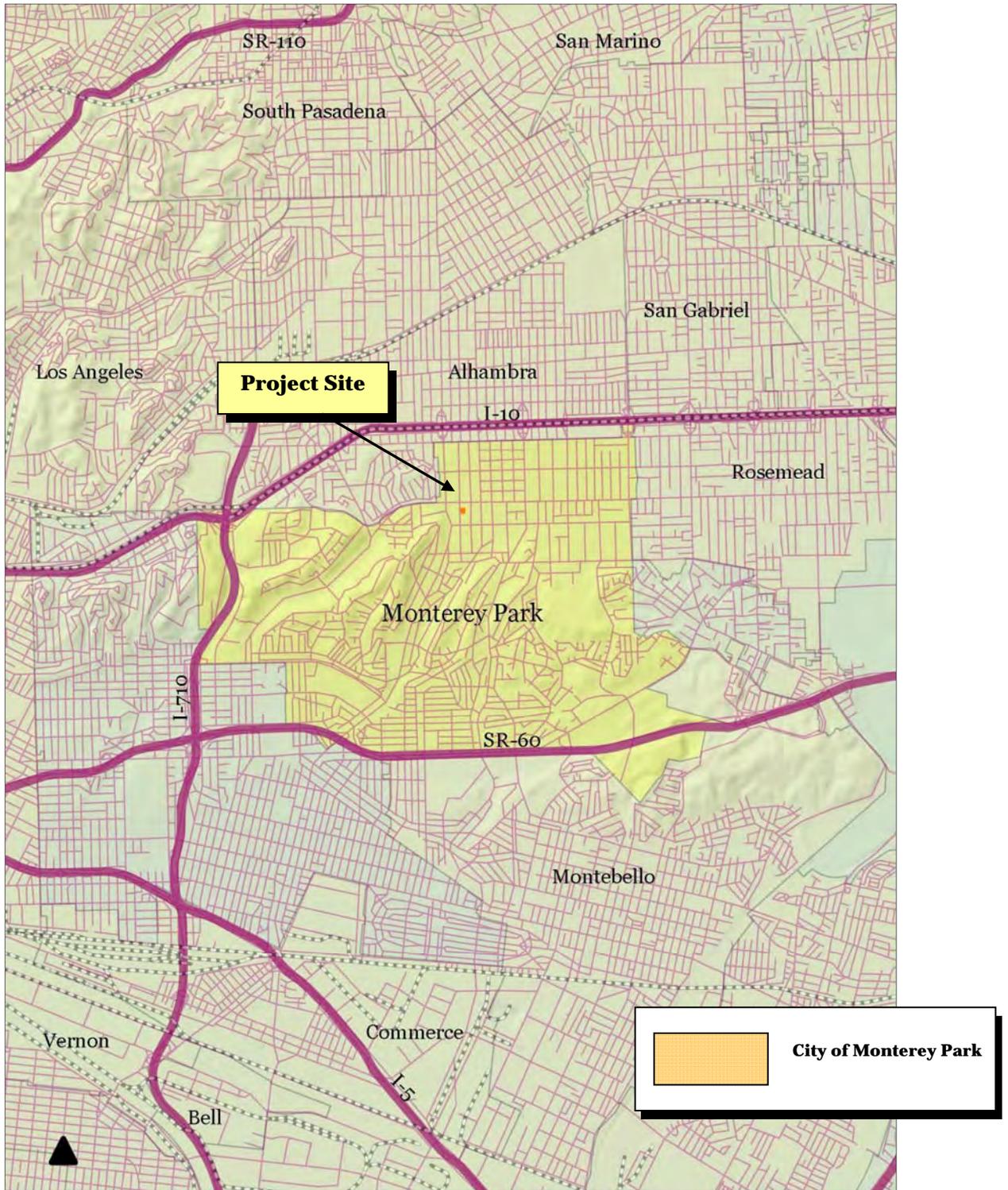


EXHIBIT 2-2
PROJECT LOCATION WITHIN THE CITY
SOURCE: QUANTUM GIS



EXHIBIT 2-3
VICINITY MAP
SOURCE: QUANTUM GIS

- *South of the site.* Higher density residential units are located south of the project site. These units include duplexes, triplexes, and apartments.⁶
- *East of the project site.* Townhouses, apartments, and duplexes are located adjacent to the project site. This residential development occupies frontage along the west side of Moore Avenue.⁷
- *West of the project site.* Chandler Avenue extends in a north-south orientation along the west side of Chandler Avenue. Apartment complexes and duplexes occupy frontage along the west side of Chandler Avenue, opposite of the project site.⁸

As indicated previously, the project site is divided into three parcels. The northern half of the project site consists of two parcels. This portion of the project site is currently undeveloped, is covered over in dirt and ruderal vegetation, and has been graded and leveled. A utility pole and two trees are located in this area. The southern half of the project site presently occupied by a multi-family residential complex. A total of eight units are located in this portion of the project site. Access to this existing residential development is provided by a single driveway connection located along the east side of Chandler Avenue. The northern and eastern sides of the entire project site are fenced off by a concrete block wall. The west side of the project site (along the Chandler Avenue frontage) is fenced off by both a chain link fence and a white wooden fence. Finally, the south side of the entire project site is fenced off by a chain link fence.⁹ An aerial photograph of the project site and surrounding area is presented in Exhibit 2-4. Photographs of the project site are provided in Exhibit 2-5.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction and subsequent occupation of 54 units that are affordable and reserved for seniors (55+ years). The proposed project will consist of the following elements:

- *Site Plan.* The 35,520 square-foot (0.82-acre) project site consists of three parcels located on two properties. The entire project site has a lot width of 185 feet (north-to-south) a lot depth (west-to-east) of 192 feet. Once constructed, the proposed building will occupy a majority of the site. In addition, the building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.32.¹⁰

⁶ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

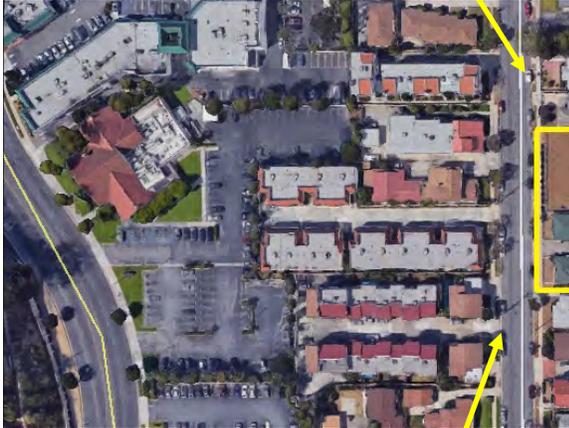
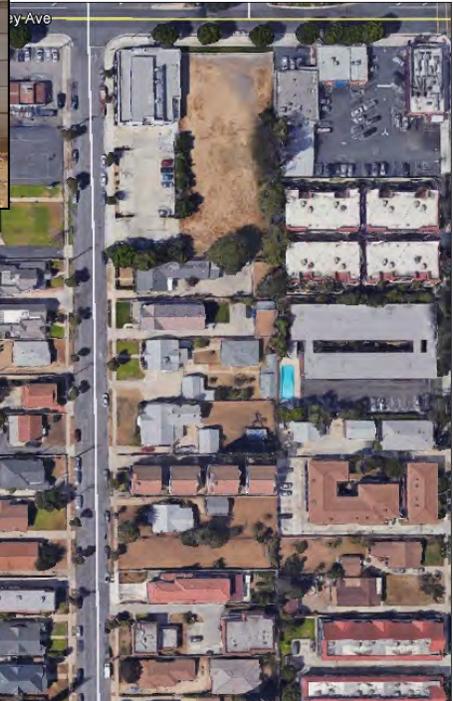
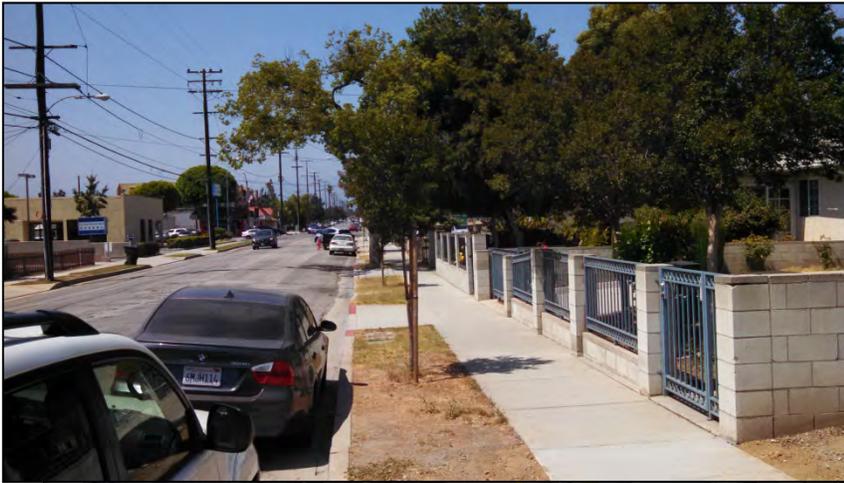


EXHIBIT 2-4
AERIAL PHOTOGRAPH AND PHOTOGRAPHS OF THE
SURROUNDING USES

SOURCE: GOOGLE EARTH AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Photograph of the undeveloped parcel in the northern portion of the project site.



Photograph of the existing residential development present in the southern portion of the project site.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- ***New Building.*** The new 47,134 square-foot building will consist of four stories and contain 54 units.¹¹ The new building will also contain a 2,175 square-foot community room, an 881 square-foot manager's office, and nine different floor plans for the unit. Five of the nine unit floor plans (2A, 2B, 2C, 2D, and 2E) will have two-bedrooms while the four remaining floor plans (1A, 1B, 1C, 1D) will have a single bedroom. A total of three 1A units will be provided. These units will total 647 square feet. The Applicant will also provide three 1B units consisting of 645 square feet; four 1C units consisting of 726 square feet; and, one 1D unit totaling 791. The 2A units total 12 units and each unit will have a total floor area of 881 square feet. The 2B units total 23 units and each unit will have a total floor area of 825 square feet. The 2C units total three units and each unit will have a total floor area of 957 square feet. The 2D units will include two units and each unit will have a total floor area of 888 square feet. The 2E units will total three units and each unit will have a total floor area of 771 square feet.¹²
- ***First Floor.*** A total of nine units will be located on the first floor. Of the total number of units, five will be Type 2B units, one will be Type 2A units, one will be a Type 2C unit, one will be a Type 1C unit, and the remaining unit will be a Type 1D unit. The first floor will also contain the manager's office and the community room. A 6,180 square-foot group activity open air courtyard will be located in the center of the building on the first floor.¹³
- ***Second Floor.*** The second floor will house a total of 15 units, of which six will be Type 2B units, three will be Type 2A units, one will be a Type 2C unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁴
- ***Third Floor.*** The third floor will house a total of 16 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2C unit, one will be a Type 2D unit, one will be Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁵
- ***Fourth Floor.*** The fourth floor will feature a total of 14 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁶

¹¹ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

¹² The Architect Group. *Site/First Floor Plan*. Plan dated April 18, 2017.

¹³ The Architect Group. *Second Floor Plan*. Plan dated April 18, 2017.

¹⁴ The Architect Group. *Third/Fourth Floor Plan*. Plan dated April 18, 2017.

¹⁵ Ibid.

¹⁶ Ibid.

- *Parking and Access.* A total of 68 parking stalls will be striped. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Access to the parking garage will be provided by a new 26-foot wide driveway connection. This new driveway will be located at the southwest corner of the project site.¹⁷
- *Open Space.* Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The private open space will be located in the balconies that will be provided for the individual units. A 6,180 square-foot group activity courtyard will be installed in the center of the building on the first floor. In addition, 4,625 square feet will be dedicated for backyard open space.¹⁸

The proposed project is summarized in Table 2-1. The project site plan, shown on Exhibit 2-6, is provided on the following page. Floor plans of the four above-ground levels and the single subterranean parking level are shown in Exhibits 2-7 through 2-10. Conceptual elevations are shown in Exhibits 2-11 through 2-12.

**Table 2-1
 Overview of Proposed Project**

Project Element	Description
Site Area	35,520 square feet (0.82 acres).
Total Building Floor Area	47,134 square feet.
Maximum Building Height	40 feet.
Floor Area Ratio (FAR)	1.32 to 1.0.
Total Number of Units	54.
First Floor	9 units.
Second Floor	15 units.
Third Floor	16 units.
Fourth Floor	14 units.
Parking	68 spaces.
Open Space	17,407 square feet.
Common Open Space	11,791 square feet.
Private Open Space	5,616 square feet.
Affordability Component	13 units total.

Source: The Architect Group

¹⁷ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

¹⁸ Ibid.

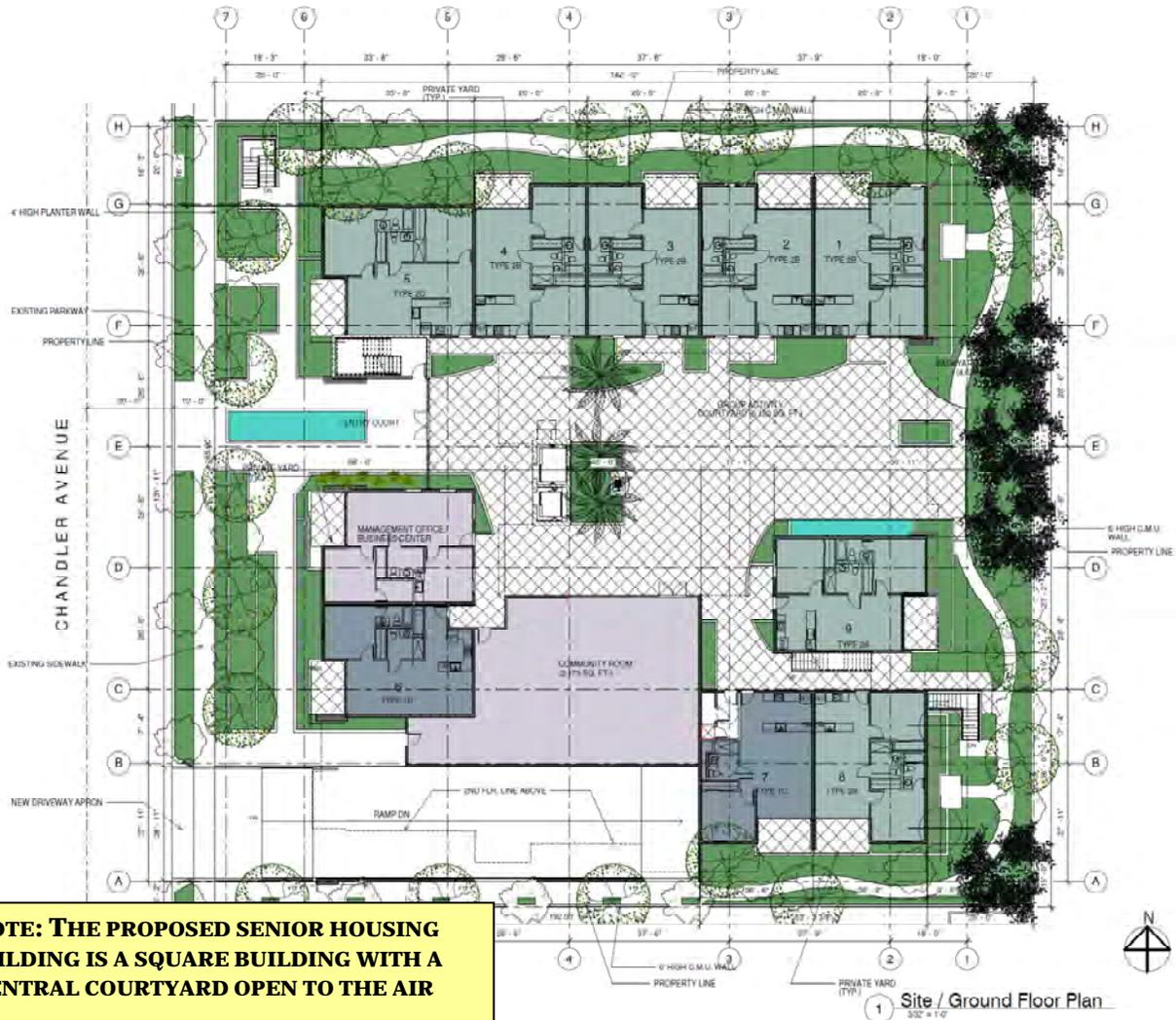


EXHIBIT 2-6
SITE PLAN AND FIRST FLOOR
SOURCE: THE ARCHITECT GROUP

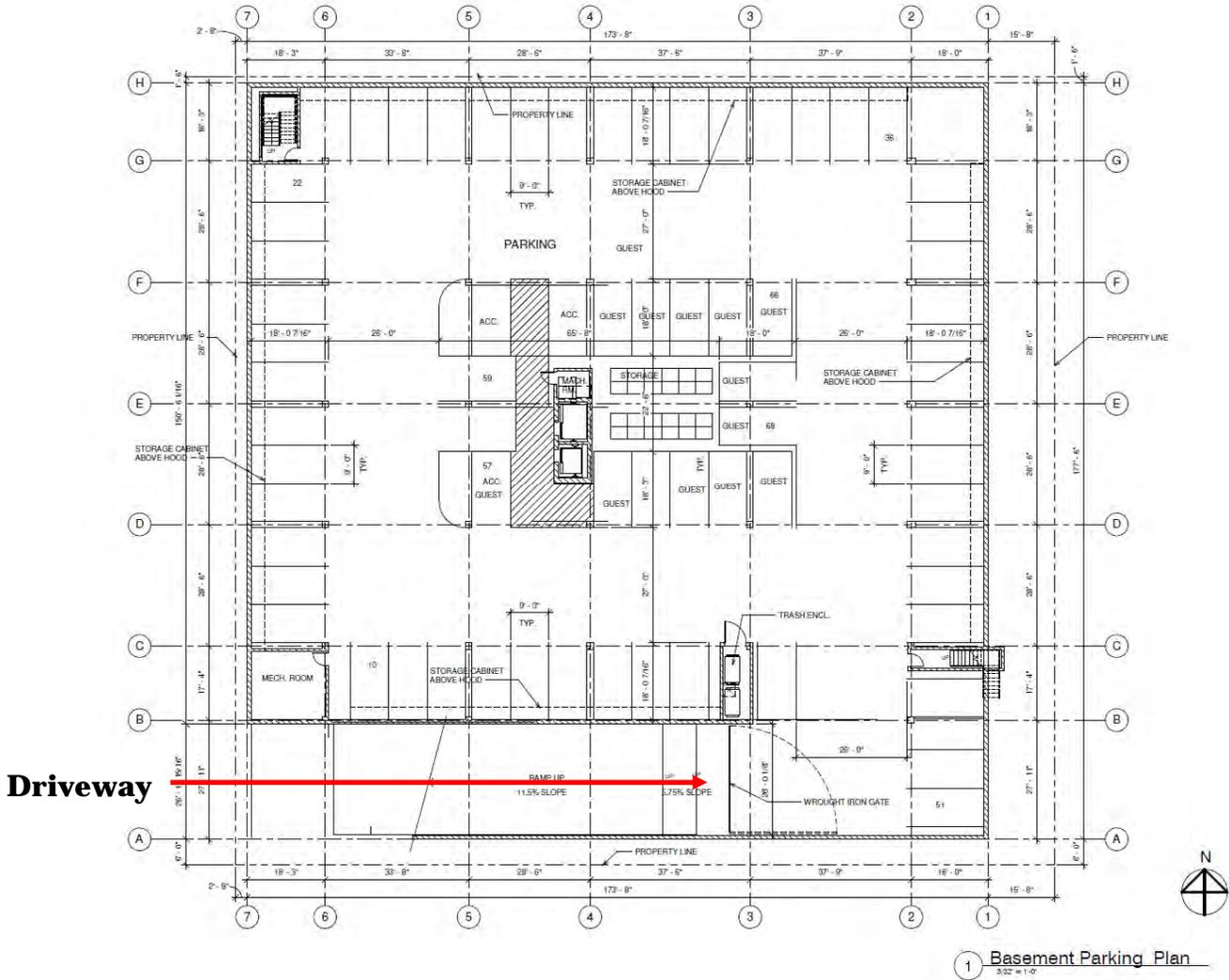


EXHIBIT 2-7
BASEMENT PLAN
 SOURCE: THE ARCHITECT GROUP



1 Second Floor Plan
3/22 = 1/17

EXHIBIT 2-8
FLOOR PLAN - SECOND FLOOR
SOURCE: THE ARCHITECT GROUP



1 Third Floor Plan
5/22 = 1-0

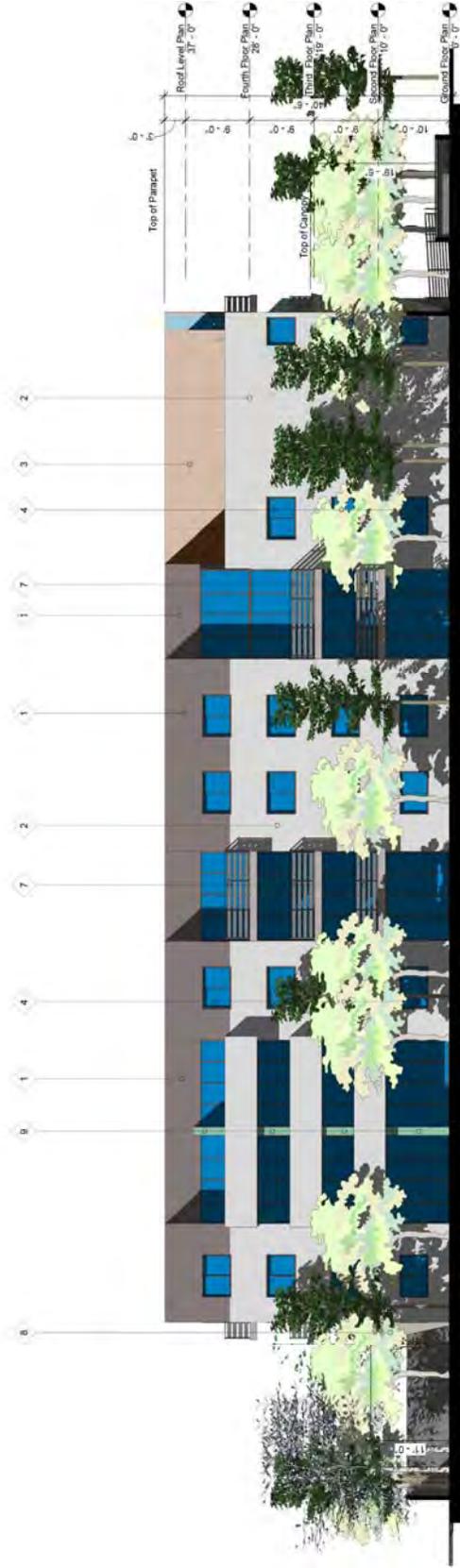
EXHIBIT 2-9 FLOOR PLAN – THIRD FLOOR

SOURCE: THE ARCHITECT GROUP

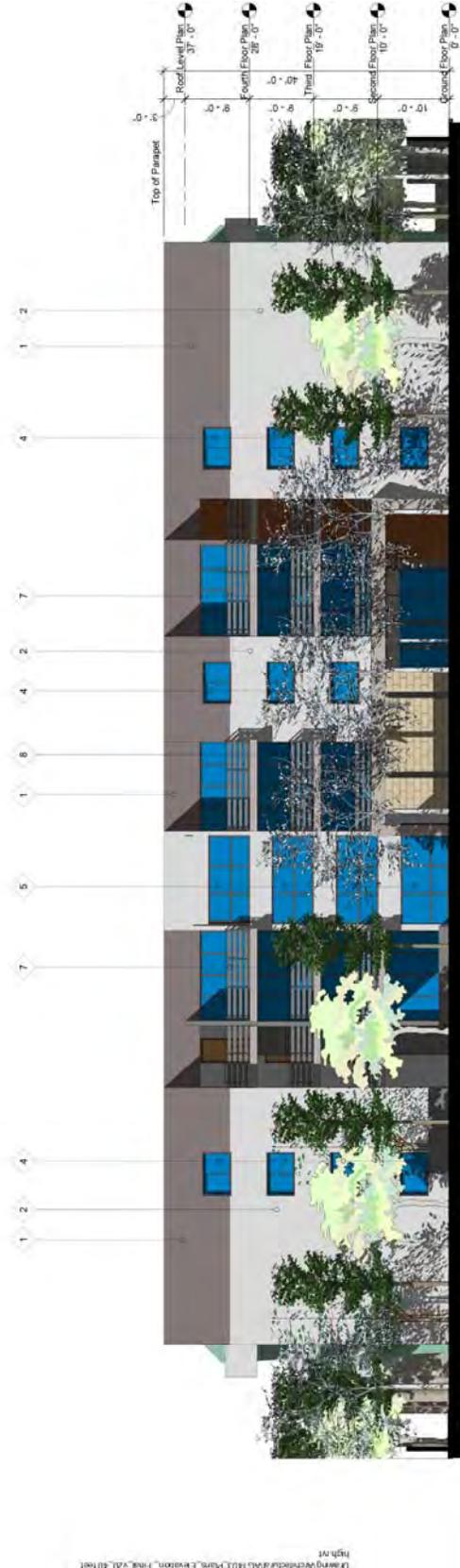


1 Fourth Floor Plan
3/32" = 1'-0"

EXHIBIT 2-10
FLOOR PLAN – FOURTH FLOOR
SOURCE: THE ARCHITECT GROUP



2 North Elevation
 1/8" = 1'-0"

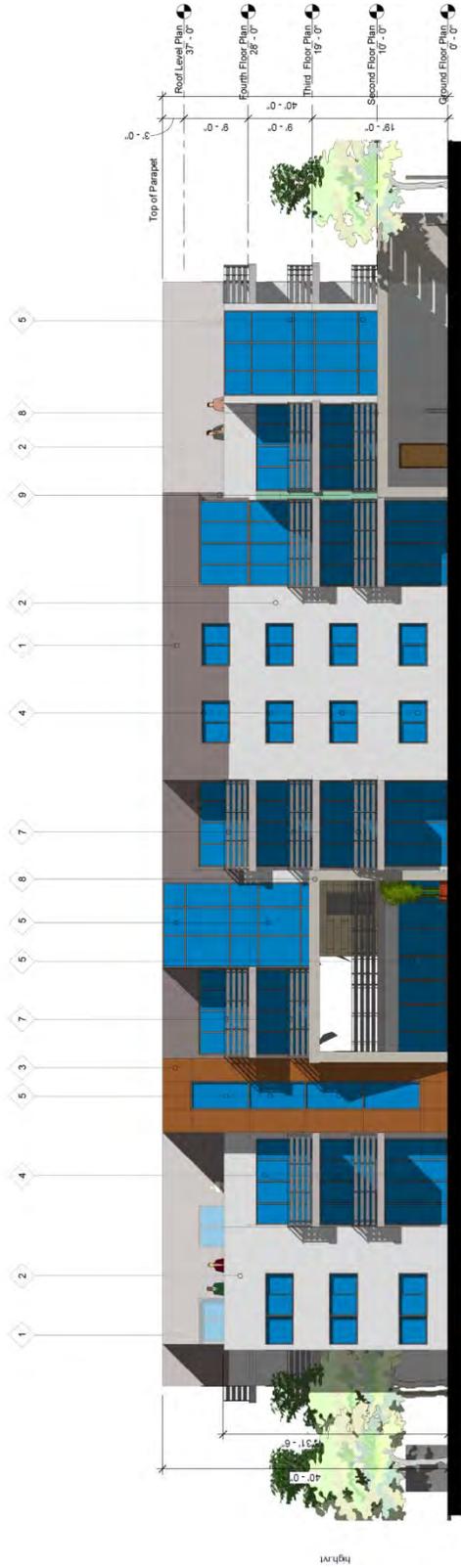


1 East Elevation
 1/8" = 1'-0"

EXHIBIT 2-10
NORTH AND EAST ELEVATIONS
 SOURCE: THE ARCHITECT GROUP



2 South Elevation
1/8" = 1'-0"



1 West Elevation
1/8" = 1'-0"

EXHIBIT 2-11
SOUTH AND WEST ELEVATIONS
 SOURCE: THE ARCHITECT GROUP

2.4.2 OCCUPANCY CHARACTERISTICS

As stated throughout the project description, the project will consist of 54 units. A total of 41 units will be market rate. The remaining 13 units will be below market rate. An Affordability Covenant is required for the 13 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 13 units remain affordable for a specified period of time. According to California law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income.

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the phase for the proposed project would take approximately 15 months to complete. The key construction phases are outlined below:

- *Demolition.* This initial phase will involve the demolition and removal of the existing on-site improvements and eight residential units. This phase will take approximately one month to complete. Equipment on-site during this phase would include concrete industrial saws, rubber tired dozers, tractors/backhoes, and loaders.
- *Site Preparation.* The project site will then be readied for the construction of the new senior housing development. This phase will take approximately one month to complete. Equipment on-site during this phase would include graders, tractors, backhoes, and loaders.
- *Grading.* This phase will involve the removal of approximately 14,416 cubic yards of earth to accommodate the construction of the subterranean parking garage. This phase will take approximately two months to complete. Equipment on-site during this phase would include excavators, graders, rubber tire dozers, tractors, backhoes, and loaders.
- *Paving.* The single level subterranean parking garage will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, other paving equipment. This phase will take approximately two months to complete.
- *Construction.* The senior housing complex will be constructed during this phase. Equipment on-site during this phase will include cranes, generators, forklifts, tractors, backhoes, and loaders. The average number of off-road equipment will total seven pieces. This phase will take approximately six months to complete.
- *Landscaping and Finishing.* This phase will involve the installation of the landscaping and the completion of the on-site improvements. Equipment on-site during this phase will include cement and motor mixers, pavers, rollers, other paving equipment, tractors, backhoes, and loaders. The average number of off-road equipment will total five pieces. This phase will last approximately three months.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Monterey Park) that calls for an exercise of judgment in deciding whether to approve a project. Discretionary Actions that would be required as part of the proposed project's implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.



SECTION 3 - ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include:

- | | |
|---|---|
| <ul style="list-style-type: none">● Aesthetic Impacts (Section 3.1);● Agricultural & Forestry Resources Impacts (Section 3.2);● Air Quality Impacts (Section 3.3);● Biological Resources Impacts (Section 3.4);● Cultural Resources Impacts (Section 3.5);● Geology & Soils Impacts (Section 3.6);● Greenhouse Gas Impacts; (Section 3.7);● Hazards & Hazardous Materials Impacts (Section 3.8);● Hydrology & Water Quality Impacts (Section 3.9);● Land Use Impacts (Section 3.10); | <ul style="list-style-type: none">● Mineral Resources Impacts (Section 3.11);● Noise Impacts (Section 3.12);● Population & Housing Impacts (Section 3.13);● Public Services Impacts (Section 3.14);● Recreation Impacts (Section 3.15);● Transportation Impacts (Section 3.16);● Tribal Cultural Resources Impacts (Section 3.17);● Utilities Impacts (Section 3.18); and● Mandatory Findings of Significance (Section 3.19). |
|---|---|

The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of Monterey Park in its environmental review process pursuant to the CEQA Guidelines. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Monterey Park or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- The potential of the project to substantially degrade the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project affect a scenic vista? • Less than Significant Impact.

The project's implementation will not result in the loss of scenic views. A field survey conducted around the project site indicated that there are no scenic view sheds located in the vicinity of the project site. Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. Views of the San Gabriel Mountains are available facing north along Chandler Avenue while views of the Repetto Hills are available facing south along Chandler Avenue.

The project site is located in a residential area and is bound to the north and east by townhouses and on the south by a triplex.¹⁹ The project will involve the development of a townhouse complex that will be within the line between the aforementioned scenic vistas and the adjacent residential development. The building will be set back 25 feet from its frontage along the east side of Chandler Avenue. The building will also have a rear setback of 25 feet and a side yard setback of 6 feet in the south and 15 feet in the north.²⁰ The building's height will be 40 feet.²¹ The project will not exceed the City's maximum building height of 40 feet. In addition, the proposed project will meet the City's setback requirements: front and rear yard setbacks of 25 feet; and side yard setbacks of five feet minimum for the first floor and ten feet minimum for the second floor.²² Since the project conforms to all of the City's development requirements and will

¹⁹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

²⁰ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

²¹ Ibid.

²² City of Monterey Park. Monterey Park Municipal Code ("MPMC") *Section 21.08.080 Development Standards for Residential Zones*. Site accessed October 5, 2018.

improve the appearance of the neighborhood, the potential impacts are expected to be less than significant.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

According to the California Department of Transportation (Caltrans), Chandler Avenue is not a designated scenic highway.²³ In addition, the vegetation present on-site consists of species typically used for landscaping (palm trees, turf, etc.). The project site is currently developed and does not contain any scenic rock outcroppings.²⁴ Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? • Less than Significant Impact with Mitigation.

The 0.81-acre project site is located in the midst of an existing residential neighborhood. The site is comprised of three parcels, two of which are located on the northern half of the site while the southern portion of the site is currently occupied by a multi-family residential complex. This residential complex features a dated façade and is landscaped with vegetation that is not in conformance with local attempts to curb water consumption. The project will feature modern architecture, a new paved driveway, new walkways, and drought tolerant landscaping. A new six-foot tall concrete masonry unit wall will be installed along the project site's northern, eastern, and southern boundaries. Conceptual three-dimensional views of the project are provided in Exhibit 3-1. Views of the building in relation to the surrounding uses are provided in Exhibit 3-2.

The project's implementation will represent a substantial change over the existing on-site conditions. The project will replace an undeveloped lot and a single level residential complex that has a maximum height of 23 feet with a new structure that will be up to 40 feet tall. Although the building's size exceeds the maximum permitted height and density in the base zoning district, the change from R-3 zoning to S-C-H overlay will allow the height and density sought as part of the project application. The project's proposed height and density are consistent with the standards regulating building height and density within the S-C-H senior housing overlay zone. Although the project will be the tallest building on the street, the project will not exceed the City's density and height requirements (after a zone change). The following mitigation is required to reduce any potential aesthetic impacts that may arise during the project's construction and occupation phase:

- The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.

²³ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

²⁴ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

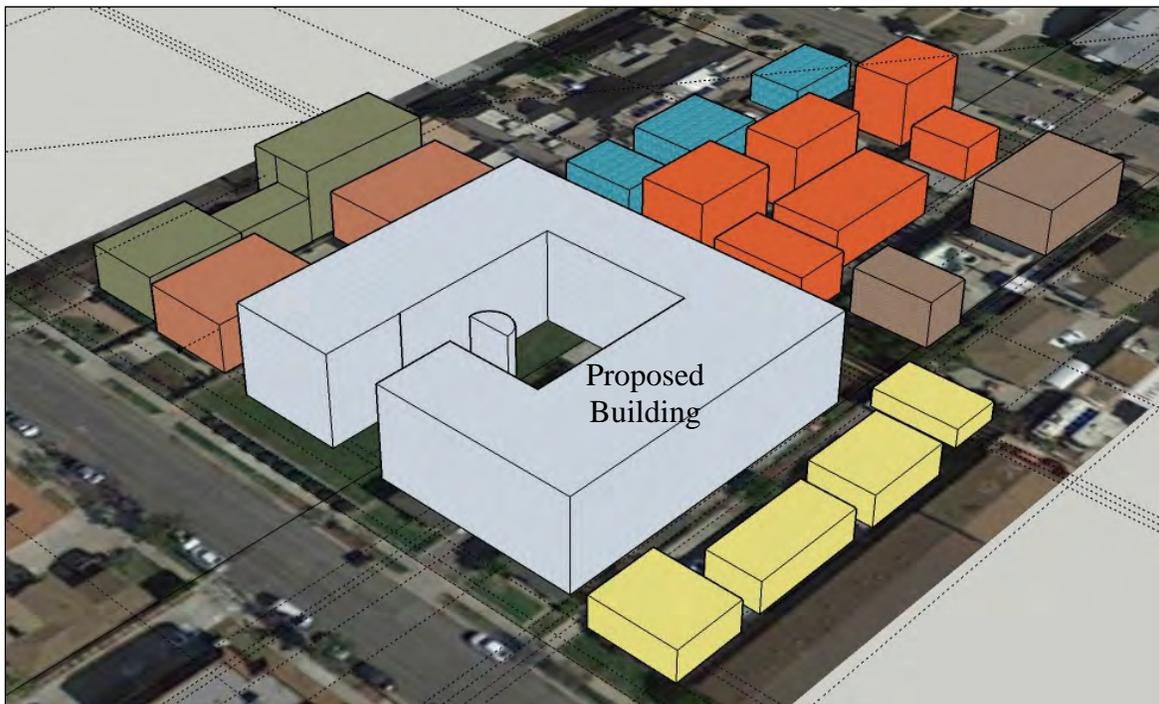


View of the proposed building from Chandler Avenue

EXHIBIT 3-1
CONCEPTUAL THREE DIMENSIONAL RENDERINGS
SOURCE: THE ARCHITECT GROUP



View of the site in its current state



View of the building in comparison to the surrounding uses

EXHIBIT 3-2
VIEW OF THE BUILDING IN COMPARISON TO THE SURROUNDING USES
SOURCE: SKETCHUP

- During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.
- In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate. The nearest sensitive receptors to the project site include the multiple-family residential development located immediately north, south, and east of the project site. Since the project abuts residential, the following mitigation is required:

- The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.
- Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

The mitigation identified above will reduce the potential impacts to levels that are less than significant.

Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or driver's vision. The exterior façade surfaces will consist of non-reflective materials, such as stucco. However, the individual units will be equipped with energy efficient windows. The energy-efficient window and glazing systems

that will be used for the project will dramatically reduce energy consumption because of lower heat loss, less air leakage, and warmer window surfaces. These windows feature double or triple glazing and specialized transparent coatings that will reduce or eliminate reflective glare. As a result, no significant glare-related impacts are anticipated.

Nighttime glare and illumination has the potential to result in potentially significant impacts to sensitive receptors. The project site is located along a residential street and is located in close proximity to light sensitive uses. Many sources of light contribute to the ambient nighttime lighting conditions. These sources of nighttime light include street lights, security lighting, wall packs, vehicular headlights, and interior lighting. The proposed project will not introduce nighttime lighting that could potentially impact nearby sensitive receptors. As indicated previously, the closest sensitive receptors are the residential units abutting the property to the east, north, and south. These residential units will not be exposed to spillover lighting during the evening hours because the project will be in compliance with the City's Municipal Code. As a result, the project's potential impacts would be less than significant.

A shade and shadow analysis was prepared for the proposed project since the project involves the construction of a four-story senior housing complex. In order to generate a range of potential shade and shadow impacts, the shade and shadow analysis considered four time periods when the shadows are at their greatest during the winter solstice and when they are at their shortest during the summer solstice. During the winter solstice, the sun appears at its lowest point in the sky. Due to the tilt of the earth, light emanating from the sun has to travel a greater distance before it reaches the Northern Hemisphere, creating the winter season. During the summer solstice, the tilt of the earth in the Northern Hemisphere is more inclined towards the sun. Thus, the sun is at its highest point during this time.

A total of two times were analyzed during the winter solstice. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-3A, the shadows generated by the proposed building will extend northwest and will cover Chandler Avenue, portions of the two residential complexes located directly north of the site, and the easternmost portions of three residential complexes occupying frontage along the west side of Chandler Avenue. Exhibit 3-3B depicts the afternoon time period during the winter solstice (4:00 PM). This exhibit indicated that the shadows from the building will extend northeast and will cover six different residential complexes as well as portions of the church located at 119 South Moore Avenue.

Two times were also analyzed for the summer solstice shadow impacts. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-4A, (9:00 AM), the shadows generated by the project will have a minimal effect on the adjacent development because the sun is located at its highest angle during the summer solstice. In addition, since the sun rises to the east, all shadows generated by the proposed office buildings will extend west. No sensitive receptors abut the project site to the west. Chandler Avenue extends along the site's western boundary. The shadows will extend into the centerline of the street, but will not extend into the residential units located further west. A fourth and final exhibit was completed for 4:00 PM during the summer solstice (Exhibit 3-4B). As indicated in the fourth exhibit, the shadows generated by the building will extend east into the adjacent properties, though only small portions of the residential units that occupy the aforementioned properties will be affected by the shadows. As a result, the impacts will be less than significant.

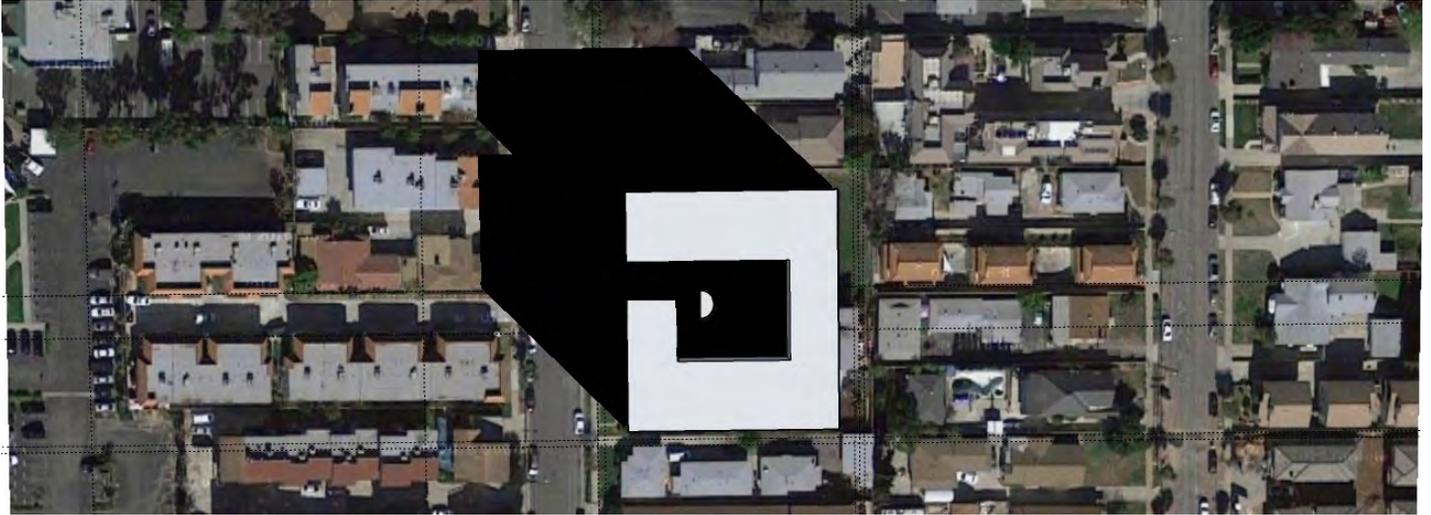


Exhibit 3-3A: Morning (9:00 AM) Winter Solstice Renderings

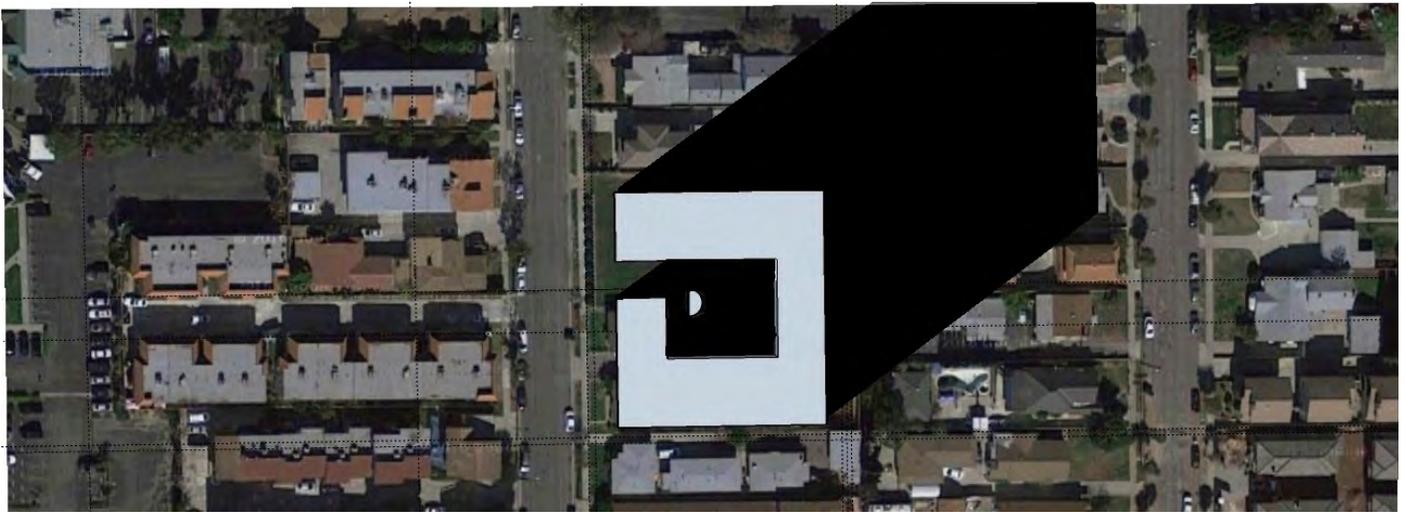


Exhibit 3-3B: Afternoon (4:00 PM) Winter Solstice Renderings

EXHIBIT 3-3 WINTER SOLSTICE RENDERINGS

Source: SketchUP

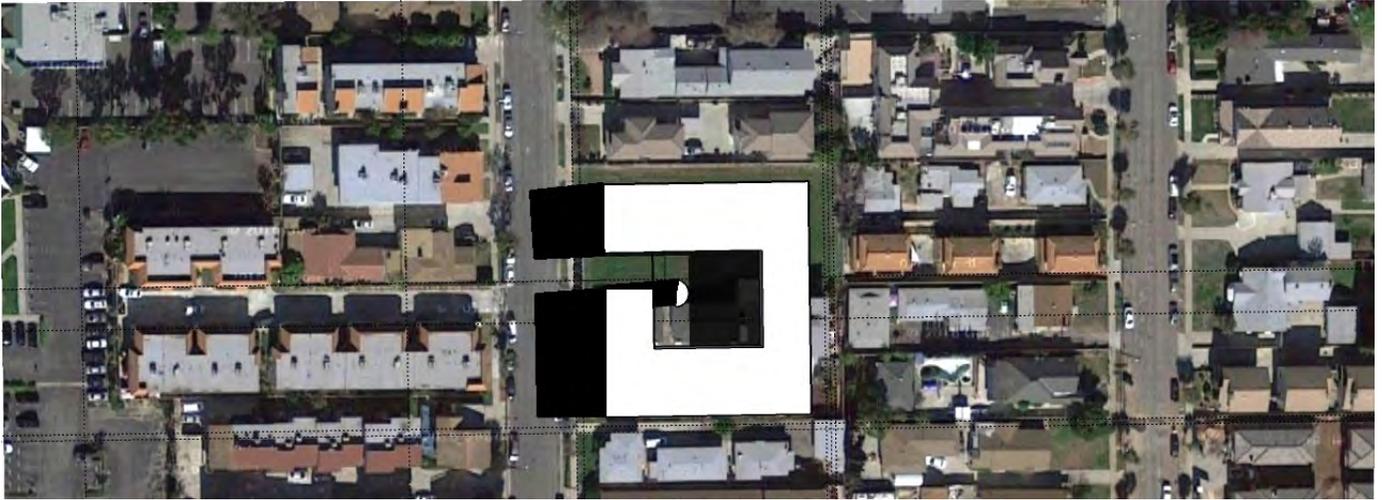


Exhibit 3-4A: Morning (9:00 AM) Summer Solstice Renderings

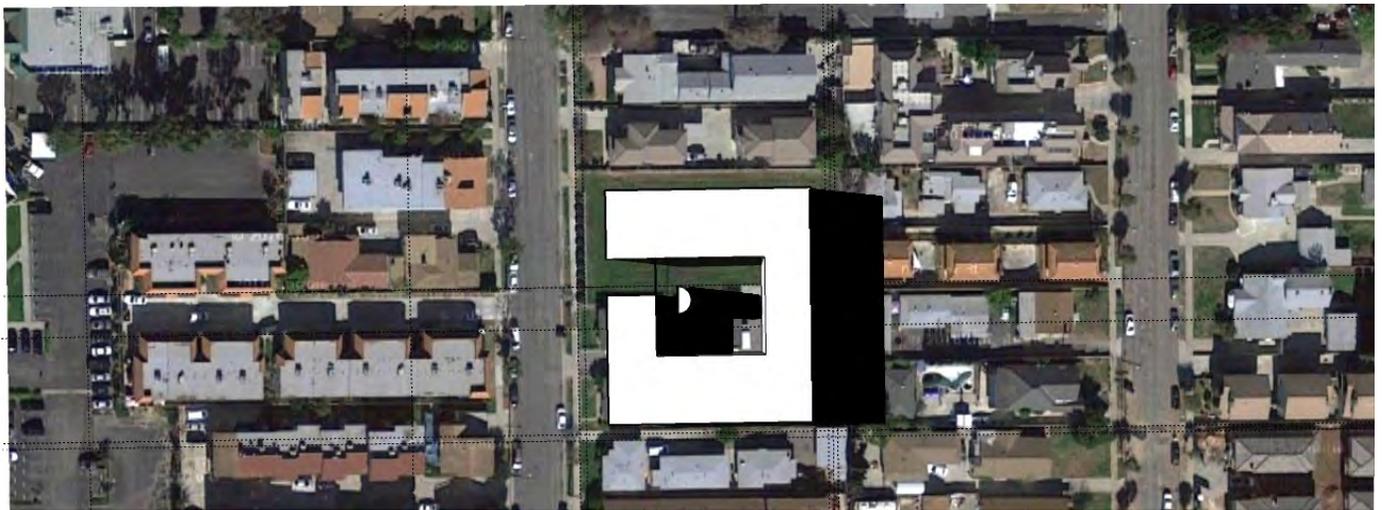


Exhibit 3-4B: Afternoon (4:00 PM) Summer Solstice Renderings

EXHIBIT 3-4
SUMMER SOLSTICE RENDERINGS
Source: SketchUP

3.1.3 MITIGATION MEASURES

The following mitigation will be required to address potential aesthetic impacts related to visual buffering, site maintenance, and light and glare:

Mitigation Measure 1 (Aesthetic Impacts). The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.

Mitigation Measure 2 (Aesthetic Impacts). During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.

Mitigation Measure 3 (Aesthetic Impacts). In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

Mitigation Measure 4 (Aesthetic Impacts). The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.

Mitigation Measure 5 (Aesthetic Impacts). Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

3.2 AGRICULTURE & FORESTRY IMPACTS

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on agricultural and/or forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;

- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g));
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? • No Impact.

According to the California Department of Conservation, the City of Monterey Park does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.²⁵ The entire City is urban and there are no areas within the City that are classified as “Prime Farmland.” The project site’s northern end is undeveloped, while the southern end is presently occupied by a multi-unit residential complex. The project’s implementation will require the approval of a zone change to accommodate the new overlay zone. The change in zoning will not result in a loss of land zoned for agricultural uses (see subsection 3.2.2.B). Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

B. Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? • No Impact.

The project site is currently zoned as *High Density Residential Zone (R-3)*. Agricultural uses are not listed as permitted uses within residential zoning districts.²⁶ As a result, no loss in land zoned for or permitting agricultural uses will occur with the implementation of the proposed project. In addition, according to the California Department of Conservation, Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁷ Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract.

²⁵ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.

²⁶ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 8, 2018.

²⁷ California Department of Conservation. *State of California Williamson Act Contract Land*. ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code § 51104(g))? • *No Impact.*

The City of Monterey Park and the project site are located in the midst of an urban area and no forest lands are located within the City. The zoning designation that is applicable to the project site does not provide for any forest land preservation.²⁸ Thus, no impacts on forest land or timber resources will result.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? • *No Impact.*

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impacts will occur.

E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 MITIGATION MEASURES

The analysis of agriculture and forestry resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.3 AIR QUALITY IMPACTS

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;

²⁸ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 5, 2018.

- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur Dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Though SO₂ concentrations have been reduced to levels below State and Federal standards, further reductions are desirable since SO₂ is a precursor to sulfates and PM₁₀.
- *PM₁₀ and PM_{2.5}* refers to particulate matter ten microns or less and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.²⁹

A project would be considered to have a significant effect on air quality if it violated any ambient air quality standard (AAQS), contributed substantially to an existing air quality violation, or exposed sensitive receptors to substantial pollutant concentrations. In addition to the Federal and State AAQS standards, there are daily and quarterly emissions thresholds for construction activities and the operation of a project have been established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or
- 150 pounds per day of sulfur oxide.³⁰

²⁹ South Coast Air Quality Management District. *Final 2016 Air Quality Plan*. Adopted 2017.

³⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

A project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or
- 150 pounds per day of sulfur oxide.³¹

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • *No Impact.*

The City of Monterey Park is located within the South Coast Air Basin (SCAB). The SCAB covers a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the SCAB is monitored by the SCAQMD at various monitoring stations located throughout the area. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).³² The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).³³ The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:³⁴

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.³⁵

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). Projects that are consistent with the projections of employment and population

³¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

³² *Ibid.*

³³ *Ibid.*

³⁴ *Ibid.*

³⁵ *Ibid.*

forecasts identified in the Regional Comprehensive Plan (RCP) prepared by SCAG are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.³⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).³⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents.

The population increase from the proposed project's implementation is within the expected population projection provided by SCAG. Therefore, the proposed project would also conform to Consistency Criteria 2 since it would not significantly affect any regional population, housing, and employment projections prepared for the City of Monterey Park by the SCAG. In addition, the project conforms to the City's density requirements and General Plan goals. The project will not require any variance or other deviation from the City's zoning standards. As a result, the proposed project would not be in conflict with or result in an obstruction of an applicable air quality plan and no impacts would occur.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • Less than Significant Impact.

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod V.2016.3.2 (the worksheets are included in the Appendix A). The entire project construction period is expected to take approximately 15 months (refer to Section 2) and would include the site clearance, grading and excavation, erection of the new building, and the finishing of the project (paving, painting, and the installation of landscaping).

As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant. The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, watering of the active grading areas and unpaved surfaces at least three times daily and the use of low VOC paint. As indicated previously, the project site is located in a non-attainment area for ozone and particulates, the project will be required to adhere to all SCAQMD regulations related to fugitive dust generation and other

³⁶ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

³⁷ United States Census Bureau. *Quickfacts for Monterey Park.* <http://www.census.gov/quickfacts/table/AGE775215/0648914,06>

construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55%. Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD.

**Table 3-1
 Estimated Daily Construction Emissions**

Construction Phase	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Demolition (on-site)	3.51	35.78	22.06	0.03	1.79	1.66
Demolition (off-site)	0.07	0.05	0.67	--	0.16	0.04
Total Demolition Phase	3.58	35.83	22.73	0.03	1.95	1.70
Site Preparation (on-site)	4.33	45.57	22.06	0.03	20.45	12.12
Site Preparation (off-site)	0.08	0.06	0.80	--	0.20	0.05
Total Site Preparation	4.41	45.63	22.86	0.03	20.65	12.17
Grading (on-site)	2.58	28.34	16.29	0.02	7.51	4.60
Grading (off-site)	0.34	9.69	2.52	0.02	0.78	0.23
Total Grading	2.92	38.03	18.81	0.04	8.29	4.83
Paving (on-site)	1.26	12.76	12.31	0.01	0.71	0.66
Paving (off-site)	0.09	0.06	0.89	--	0.22	0.06
Total Paving	1.35	12.82	13.20	0.01	0.93	0.72
Building Construction (on-site) 2019	2.36	21.07	17.16	0.02	1.28	1.21
Building Construction (off-site) 2019	0.28	1.31	2.52	--	0.63	0.17
Total Building Construction 2019	2.64	22.38	19.68	0.02	1.91	1.38
Building Construction (on-site) 2020	2.11	19.18	16.84	0.02	1.11	1.05
Building Construction (off-site) 2020	0.25	1.20	2.29	--	0.63	0.17
Total Building Construction 2020	2.36	20.38	19.13	0.02	1.74	1.22
Architectural Coatings (on-site)	8.46	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.04	0.03	0.40	--	0.11	0.03
Total Architectural Coatings	8.50	1.71	2.23	--	0.22	0.14
Maximum Daily Emissions	8.51	45.63	22.87	0.05	20.65	12.18
Daily Thresholds	75	100	550	150	150	55

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated

with vehicular and bus traffic and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEMod V.2013.2.2 computer model. As indicated in Table 3-2, the projected long-term emissions will also be below thresholds considered to be a significant impact.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO ₂	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide (lbs/day)	1.30	0.05	4.47	--	0.02	0.02
Energy (lbs/day)	0.02	0.21	0.09	--	0.01	0.01
Mobile (lbs/day)	0.51	2.45	5.87	0.02	1.61	0.44
Total (lbs/day)	1.84	2.72	10.43	0.02	1.65	0.48
Daily Thresholds	55	55	550	150	150	55

Source: California Air Resources Board CalEEMod [computer program].

Since the project area is located in a non-attainment area for ozone and particulates, the project Applicant will be required to adhere to all pertinent regulations outlined in SCAQMD Rule 403 governing fugitive dust emissions. As a result, the potential impacts will be less than significant.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less than Significant Impact.

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The proposed project will not exceed the adopted projections used in the preparation of the RTP (refer to the discussion included in Subsection 3.3.2A). The potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants.

Future truck drivers visiting the site during the project's construction must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's construction contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant and no mitigation is required.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area.

Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The number of trips that will be generated by the proposed project will not result in a degradation of any intersection's LOS.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate.³⁸ These population groups are generally more sensitive to poor air quality. Sensitive receptors, including homes and schools in the vicinity of the proposed project site, are identified in the map provided in Exhibit 3-5. The nearest sensitive receptors to the project include the residential uses located to the north, south, and east of the project site.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or *LSTs*. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction; PM₁₀ emissions from construction; and PM_{2.5} emissions from construction. The use of the "look-up tables" is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As shown in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 25 meters.

³⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].



EXHIBIT 3-5
SENSITIVE RECEPTORS

Source: Quantum GIS

**Table 3-3
 Local Significance Thresholds Exceedance SRA 11 for 1-Acre Sites (the site is 0.81 acres)**

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	45.63	Construction	83	84	96	123	193
CO	22.87	Construction	673	760	1,113	2,110	6,884
PM ₁₀	9.63	Construction	5	13	29	60	153
PM _{2.5}	6.12	Construction	2	3	5	9	25

Based on the analysis of LST impacts summarized above in Table 3-3, the project is anticipated to exceed the thresholds of significance for construction PM₁₀ and PM_{2.5}. These values take into account the watering of the site three times per day. These numbers do not reflect the inclusion of other Rule 403 Best Management Practices such as the use of dust covers, the watering of trucks leaving the site, and the limiting of all clearing, earthmoving, or excavation activities during periods of high winds (i.e. greater than 15 mph). Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD. As a result, the potential impacts are considered to be less than significant.

E. Would the project create objectionable odors affecting a substantial number of people? • Less than Significant Impact.

The SCAQMD identifies land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³⁹ No odor emissions are anticipated given the nature of the proposed use (senior housing development). Although the project is not an odor generating use, the operation of diesel equipment during the project's construction phase may generate temporary odors. The project will require substantial grading to accommodate the subterranean parking garage. Since the project's implementation will require the use of diesel equipment, the project Applicant will be required to adhere to all pertinent SCAQMD protocols regarding diesel emissions and limiting the idle time of diesel equipment and less than significant impacts will occur.

3.3.3 MITIGATION MEASURES

As indicated previously, the proposed project will not result in any significant adverse operational air quality impacts.

³⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

3.4 BIOLOGICAL RESOURCES IMPACTS

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 *et seq.*) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • *No Impact.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Los Angeles Quadrangle (the City of Monterey Park is located within the aforementioned quadrangle) indicated that out of a total of 34 native plant and animal species, five are either threatened or endangered.⁴⁰

⁴⁰ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

These species are described in detail on the following page and include:

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the lack of habitat suitable for the California gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.⁴¹
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.⁴² As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.⁴³ These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.
- The *California red-legged frog* will not be found on or near the project site due to its specific habit requirements.⁴⁴ According to the National Wildlife Federation, California red-legged frogs can be found near still or slow moving ponds, pools, or streams (wetland areas).⁴⁵ The chances of encountering this species within the project site are limited since there are no natural wetlands or habitats present in the area.
- The *bank swallow* populations located in Southern California are extinct.⁴⁶

The proposed project will not have an impact on the aforementioned species because there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, according to the California Department of Fish and Wildlife, the site falls under the category of "urban development."⁴⁷

An additional search was conducted using the California Native Plant Society's Inventory of Rare and Endangered Plants to ascertain any rare or endangered plant species which may occur in the Los Angeles Quadrangle. The search yielded five results. The following five plants have been identified in the Los Angeles Quadrangle: Davidson's saltscare; Los Angeles sunflower; mesa horkelia; prostrate vernal pool

⁴¹ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

⁴² California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

⁴³ Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

⁴⁴ National Wildlife Foundation. *California Red-Legged Frog*. Website <http://www.nwf.org/wildlife/wildlife-library/amphibians-reptiles-and-fish/california-red-legged-frog.aspx> Website accessed on August 2014.

⁴⁵ Ibid.

⁴⁶ California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia)*. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html

⁴⁷ California Department of Fish and Wildlife. *California Vegetation Mapping Projects*. file:///C:/Documents%20and%20Settings/William%20Blodgett/My%20Documents/Downloads/NVCSCurrentAndInProgressandInitialSurveyAug_2014_CASstandardCompliant.pdf

navarretia; and Greata's aster.⁴⁸ None of these plants were encountered during the site survey. As indicated previously, the only vegetation that is present on-site consists of ruderal species typically found in an urban environment. As a result, no impacts on any candidate, sensitive, or special status species will result.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

The field survey that was conducted for the property indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper. In addition, there are no designated "blue line streams" located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 et seq.) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means? • No Impact.

As indicated in the previous subsection, the project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.⁴⁹ The project area is located in the midst of a residential neighborhood. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The site is surrounded by urbanization and lacks suitable habitat. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicles travelling on the adjacent roadways limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.

Title 9 (Peace, Safety, and Morals) Chapter 9.63-Property Damage Section 9.63.060 serves as the City's "Tree Preservation Ordinance." The tree ordinance establishes strict guidelines regarding the removal or tampering of trees and shrubs located in parks and along City streets. There are over 15 trees and shrubs

⁴⁸ California Native Plant Society, Rare Plant Program. 2018. *Inventory of Rare and Endangered Plants of California* (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 5 October 2018]

⁴⁹ U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

presently located on-site. These trees, shrubs, and grass will be removed during the project's site preparation phase. Although the project's implementation will require the removal of the existing trees and vegetation, the project will include the planting of new drought tolerant landscaping. In addition, all of the trees and shrubs located in the public right-of-way between the property line and street will be removed. Per Section 9.63.060, the project Applicant must obtain a permit in order to remove any tree and/or shrub located in a park or along a public street. Compliance with the aforementioned Section will reduce potential impacts to levels that are less than significant.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? • No Impact.

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan. The closest habitat conservation area is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from the project site.⁵⁰ The project will not affect this SEA and no impacts will occur.

3.4.3 MITIGATION MEASURES

The analysis of biological resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES IMPACTS

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5;
- A substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

⁵⁰ Google Earth. Website accessed October 5, 2018.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?* • No Impact.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.⁵¹ To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.⁵²

State historic preservation regulations include the statutes and guidelines contained in the California Environmental Quality Act (CEQA) and the Public Resources Code (PRC). A historical resource includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, that is historically or archaeologically significant. The State regulations that govern historic resources and structures include Public Resources Code Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). According to Section 5024.1(c) of the State Public Resources Code:

- (c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (2) Is associated with the lives of persons important in our past.
 - (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains.

⁵¹ U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://nrhp.focus.nps.gov>. 2010. Site accessed on April 19, 2018

⁵² Ibid.

CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State. A Sacred Lands File Search was conducted for the project and the results came back negative.

The City of Monterey Park does not contain any sites listed in the National Registrar.⁵³ However, the City does have a historical site that is listed in the California Registrar.⁵⁴ Cascades Park and Jardin El Encanto, listed in the State Register, were designed to be the designated focal point of the larger development known as the Midwick View Estates. Constructed in the late 1920's by Peter N Snyder, the Jardin El Encanto was intended to serve as the administration building and community center for his proposed garden community (Midwick View Estates). The Jardin El Encanto building features Spanish style architecture and is now occupied by the Monterey Park Chamber of Commerce. Mr. Snyder also proposed an amphitheatre atop of a slope looking down at Jardin El Encanto. The amphitheatre was never built though an observation terrace was constructed in its place. The stepped cascading water fountain flows from the observation deck, where the Jardin El Encanto complex is visible.⁵⁵

The project site does not meet any criteria for listing on the National Register. Furthermore, none of the existing residential units are listed in the National or State Registers. As indicated previously, the nearest historical site listed on the State registrar is Cascades Park and Jardin El Encanto, which is located approximately one mile to the south/southwest of the proposed project.⁵⁶ Since no properties are eligible for listing, no impacts will result from the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less than Significant Impact with Mitigation.

The Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe first settled in this region approximately 7,000 years ago.⁵⁷ Before Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁵⁸ Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. While no major coastal rivers traverse the City, Monterey Park's proximity to other known village sites throughout the San Gabriel Valley make it likely that Native Americans either lived or traveled through the City.⁵⁹ A Sacred Lands File Search was conducted for the project on October 5, 2018, the

⁵³ National Registrar of Historic Places. Website <http://nrhp.focus.nps.gov/natreghome.do?searchtype> Website accessed in October 2018.

⁵⁴ California Department of Parks and Recreation. *California Historical Resources*. Website <http://ohp.parks.ca.gov/ListedResources> Website accessed in October 2018.

⁵⁵ City of Monterey Park. *Historical Sites, El Encanto*. Website. <http://www.montereypark.ca.gov/677/Historical-Sites> (Site accessed in October 2018).

⁵⁶ Google Earth. Website Accessed on October 5, 2018.

⁵⁷ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in December 2014).

⁵⁸ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

⁵⁹ Tongva People. *Villages*. http://www.tongvapeople.org/?page_id=696. Website accessed in December 2014).

results of which came back negative. Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor wills photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities must be halted and the Los Angeles County Sheriff's Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided above as part of the AB-52 consultation, will reduce potential impacts to levels that are less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • Less than Significant Impact with Mitigation.

The underlying soils are alluvial in nature and are classified as Old Alluvial Fan Deposits (Qof).⁶⁰ Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene. Old Alluvial Fan Deposits are aged 781,000 to 11,000 years.⁶¹ Due to the age of the underlying soils, the following mitigation is required:

⁶⁰ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report, Figure 6-3 BRT Alternative Project Area Geology*. Report prepared March 14, 2014.

⁶¹ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report*. Report prepared March 14, 2014.

- If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?*
- *No Impact.*

There are no cemeteries located in the immediate area of the project site. The closest cemetery to the project site is the Resurrection Cemetery, located approximately 2.11 miles to the southeast along Potrero Grande Drive in the City of Rosemead. The proposed project will be restricted to the designated project site and will not affect the aforementioned cemetery. The potential for encountering human remains during the project's construction is limited due to the level of disturbance that has occurred on site. However, in the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Monterey Park Police Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided in Subsection 3.5.2.B will reduce potential impacts to levels that are less than significant. As a result, no impacts are anticipated.

3.5.3 MITIGATION MEASURES

The following mitigation measures would be required in the event that an archaeological or paleontological resource is discovered during the construction of the proposed project:

Mitigation Measure 6 (Cultural Resource Impacts). The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor wills photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA

Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure 7 (Cultural Resource Impacts). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

3.6 GEOLOGY IMPACTS

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code (2012), creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? • Less than Significant Impact.*

The City of Monterey Park is located in a seismically active region as is the entire Los Angeles Basin. Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁶² The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁶³ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the California Department of Conservation website. The City of Monterey Park is not on the list.⁶⁴ As a result, there are no known faults located within the City's corporate boundaries that may be subject to a fault rupture hazard. Even though the City is not on the list, there are a number of known faults within close proximity to the City. The closest known fault is the Raymond Fault located approximately five miles northwest of the project site (refer to Exhibit 3-6).

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from fault rupture. Therefore, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from ground shaking.

Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-6). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.

⁶² California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx> Website accessed in July 2016.

⁶³ Ibid.

⁶⁴ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

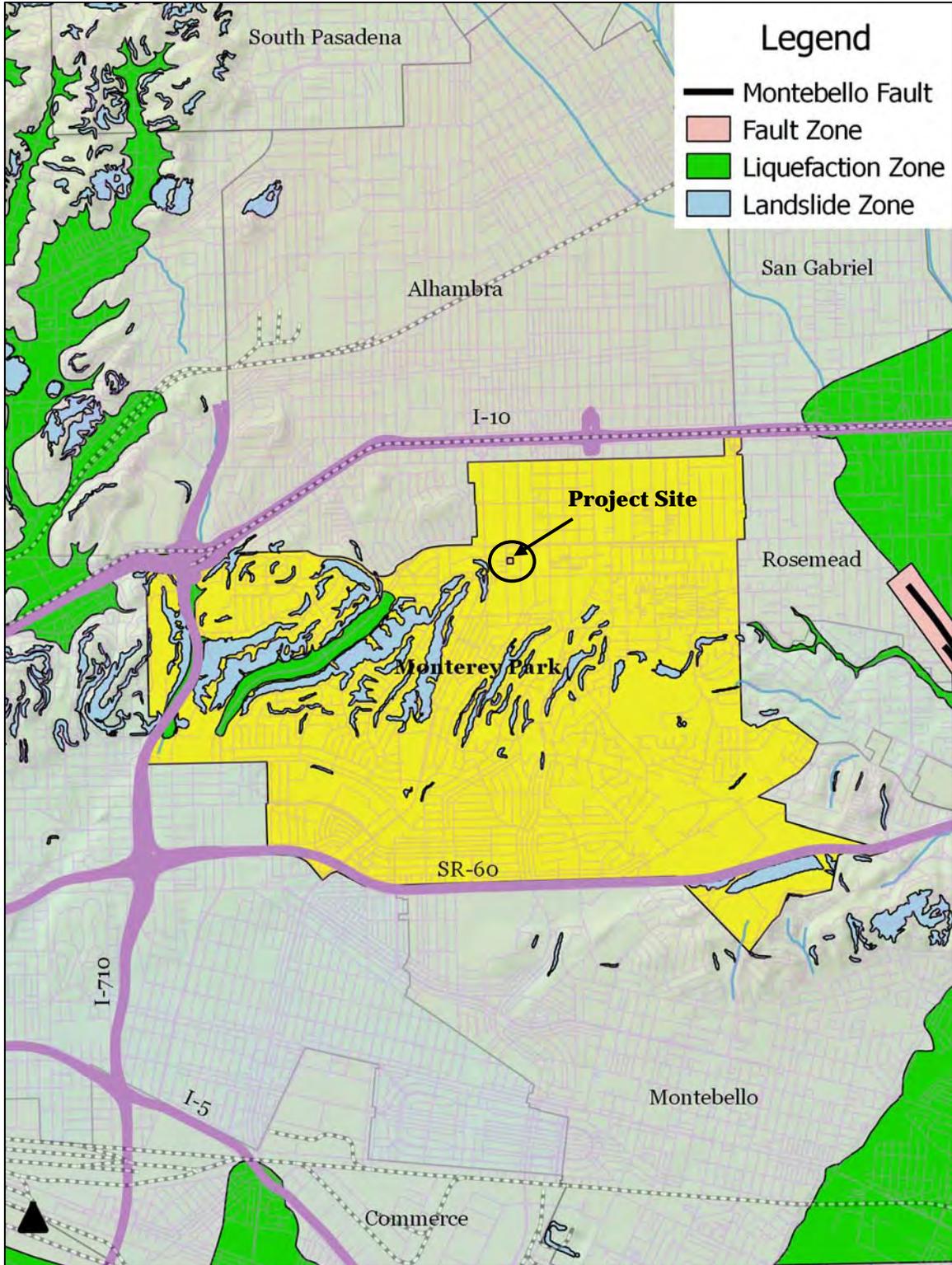


EXHIBIT 3-6
SEISMIC HAZARDS MAP
Source: Quantum GIS and California Geologic Warehouse

Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-6) because there are no hills or mountains within the vicinity of the project site.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed hotel development because the site is not located in an area that is subject to liquefaction. Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. As a result, the potential impacts in regards to liquefaction and landslides are less than significant.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • Less than Significant Impact.

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by Azuvina and Montebello complex soils.⁶⁵ The project will require grading to accommodate the subterranean parking garage and approximately 14,416 cubic yards of fill will be removed. All grading activities will be performed under the supervision of the project engineer. The site is, and would continue to be level and no slope failure or landslide impacts are anticipated to occur. Once operational, the project site would be paved over and landscaped, which would minimize soil erosion.

The project's construction will not result in soil erosion. During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁶⁶ These BMPs will restrict the discharge of sediment into the streets and local storm drains. As a result, the impacts will be less than significant.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.

The project site is underlain by Azuvina and Montebello complex soils. Azuvina and Montebello complex soils are well-drained, have a slight to moderate erosion risk, have a low to medium runoff rate, and are primarily used for urban development.⁶⁷ The surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-6). Lateral spreading is a phenomenon that is characterized by the

⁶⁵ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁶⁶ City of Monterey Park. *Form OCl, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

⁶⁷ *Ibid.*

horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils.

Liquefaction induced lateral spreading would not affect the proposed development because the site is not located in an area that is subject to liquefaction (refer to Exhibit 3-6). Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. In order to address potential impacts due to the presence of clay-based soils, the project's engineer may recommend structural reinforcements consistent with the California State Building Code.

The soil that underlies the project site may be prone to subsidence due to its shrink swell characteristics.⁶⁸ Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁶⁹ The project would be required to be connected to the City's water lines; therefore, the project's operation would not directly affect any underlying groundwater reserves. However, groundwater drawdown from off-site wells may affect groundwater located below the site. The project's engineer would recommend mandatory design features consistent with the State Building Code to minimize potential impacts related to clay-based soils. As a result, the potential impacts are anticipated to be less than significant.

D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Building Code (2012), creating substantial risks to life or property? • Less than Significant Impact with Mitigation.

The underlying soils consist of Azuvina and Montebello soils, which exhibit certain shrink swell characteristics. The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.⁷⁰ Up to 31% of Azuvina soils consist of clay loam, while clay loam comprises up to 28% of Montebello soils.⁷¹ If soils consist of expansive clay, damage to foundations and structures may occur. Foundation damage would be prevented by the following mitigation:

- Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

⁶⁸ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidenceupport.co.uk/what-causes-subsidence.html>

⁶⁹ Ibid.

⁷⁰ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

⁷¹ UC Davis. *SoilWeb: Soil Survey Browser.* https://casoilresource.lawr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296138. And UC Davis. *SoilWeb: Soil Survey Browser.* https://casoilresource.awr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296139

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.

No septic tanks will be used as part of proposed project. The proposed project will be required to connect to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

3.6.3 MITIGATION MEASURES

The following mitigation is required due to the potential for soil expansion and subsidence:

Mitigation Measure 8 (Geology Impacts). Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

3.7 GREENHOUSE GAS IMPACTS

3.7.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.7.2 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less Than Significant Impact.

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be

about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

The SCAQMD has established multiple draft thresholds of significance though only one for industrial development is a quantified threshold. This single quantified threshold is 10,000 metric tons of CO₂E (MTCO₂E) per year for industrial projects. These draft thresholds include 1,400 metric tons of CO₂E (MTCO₂E) per year for commercial projects, 3,500 MTCO₂E per year for residential projects, 3,000 MTCO₂E per year for mixed-use projects, and 7,000 MTCO₂E per year for industrial projects.

Table 3-4 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-4, the CO₂E total for the project is 2,376 pounds per day or 1.07 MTCO₂E per day. This translates into a generation of approximately 390 MTCO₂E per year, which is below the threshold of 3,500 MTCO₂E for residential projects. The project’s operational GHG emissions were calculated using the CalEEMod V.2016.3.2. The GHG emissions estimates reflect what a “retirement community” building of the same location and description would generate once fully operational. The type of activities that may be undertaken once the building is occupied have been predicted and accounted for in the model for the selected land use type.

In addition, the project’s construction will result in a generation of 5,948 pounds per day, or 2.69 metric tons per day of CO₂E. This translates into a generation of approximately 982 MTCO₂E per year. When amortized over a 30-year period, these emissions decrease to 32.73 MTCO₂E per year. These amortized construction emissions were added to the project’s operational emissions to calculate the project’s true GHG emissions. As shown in the table, the project’s total operational emissions would be 422.73 MTCO₂E per year, which is still below the threshold of 3,500 MTCO₂E per year for residential projects. The aforementioned estimate of operational GHG emissions does not take into account the existing dwelling units that occupy the site. When taking the existing dwelling units into account, the net increase in GHG emissions will be less.

**Table 3-4
 Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-term Area Emissions	8.03	--	--	8.23
Long-term Energy Emissions	279.50	--	--	281.16
Long-term Mobile Emissions	2,084.17	0.1043	--	2,086.78
Total Long-term Emissions	2,371.71	0.1175	--	2,376.17
Total Construction Emissions	5,920.26	1.19	--	5,948.42
Total Long-term Emissions (MTCO ₂ E) with Amortized Construction Emissions				422.73 MTCO₂E per year
Thresholds of Significance				3,500 MTCO₂E per year

Source: CalEEMod V.2016.3.2

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? • Less Than Significant Impact.

The City of Monterey Park adopted a Climate Action Plan (CAP) in 2012. The CAP was the first step in the City's development of a long-range, comprehensive plan to move from business-as usual growth and current development practices to a more sustainable model of growth and development. Actions at the local level are important because local jurisdictions hold a unique and influential position in the day-to-day activities of local residents and businesses. This allows local jurisdictions to design and implement a wide range of strategies that help to combat climate change locally, which is supported and informed by larger Federal, regional, and State efforts.

The CAP's primary purpose is to aid local governments in the identification of those strategies that are unique to the community as a means to achieve GHG emission reductions. The CAP is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. The requirements are rooted in the California Global Warming Solutions Act that are designed to reduce California's GHG emissions to 1990 levels by 2020.⁷² The Monterey Park CAP includes the following five categories of GHG reduction strategies:

- *Building Efficiency Measures.* Energy that is used to cool, heat, and power homes and business account for up to 24% of total community's GHG emissions. These measures (designated as E1 through E4) will assist the City to achieve the targeted GHG emission reductions.
- *Increased Renewable Energy Generation Measures.* Green building and energy conservation practices are creating a new framework for how people can save energy. This energy consumption may be accomplished by reducing the building's overall energy demand (by using energy efficient appliances), creating an energy-efficient building using properly sealed doors, windows, and ducts, and installing renewable energy technologies (such solar water heaters and solar panels). The City's corresponding strategies are referred to as R1 and R2.
- *Land Use Measures.* Land use patterns can affect the modes of transportation used to move within a City. Where there are many services and amenities located near residential or employment centers, the opportunity to walk, bike, or use public transit increases. By encouraging mixed-use development and more development concentrated near transit facilities (refer to LU 1 and LU 2); substantial reductions in GHG may be realized.
- *Transportation Measures.* The transportation of goods and people accounted for approximately 63% of Monterey Park's GHG emissions in 2009. The majority of these trips (commuting, shopping, and recreational) are done in private automobiles. The City developed three primary actions (refer to measures T1 through T3) to help achieve the City's emissions-reduction goals.

⁷² The State Attorney General's Office has stated that community-wide GHG reduction targets should align with an emissions trajectory that Evaluates current GHG emissions and forecasts "business-as-usual" emissions.

- *Water Conservation/Waste Disposal Measures.* Less than five percent of the Monterey Park’s GHG emissions are related to water use. The City has developed two main water conservation and waste disposal measures to aid in achieving the City’s emissions-reduction goals. Each of these strategies (W1 and W2) indicates how the City intends to achieve the targeted GHG emission reductions by 2020.⁷³

The aforementioned programs will be the CAP elements that may translate into a direct or indirect physical impact on the on the environment. The CAP’s programs are summarized below and on the following pages in Table 3-5.

**Table 3-5
 Monterey Park’s Climate Action Plan Programs**

Program	Description	GHG Reductions
Building Efficiency Measures E1. Efficiency Requirements for New Development	The City, in coordination with the California Building Standards Commission and the California Energy Commission, will adopt energy efficiency regulations for new construction projects that comply with the Tier I energy efficiency standards. The Tier I energy efficiency standards require a building’s energy performance to exceed Title 24 standards by 15% for both residential and nonresidential development.	The project will be constructed using energy efficient lighting.
Building Efficiency Measures E2. Building Retrofits	Approximately 25% of total GHG emissions in Monterey Park are the result of energy used for commercial and residential buildings. Because increasing building energy efficiency can significantly reduce GHG emissions, there are a range of State and Federal incentives to help promote implementation of these upgrades. The City is also considering making energy efficiency retrofits a condition of sale, which would greatly increase the level of GHG reductions achievable.	The project will be constructed using energy efficient lighting and appliances.
Building Efficiency Measures E3. Appliance Upgrades	The City will partner with SCE, the Southern California Gas Company, and the Metropolitan Water District to provide to increase awareness about rebate and incentive programs, the efficiencies that may be gained from Energy-Star-rated appliances, and the cost savings associated with Energy Star appliances.	All of the appliances that will be provided for the project will be energy efficient.
Building Efficiency Measures E4. Smart Meters	Emerging energy management systems or Smart Meters are currently being installed by SCE as a means to improve how electricity consumption is managed. These Smart Meters will eventually provide utility customers with access to detailed and instantaneous energy use and cost information, new pricing programs based on peak-energy demand, and the ability to program home appliances and devices to respond to cost, comfort, and convenience.	The project Applicant will be required to install smart meters to control electricity consumption.

⁷³ City of Monterey Park and AECOM. *City of Monterey Park Climate Action Plan*. [Revised Public Draft] January, 2012.

**Table 3-5
 Monterey Park's Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
<p>Increased Renewable Energy Generation Measures</p> <p>R1. Solar Water Heater</p>	<p>The California Solar Water Heating and Efficiency Act of 2007 (AB 1470) created a 10-year program aimed at installing solar water heaters in homes and businesses. AB 1470 was designed to lower the initial costs of purchasing a system.</p>	<p>Not Applicable to the Project.</p>
<p>Increased Renewable Energy Generation Measures</p> <p>R2. Solar Photovoltaic Systems</p>	<p>The City will promote PV installations to provide 5% of residential electricity and 2% of commercial electricity energy use from solar PV generation by 2020. The City will provide targeted outreach to developers and builders about renewable energy incentives and energy efficiency programs when they apply for permits.</p>	<p>Not Applicable to the Project.</p>
<p>Land Use Measures</p> <p>LU1. Mixed-Use Development</p>	<p>To meet the 0.5% VMT reduction target, the City will create incentives to facilitate new mixed-use development near existing and planned transit corridors. With a combination of existing commercial center retrofits and mixed-use infill development, the City may increase local access to goods and services along with transportation options to reach those amenities reducing the need for automobile trips.</p>	<p>The project site is located 330 feet south of a bus stop (Metro Line 70 at the corner of Chandler Avenue and Garvey Avenue) and 619 feet to the east of Atlantic Boulevard.</p>
<p>Land Use Measures</p> <p>LU2. Service Nodes</p>	<p>Through changes proposed under the new Zoning Ordinance, the City will provide more opportunities for walking, biking, and short-distance vehicular trips by allowing eating establishments, coffee shops, day care, dry cleaners, and other services to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the zoning code to allow for commercial and retail services in employment centers.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T1.1. Lower Cost of Riding Transit</p>	<p>The City currently provides discounts to older adults on the purchase of transit passes, which are accepted locally and by regional transit providers. Pending funding availability, the City will expand the program to provide discounts to resident, such as students, or increase the subsidy in order to further promote transit use. Citywide VMT could be reduced 1% by 2020.</p>	<p>The project consists of senior housing. A total of 13 of the 54 units proposed will be reserved for low income households. The transit discounts will be available to the future residents.</p>
<p>Transportation Measures</p> <p>T1.2. Promote Use of Transit Network</p>	<p>The majority of the City's residents work outside of Monterey Park and most of those working in the City come from other areas. The City will develop marketing or outreach programs to promote increased use of the Spirit Bus and other transit options. The potential VMT reduction with the implementation of this measure is 1% by 2020.</p>	<p>Not Applicable to the Project.</p>

**Table 3-5
 Monterey Park's Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
<p>Transportation Measures</p> <p>T2.1. Expand Pedestrian Network and Increase Bicycle Parking</p>	<p>The City will focus on implementation of traffic-calming projects and other necessary pedestrian amenities and safety improvements to enable walking as an attractive travel mode. In addition, the City will identify opportunities to install bicycle parking in public spaces or to modify existing parking requirements for bicycles, with the aim of increasing the supply of bicycle parking. These actions have the potential to reduce VMT in the City by 1.5% by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T2.2. Provide End-Of-Trip Facilities</p>	<p>As part of this measure, the City will work with local employers to facilitate the expansion or provision of multimodal facilities. As part of the outreach, the City will spotlight the facilities offered to its own employees, which includes a ride-share program for employees. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T3. Transportation Demand Management</p>	<p>The City will designate a TDM Coordinator who will be responsible for promoting these programs at local businesses, showcasing the current municipal program, and encouraging additional TDM at existing and future businesses. With up to a 3% of commute-related VMT reduction possible, this measure would equate to a 1.5% Citywide reduction in VMT by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Water Conservation and Waste Reduction Measures</p> <p>W1 Conserving Water</p>	<p>The City, in partnership with the San Gabriel Valley Water District, will continue to develop pilot or demonstration projects related to water conservation. The City will continue to work with the San Gabriel Valley Water District to complete irrigation and revegetation of medians throughout Monterey Park with water-efficient irrigation equipment and native vegetation.</p>	<p>There are mitigation measures included in Section 3.17 require the use of water efficient landscaping, appliances, and fixtures.</p>
<p>Water Conservation and Waste Reduction Measures</p> <p>W2. Reducing Waste</p>	<p>This program allows the City to meet the 50% landfill diversion mandate required by state law while providing a service to residents and businesses. In addition to the MRF program, the City has additional waste diversion and recycling programs, ranging from backyard composting/smart gardening workshops to participation in county-wide Household Hazardous Waste collection events.</p>	<p>Not quantified since the reduction is already being implemented.</p>

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Revised Public Draft] January, 2012.

The proposed project will be required to comply with those pertinent CAP programs and measures. In addition, the project is consistent with both the Monterey Park Municipal Code and General Plan and will provide affordable housing.

It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁷⁴ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

3.7.3 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required.

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;

⁷⁴ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council’s member agencies.

- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List Site Cleanup (Cortese List).⁷⁵ In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).⁷⁶ A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.⁷⁷ The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the aforementioned lists.⁷⁸ The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency. Due to the nature of the

⁷⁵ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁷⁶ California State Water Resources Control Board. *GeoTracker*. <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=montereypark.ca>.

⁷⁷ CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=montereypark.

⁷⁸ United States Environmental Protection Agency. *Multisystem Search*. Site accessed October 5, 2018.

proposed project (senior housing), no hazardous materials beyond what is typically used in a household setting will be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

Multiple-family dwellings occupy the southern portion of the project site. According to the Los Angeles County Assessor, the on-site improvements were constructed and expanded between 1921 and 1953. In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). Therefore, the project's implementation will result in less than significant impact.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.

Due to the nature of the proposed project (a senior housing development), no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency.

In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). As a result, the potential impacts are considered to be less than significant.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.

The project site is located within one-quarter of a mile from a school. The nearest school is Ynez Elementary School, located 969 feet to the northeast of the project site along the south side of Garvey Avenue.⁷⁹ Because of the nature of the proposed use (a senior housing development), no hazardous or

⁷⁹ Google Earth. Website accessed October 5, 2018.

acutely hazardous materials will be emitted that may affect a sensitive receptor. As a result, no impacts from the future uses are anticipated. The project will involve the grading of the site and the removal of the existing on-site improvements. During these activities, lead and/or asbestos containing materials may be encountered though the handling, removal, and disposal are governed by State regulations. No additional mitigation is required and no impacts will occur.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.

The “Cortese List,” also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on an annual basis. The list is maintained as part of the DTSC’s Brownfields and Environmental Restoration Program referred to as EnviroStor. A search of the Envirostor Hazardous Waste and Substances Site List website was completed to identify whether the project site is listed in the database as a Cortese site. The site was not identified on the list.⁸⁰ Therefore, no impacts will result with the implementation of the proposed project and no mitigation is required.

E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.⁸¹ The site is not located within the designated Runway Protection Zone and the proposed project will not penetrate the airport’s 20:1 slope.⁸² Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing the aforementioned airport. The runway protection zones for approaches and takeoffs are 1,000 feet. This protection zone does not extend to the project site.

The proposed project will be 40 feet in height and will be exempt from Federal Aviation Administration (FAA) lighting requirements per FAA AC 70/7460-1L – Obstruction Marking and Lighting with Change. According to Federal Aviation Administration (FAA) and International Civil Aviation Organization (ICAO) tower lighting requirements, all structures exceeding 200 feet above ground level (AGL) must be appropriately marked with tower lights or tower paint. In addition, the Federal Communications Commission governs monitoring requirements. As a result, the proposed project’s implementation would

⁸⁰ CalEPA. *DTSC’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Site accessed on October 5, 2018.

⁸¹ Google Earth. Website accessed October 5, 2018.

⁸² Los Angeles County Department of Regional Planning. *Los Angeles County Airport Landuse Commission (ALUC), Airport Layout Plan*. http://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf

not present a safety hazard to aircraft and/or airport operations at a public use airport, and no impacts will occur.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.⁸³ The project will not introduce a building that will interfere with the approach or take off of helicopters utilizing the aforementioned heliport. Helicopters typically take off and land in a vertical manner. Therefore, a building will need to be constructed directly over the existing helipad in order to represent a significant safety hazard. Since the proposed senior housing development will be restricted to the project site, no impacts will result.

G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will any designated emergency evacuation routes be closed to vehicular traffic as a result of the proposed project's implementation. The project contractors will be required to submit a construction and staging plan to the City for approval. Thus, no impacts on emergency response or evacuation plans will result from the project's construction.

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

As indicated previously, the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project site. There is no chaparral present on-site or within the adjacent properties that would result in a heightened wild land fire risk. The project site is located outside of any wildfire risk designation area.⁸⁴ As a result, no risk from wildfire is anticipated with the approval and subsequent occupation of the proposed project.

3.8.3 MITIGATION MEASURES

The environmental analysis determined that there may be a potential for hazardous materials to be encountered during the land clearance and grading phases of development. However, this removal, handling, and disposal are regulated through Federal, State, and County regulations. As a result, no mitigation is required.

⁸³ Google Earth. Website accessed October 5, 2018.

⁸⁴ Cal Fire. *Fire Hazard Severity Zone in SRA for Los Angeles County*.
http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf

3.9 HYDROLOGY & WATER QUALITY IMPACTS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • Less than Significant Impact.*

A Low Impact Development Report (LID) dated August 13, 2016 was prepared for the project Applicant by Cal Land Engineering, Inc. According to the report, the project site in its current state is 36% impervious

and 64% pervious. Once constructed, the project site will be 88% pervious and 12% impervious. The increase in the amount of impervious surfaces could introduce additional sources of polluted runoff. Therefore, the project will include the installation of a Modular Wetlands Stormwater Filtration System that will filter out potential contaminants and reduce the volume of runoff discharged into the local storm drains.⁸⁵

The Modular Wetlands Linear biofiltration system emulates the function and benefits provided by natural wetlands through the incorporation of an advanced pre-treatment chamber that includes separation and pre-filter cartridges. In this chamber, sediment and hydrocarbons are removed from runoff before it enters the biofiltration chamber, in turn reducing maintenance costs and improving performance. Furthermore, the Modular Wetlands Liner system is a multi-stage stormwater treatment system. The stages that comprise the Modular Wetlands Linear system include screening, separation, pre-filtration, and biofiltration. The horizontal flow promoted by the linear system allows the runoff to enter the pre-treatment chamber, which removes stage sediment and hydrocarbons before entering the biofiltration area.⁸⁶ The runoff then passes through the wetland biofiltration chamber, which contains vegetation and soil atop of the chamber. The biofiltration areas will facilitate proper filtration and discharge of storm water runoff.⁸⁷ As part of the biofiltration device, an underground storage will be constructed to ensure the required volume is treated. Additionally, a sump pump will be constructed to pump water to on-site storm drain system. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). The stenciling and signage will prohibit the dumping of waste into the nearby drains. Water efficient irrigation will eliminate excess water discharge.

During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁸⁸ Adherence to the construction and post construction BMPs will ensure that all potential impacts remain at a level that is less than significant.

The project Applicant would also be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would connect to the City's MS4. The SWPPP would contain additional construction BMPs that would be the responsibility of the project Applicant to implement. Furthermore, the applicant would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. As a result, the potential impacts are considered to be less than significant.

⁸⁵ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁸⁶ Modular Wetlands. *Modular Wetlands System, Stormwater products*. <http://www.modularwetlands.com/stormwater-products/>

⁸⁷ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁸⁸ City of Monterey Park. *Form OCl, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • Less than Significant Impact.

Grading related activities are not anticipated to deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. In addition, the proposed project will be connected to the City's water lines and is not anticipated to deplete groundwater supplies through the consumption of the water. As a result, no dewatering will occur as part of the proposed project's construction. Therefore no direct construction related impacts to groundwater supplies or groundwater recharge activities will occur. The project will continue to be connected to the City's water lines and will not result in a direct decrease in underlying groundwater supplies. Furthermore, the project's contractors will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant and no mitigation is required.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? • Less than Significant Impact.

The project site will maintain the existing drainage patterns and will continue discharge to the street through catch basins and curb drains located in the northwest corner of the property.⁸⁹ The project's implementation will reduce the amount of pervious surfaces on-site. The site in its current state is 64% pervious. Following construction, only 12% of the site will be pervious. The Applicant proposes to install a Modular Wetlands Linear biofiltration system to treat contaminated runoff and reduce the volume that will be discharged into the local storm drains. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Drainage for the subterranean parking garage will be provided by an underground storage tank, which will receive all of the runoff generated on-site. Excess water will be pumped from the underground storage chamber to local storm drains via a sump pump.

The closest body of water to the project site is the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹⁰ The proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel. No other bodies of water are located in and around the project site. As a result, the impacts are considered to be less than significant.

⁸⁹ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁹⁰ Google Earth. Website accessed October 5, 2018.

D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? • No Impact.

Implementation of the proposed project will decrease the amount of pervious surfaces on-site. The project will include the installation of a Modular Wetlands Linear system to filter out contaminants and accommodate the additional runoff. This storm water runoff control will reduce runoff flow rates and volume over the present conditions. Once operational, runoff will continue to drain into storm drains located along Chandler Avenue, though the volume of runoff will be less than the present amount. In addition, the proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹¹ No other bodies of water are located in and around the project site. As a result, no impacts are anticipated.

E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? • Less Than Significant Impact.

Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system because the implementation of the proposed project will include the installation of a Modular Wetlands Linear system. The vegetation used in the Modular Wetlands system will filter polluted runoff. From there, the filtered runoff will either be absorbed by the vegetation or diverted into the local storm drains. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). During construction, the contractors must adhere to the minimum BMPs for construction sites. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁹² Implementation of the above-mentioned BMPs will reduce potential impacts to levels that are less than significant.

F. Would the project otherwise substantially degrade water quality? • No Impact.

Adherence to the BMPs discussed in Sections 3.9.2.A, 3.9.2.B, and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. Furthermore, the Modular Wetlands system and pre-treatment grate inlet filters will remove potential contaminants that may be present in surface runoff. As a result, no other impacts are anticipated.

⁹¹ Google Earth. Website accessed October 5, 2018.

⁹² City of Monterey Park. *Form OCl, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁹³ As a result, no impacts related to flood flows are associated with the proposed project's implementation.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁹⁴ Therefore, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows and no impacts will occur.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? • Less than Significant Impact.

Per the Monterey Park General Plan, the areas surrounding the Garvey Reservoir and Laguna Basin are at risk for flooding following a dam failure.⁹⁵ According to the General Plan, the Garvey Reservoir is contained by two dams, the north dam and the south dam. Should the north dam fail, the flood waters would cascade down the hillside into two directions. Flood waters would either flow east down the adjacent hillsides, or flow north to Garvey Avenue, affecting the properties located between Alhambra Avenue and New Avenue. The project site is located outside of the aforementioned flood boundaries for the Garvey Reservoir (refer to Exhibit 3-7). As a result, the potential impacts related to dam and/or levee failure are considered to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The City of Monterey Park and the project site are located inland approximately 21 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁹⁶ A seiche in the Laguna Channel is not likely to happen due to the volume of water present. Lastly, the project site will not be subject to mudslides because the project site and surrounding areas are generally level. As a result, no impacts are likely to occur.

⁹³ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁹⁴ Los Angeles Department of Public Works and FEMA.

⁹⁵ City of Monterey Park General Plan. Safety and Community Services Element. Flood and Dam Inundation Hazards and Los Angeles County Department of Public Works and ESRI. 2014.

⁹⁶ Google Earth. Website accessed October 5, 2018.

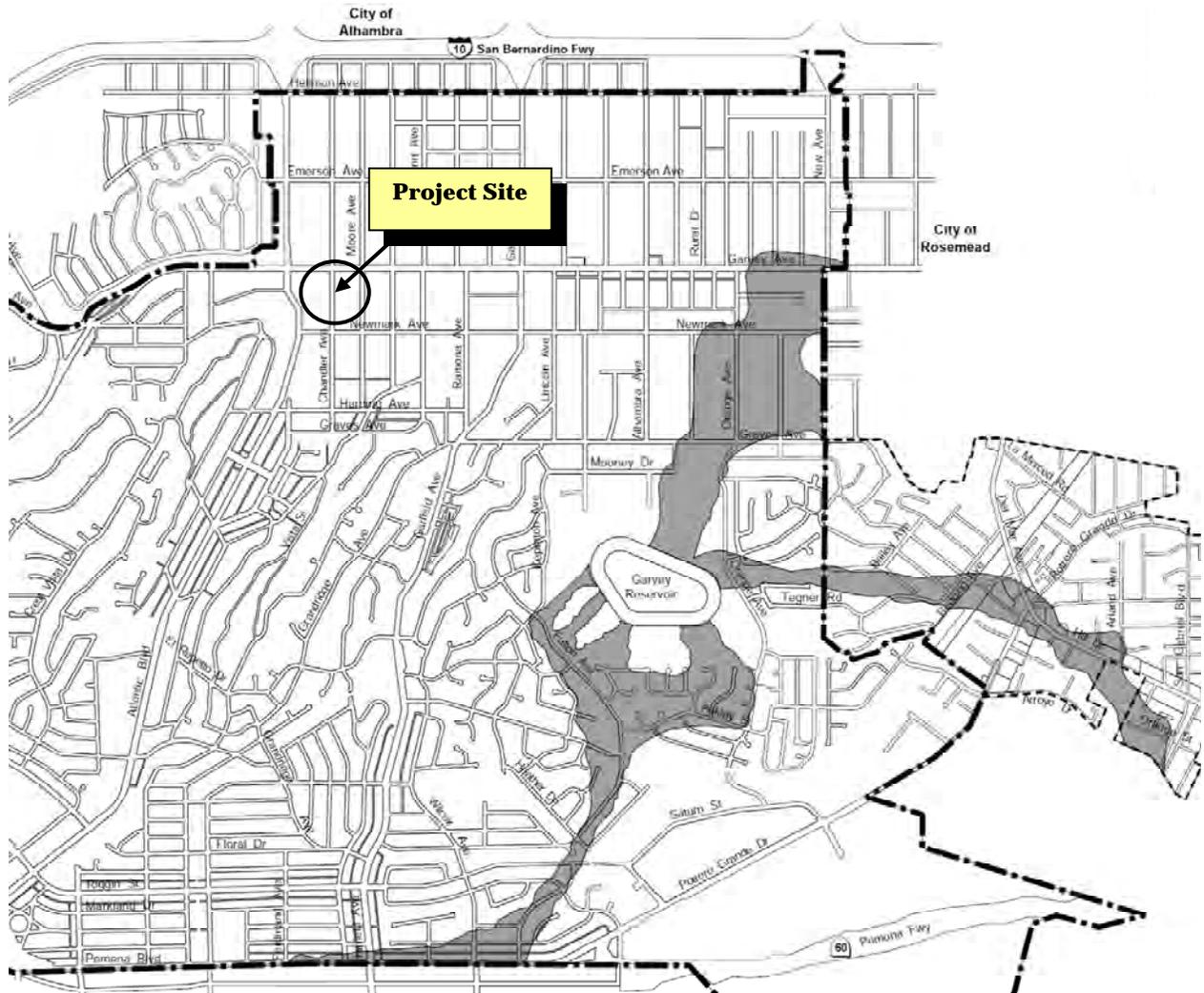


EXHIBIT 3-7
GARVEY RESERVOIR INUNDATION MAP
Source: City of Monterey Park General Plan

3.9.3 MITIGATION MEASURES

The implementation of the proposed project will not result in any significant adverse impacts related to hydrology and water quality. The project Applicant will be required to implement the construction BMPs discussed in Section 3.9.2.A. These construction BMPs will prevent the discharge of polluted runoff into the local storm drain system. The Applicant will also be required to implement the post construction BMPs identified in the previous subsections. The BMPs will prevent the contamination of runoff once the project is occupied. As a result, no additional mitigation measures are required.

3.10 LAND USE IMPACTS

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use?* • *Less than Significant Impact.*

The project site is currently zoned as *High Density Residential (R-3)* (refer to Exhibit 3-8 for the zoning map). The project site's General Plan land use designation is *High Density Residential (HDR)* (refer to Exhibit 3-9). The project is neither consistent with the site's underlying zoning district, nor is it consistent with the development standards identified for the R-3 zone. For this reason, the implementation of the project will require the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site; a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development; an Affordability Covenant (AC) to maintain the development as an affordable housing development; an Affordable Housing Density Bonus Agreement to permit the utilization of a density bonus; a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums; and a design Review approval for a project greater than 10,000 square feet.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the maximum permitted height of 30 feet or two stories for the R-3 zone. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15).

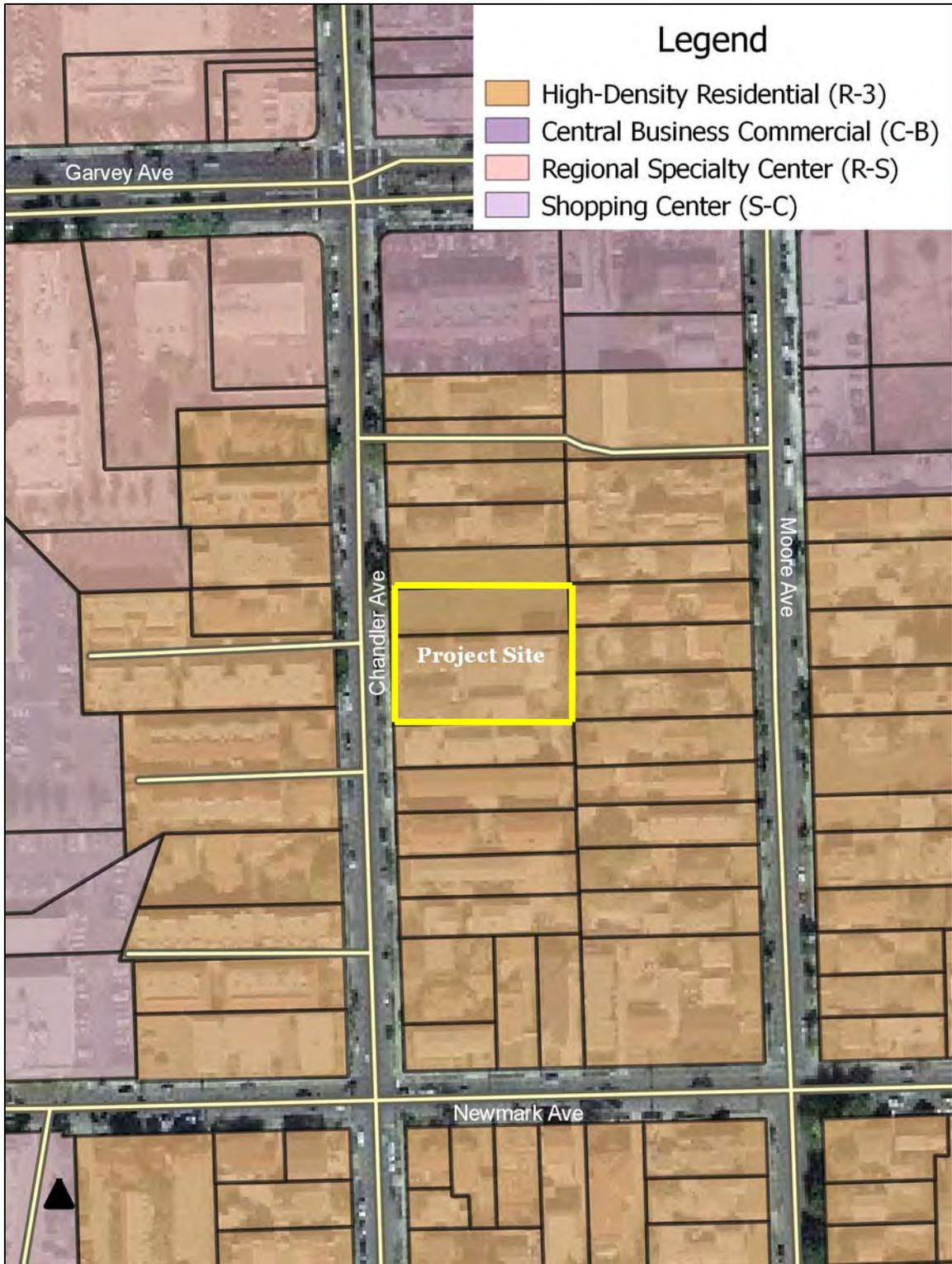


EXHIBIT 3-8
ZONING MAP

Source: City of Monterey Park and Quantum GIS



EXHIBIT 3-9
GENERAL PLAN MAP
Source: City of Monterey Park and Quantum GIS

The new building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁷ Although the project exceeds the R-3 zone's height and density requirements, the project is consistent with the development standards provided for the S-C-H overlay zone. The approval of the Zone Change, CUP, and Density Bonus will permit the construction and occupation of the proposed project. Therefore, the project's implementation is expected to result in impacts that will be less than significant.

B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.

The project as it is currently proposed is not permitted within the R-3 zone without the S-C-H Overlay. In addition, the project's design elements do not conform to the development standards set for the R-3 zone. In order to permit the construction and occupation of the project, a number of discretionary actions are required. These discretionary actions include the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone; a Conditional Use Permit (CUP); a Tentative Parcel Map (TPM); and a design Review approval.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the zone district's maximum permitted height of 30 feet or two stories. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15). The building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁸ The project exceeds the R-3 zone's height and density requirements. The implementation of the Zone Change will permit the construction and operation of the project. All of the project elements are consistent with the development standards provided for the S-C-H overlay zone. The project does not exceed the maximum permitted height or density for the S-C-H overlay. Additionally, the project site is not subject to a local coastal program or a specific plan.⁹⁹ The project's impacts are considered to be less than significant because the project will not be in conflict with any applicable zoning and development standards upon the approval of the aforementioned discretionary actions.

C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? • No Impact.

The closest Significant Ecological Area (SEA) to the project site is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from

⁹⁷ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

⁹⁸ Ibid.

⁹⁹ Google Earth. Website accessed October 5, 2018.

the project site.¹⁰⁰ The construction and operation of the proposed project will not affect the Whittier Narrows Dam County Recreation Area SEA. Therefore, no impacts will occur.

3.10.3 MITIGATION MEASURES

The analysis of land use and development impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.11 MINERAL RESOURCES IMPACTS

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? • No Impact.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located on-site or in the vicinity of the project site.¹⁰¹ The nearest well is located 0.55 miles to the north of the project site along Chandler Avenue.¹⁰² The well is presently plugged and abandoned.¹⁰³

In addition, according to SMARA, study area maps prepared by the California Geological Survey, the City of Monterey Park is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).¹⁰⁴ However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the

¹⁰⁰ Google Earth. Website accessed October 5, 2018.

¹⁰¹ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>

¹⁰² Google Earth. Website accessed August 1, 2016.

¹⁰³ California, State of. Department of Conservation. *Well Details*. <https://secure.conservation.ca.gov/WellSearch/Details?api=03705318>

¹⁰⁴ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

project site is not located in an area where there are significant aggregate resources present.¹⁰⁵ In addition, the project site is not located in an area with active mineral extraction activities. As a result, no impacts to mineral resources will occur.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan? • No Impact.

A review of the San Gabriel Valley P-C region MRZ-2 map indicated that the project site is not located in an area that contains aggregate resources.¹⁰⁶ Therefore, the project's implementation will not contribute to a loss of availability to locally important mineral resources. Furthermore, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, no impacts will result with the implementation of the proposed project.

3.11.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.12 NOISE IMPACTS

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, where the project would expose people to excessive noise levels; or,

¹⁰⁵ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

¹⁰⁶ Ibid.

- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact with Mitigation.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB is the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-10. An interior CNEL of 45 dB is mandated for all multiple family residential uses pursuant to Title 24 of the California Code of Regulations. This interior noise level standard of 45 dB is also considered to be a desirable noise exposure limit for single-family residential development.¹⁰⁷ The typical noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dB (CNEL) is generally the noise/land use compatibility guideline for new residential dwellings.

In most urban environments, an exterior noise level of 65 dB CNEL is, therefore, considered a good indicator of acceptable noise exposure for sensitive land uses while 70 to 75 dB (CNEL) are appropriate for less noise-sensitive commercial and industrial land uses, respectively. The ambient noise levels in the vicinity of the project site are dominated by traffic on the adjacent roadways and noise emanating from the surrounding residential uses. MPMC § 9.53.040 includes the following regulations:

- No person shall, at any location within the City, create nor allow for the creation of noise on any property which causes the noise level to exceed the applicable noise standards except as set forth in this section.
- The noise standards that are applicable to the residential zones establishes the allowable noise levels for the daytime, evening, nighttime, and morning periods. The allowable noise levels are 55 dBA between 7:00 AM and 10:00 PM and 50 dBA between 10:00 PM and 7:00 AM.
- If the intruding noise source is continuous and cannot be reasonably discontinued for sufficient time in which the ambient noise level can be determined, the above presumed ambient noise levels shall be used.
- If the property where the noise is received is located on the boundary between two different noise zones, the lower noise level standard applicable to the quieter zone shall apply.

¹⁰⁷ California Building Standards Commission, Guide to Title 24 California 2013 Building Standards Code, 2014

Noise Levels – in dBA

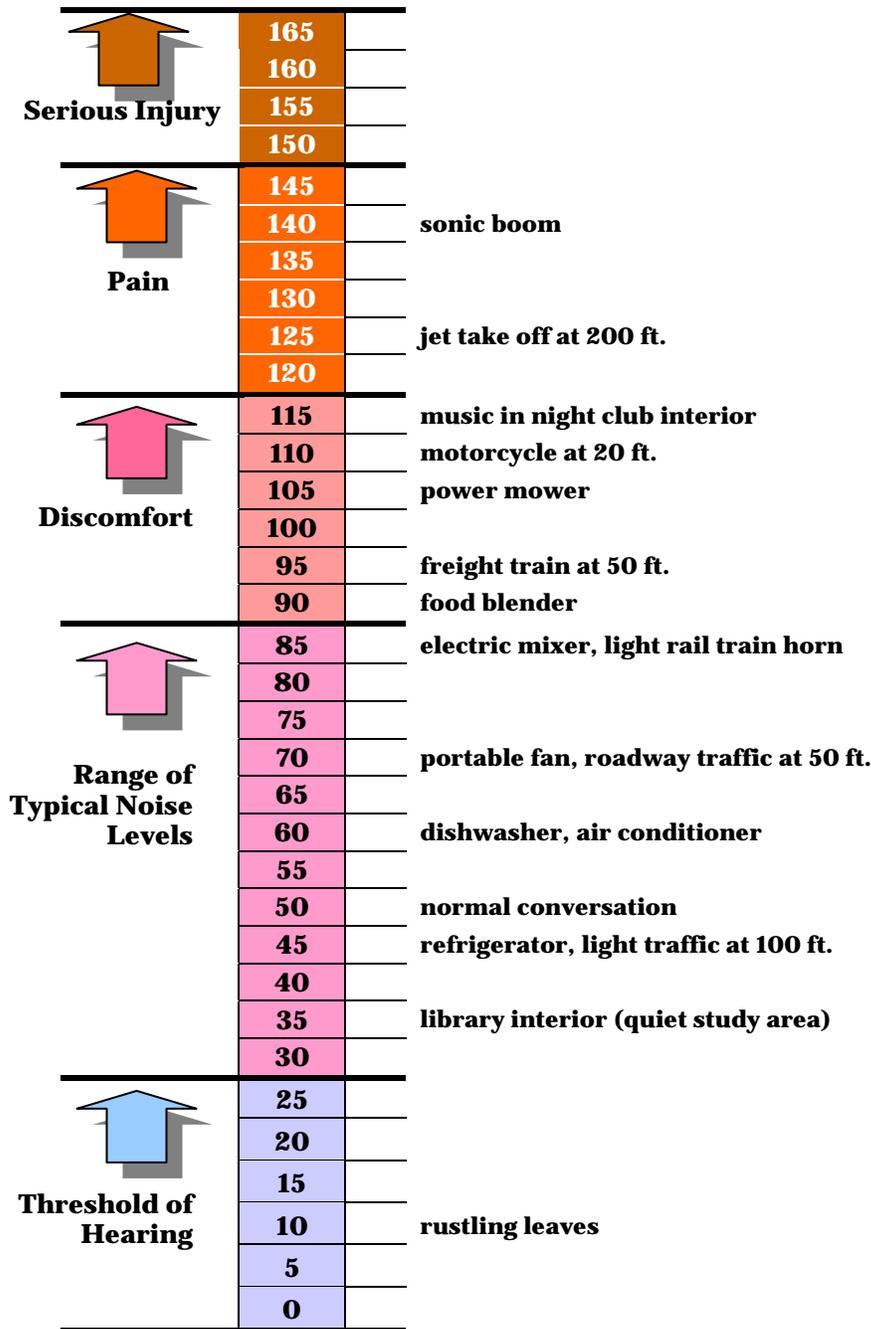


EXHIBIT 3-10
TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylous Environmental Planning

A Westward Digital Sound Level Meter Model: 5URG5 was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along the east side of Chandler Avenue in front of the project site. The results of the survey are summarized in Table 3-6. The measurements were taken on a Tuesday afternoon at 2:00 PM. Table 3-6 indicates the variation in noise levels over time during the measurement period.¹⁰⁸

**Table 3-6
 Noise Measurement Results**

Noise Metric	Noise Level (dBA)
L ⁵⁰ (Noise levels <50% of time)	58.9 dBA
L ⁷⁵ (Noise levels <75% of time)	60.6 dBA
L ⁹⁰ (Noise levels <90% of time)	62.2 dBA
L ⁹⁹ (Noise levels <99% of time)	65.2 dBA
L _{min} (Minimum Noise Level)	54.6 dBA
L _{max} (Maximum Noise Level)	73.0 dBA
Average Noise Level	59.3 dBA

Source: Blodgett Baylosis Environmental Planning.
 July 2016

As shown in Table 3-6, the average noise levels along Chandler Avenue during the measurement period was 59.3 dBA. The project site is located outside of the 65 CNEL boundaries for the Garvey Avenue and Newmark Avenue right-of-ways. However, the average ambient noise levels of 59.3 dBA are higher than the 55 dBA discussed in the Noise Standards section of the City’s noise regulations. These noise levels will decrease once the project is constructed, since the walls, windows, and doors will properly attenuate the noise.

Future sources of noise generated on-site will include noise from vehicles and trucks traveling to and from the proposed project and from future residents, visitors, and employees. Noise associated with vehicles such as starting, idling, car alarms, and music is not likely to affect the adjacent sensitive receptors because the vehicles will be located below grade in a subterranean parking garage. The walls and gate of the parking structure will adequately attenuate noise emanating from vehicles. Nevertheless, the following mitigation will be required to control potential sources of nuisance noise:

- Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install “silent alarms” for the building.
- All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

¹⁰⁸ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

- Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.
- Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Adherence to the operational noise mitigation will reduce potential impacts to levels that are less than significant.

B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels? • Less than Significant Impact.

The abutting residential development may potentially be impacted from ground borne vibration and noise (primarily from the use of heavy construction equipment). As noted in Subsection 3.12.2.D, the noise levels from construction are estimated to average 106.4 dBA. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Mitigation has been provided in Subsection 3.12.2.D to alleviate potential noise impacts generated during the project's construction phase. In addition, vibration from construction equipment will not affect the nearby residents. The distances of the existing buildings from the construction activity areas would largely attenuate the effects of construction-borne vibration (refer to Subsection 3.12.2.D for a more detailed analysis).

The future tenants will be required to adhere to the City's noise control requirements. When considering the traffic generated by the existing use, the *net increase* in traffic will be 133 daily trip ends, 34 morning (AM) peak hour trips, and 42 evening (PM) peak hour trips. These levels are far less than the doubling of traffic that would be required to generate a perceptible increase in traffic noise.¹⁰⁹ The proposed project will not result in the exposure of people to the generation of excessive ground-borne noise once the project is occupied due to the nature of the proposed use (no heavy machinery or equipment are anticipated to be in operation once the project is complete). As a result, the potential impacts will be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The traffic generated by the proposed use will be 186 daily trip ends including 38 morning (AM) peak hour trips, and 47 evening (PM) peak hour trips. The existing use generates 53 total trips and 4 AM trips and 5 peak hour trips. The project's traffic volumes will not be great enough to result in an increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

¹⁰⁹ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

D. Would the project result in a substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact with Mitigation.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-11. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.¹¹⁰ The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. The model assumes a recommended 5.0 dBA reduction for the wall that is located along the project site's boundaries. As indicated by the model, the project's construction will result in average ambient noise levels of up to 106.4 dBA at the nearest sensitive receptor.

Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernable vibrations at moderate levels, and actual building damage at the highest levels.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernable in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Vibration in buildings caused by construction activities may be perceived as motion of building surfaces or rattling of windows, items on shelves, and pictures hanging on walls. Building vibration can also take the form of an audible low-frequency rumbling noise, which is referred to as ground-borne noise. Ground-borne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when the structure and the construction activity are connected by foundations or utilities, such as sewer and water pipes.

The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within building such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible ground borne vibration include construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which the general threshold where minor damage can occur in fragile buildings.¹¹¹

¹¹⁰ USEPA, Protective Noise Levels. 1971.

¹¹¹ Federal Transit Administration Noise and Vibration Impact Assessment, May 2006.

Typical noise levels 50 ft. from source

			<u>70</u>	<u>80</u>	<u>90</u>	<u>100</u>
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrapers, Graders				
		Pavers				
		Trucks				
	Materials Handling Equipment	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	Stationary Equipment	Pumps				
		Generators				
		Compressors				
	Impact Equipment	Pneumatic Wrenches				
Jack Hammers						
Pile Drivers						
Other Equipment	Vibrators					
	Saws					

EXHIBIT 3-11
TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

Table 3-7, shown on the following page, summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. Therefore, adherence to the mitigation provided later in this subsection which restricts the route of empty haul trucks and other construction vehicles will reduce potential vibration impacts.

Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

**Table 3-7
 Common Effects of Construction Vibration**

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for person exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table

3-8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (velocity in decibels 0.5 inches per second [inches/sec]) or higher is considered safe and would not result in any construction vibration damage. At a distance of 60 feet, the on-site pile driving would generate a vibration level of up to 0.25 in/sec.¹¹² Significant grading activities will occur throughout the project site. The project will include the installation of a single level subterranean parking garage. The nearest sensitive receptors are the residential units located to the north, south, east, and west of the project site.

**Table 3-8
 Vibration Source Levels for Construction Equipment**

Construction Equipment		PPV @25 ft. (inches/sec.)	Noise Levels (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

The proposed project will include the installation of a single level subterranean parking garage. In order to accommodate the building foundations and basement level parking, the underlying soils/fill material will be excavated. The use of heavy grading equipment may result in the generation of excessive vibration. In addition, vibration resulting from the operation of empty haul trucks may affect the residents located along Chandler Avenue. Strict adherence to the mitigation described below will reduce the number of houses and residents potentially affected by ground-borne vibration. As a result, the following mitigation is required:

- The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

¹¹² Federal Transit Administration. *Transit Noise and Vibration Impact Assessment*. May 2006.

- The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.
- The Applicant must provide signage placed on the site's main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community and Economic Development Director, or designee.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.¹¹³ The proposed project is not located within the Runway Protection Zone (RPZ) for the San Gabriel Valley Airport.¹¹⁴ Furthermore, the project site is located outside of the 65 CNEL noise contour boundaries for the aforementioned airport. Thus, the project will not expose future residents and visitors to excessive noise levels and no impacts will occur.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.¹¹⁵ All noise emanating from the aforementioned heliports will gradually lose intensity according to the phenomenon of "spreading loss." The project site's distance from the aforementioned heliports will help reduce potential noise associated with the approach and take off of helicopters. As a result, the project will not expose future residents and visitors to excessive noise levels and no impacts are anticipated.

¹¹³ Google Earth. Website accessed October 5, 2018.

¹¹⁴ Los Angeles County Department of Regional Planning. *Los Angeles County Airport Land Use Plan, Hawthorne Airport Influence Area Map.* http://planning.lacounty.gov/assets/upl/data/pd_alup.pdf

¹¹⁵ Google Earth. Website accessed October 5, 2018.

3.12.3 MITIGATION MEASURES

The following measures will further ensure that on-site construction and operational activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure 9 (Noise Impacts). Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install “silent alarms” for the building.

Mitigation Measure 10 (Noise Impacts). All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

Mitigation Measure 11 (Noise Impacts). Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.

Mitigation Measure 12 (Noise Impacts). Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Mitigation Measure 13 (Noise Impacts). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

Mitigation Measure 14 (Noise Impacts). The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

Mitigation Measure 15 (Noise Impacts). The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure 16 (Noise Impacts). The Applicant must provide signage placed on the site’s main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City’s Community and Economic Development Director, or designee.

3.13 POPULATION & HOUSING IMPACTS

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?* • *No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts are described below:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently occupied by multiple-family units. In addition, the site is located in the midst of an urban area.
- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways and sidewalks. The new driveway that will be provided will only serve the project and its future residents.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development.
- *Major off-site public projects (treatment plants, etc.).* The project is a proposal to construct 54 condominium units on a 0.81-acre lot. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is occupied by eight market rate housing units that will be replaced by 54 new residential units, including 13 new affordable units.

- *Additional population growth leading to increased demand for goods and services.* The project will result in a potential population increase of up to 194 new residents. This incremental increase in the City's population will lead to an increase in demand for municipal services, though the payment of all required development impact fees will help alleviate the marginal increase in demand.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is an infill development that will utilize existing roadways and infrastructure. The new utility lines that will be provided will not extend into undeveloped areas and will not result in unplanned growth. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.¹¹⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).¹¹⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents. As a result, no impacts will occur.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.

There are currently eight residential units located within the project site.¹¹⁸ These units must be demolished to accommodate the proposed project. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. Seniors will be the only permitted occupants of the project. A total of 41 units will be market rate. The remaining 13 units will be below market rate.¹¹⁹

The Affordability Covenant is required for the 13 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 13 units remain affordable for specified period of time. According to California Law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income. The project's implementation will be beneficial in providing affordable senior housing units. As a result, no impacts related to housing dislocation will occur.

¹¹⁶ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

¹¹⁷ United States Census Bureau. *Quickfacts for Monterey Park.* <http://www.census.gov/quickfacts/table/AGE775215/0648914.06>

¹¹⁸ Blodgett Baylosis Environmental Planning. Site Survey (Site survey was conducted on July 5, 2016).

¹¹⁹ Ibid.

C. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • Less than Significant Impact.*

As indicated in the previous subsection, there are eight residential units located within the project site. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. This project will also include 13 affordable units, which will provide the City with much needed housing options. As a result, the potential population displacement impacts are considered to be less than significant.

3.13.3 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

3.14 PUBLIC SERVICES IMPACTS

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *governmental services*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The City maintains its own fire department with fire stations located at the Civic Center, on Monterey Pass Road, and on Garfield Avenue. The three stations include the following:

- *Monterey Park Station 61* is located at 350 W. Newmark Avenue. This station houses Quint 61, Engine 61, and Rescue Ambulance 61.¹²⁰ This station is located approximately 0.24 miles to the southeast of the project site.
- *Monterey Park Station 62* is located at 2001 S. Garfield Avenue. This station houses Engine 62, and Rescue Ambulance 62. This station is located approximately 1.39 miles to the southeast of the project site.
- *Monterey Park Station 63* is located at 704 Monterey Pass Road. This station houses Engine 63 and is located approximately 1.26 miles to southwest of the project site.

These stations allow for an average response time for “fire calls” of 5.01 minutes and an average response time of 4.37 minutes for emergency service calls.¹²¹ The Department also maintains standards to assist in fire prevention and protection throughout the City.

These standards are consistent with the California Fire Code, which has been adopted by the Monterey Park Municipal Code. All future development within the City is subject to the requirements of Title 17 (Fire Code), as adopted by the Monterey Park Municipal Code. The proposed project will place an incremental demand on the Department’s services with the greatest potential increase being related to requests for paramedic assistance. The new residential complex will be fully sprinklered and fire hoses, extinguishers, and other fire suppression equipment will be provided. The Fire Department will also review the pertinent construction plans to ensure that their requirements are being adhered to. The Fire Department must also review the business safety plan, fire and emergency lanes, employee safety programs, and the building evacuation plan.

Due to the nature of the proposed project (senior housing), an increase in the amount of emergency calls may result with the implementation of the proposed project. All of the new residents will be older (aged 55+) and may be more susceptible to life threatening illnesses. The frequency of calls and first responder trips will increase over the current amount, though the increase will not be enough to impact response times and service ratios. As a result, the potential impacts are considered to be less than significant.

¹²⁰ A “quint” refers to a combination fire service apparatus that serves the dual purpose of an engine and a ladder truck.

¹²¹ City of Monterey Park Website <http://www.montereypark.ca.gov/138/Operations>. Website accessed on October 5, 2018.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection? • Less than Significant Impact.

Monterey Park has had its own police department since 1916 when the City was incorporated. The Police Department operates out of its facility located in the Civic Center. The Police Department is a full service police agency with 72 sworn police officers and 46 civilian personnel supported by over 100 community volunteers through the police reserves, emergency communications, citizen patrol, explorer programs, and other civilian volunteers. The Police Station is located approximately 0.28 miles to the southeast of the project site.

The project Applicant proposes to construct a 54-unit senior housing development. The frequency of emergency calls may increase due to the age of the future tenants (aged 55+). However, the increase in the number of calls will not affect emergency response times or service ratios. In addition, the Applicant will provide security cameras and surveillance equipment will be installed throughout the common areas. The Police Department will review the plans and specifications to ensure that Department policies and requirements are adhered to. The Police Department will also review the alarm systems and monitoring equipment, security camera placement, and on-site security personnel requirements. The aforementioned standard conditions will reduce the potential impacts to levels that are less than significant.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? • Less than Significant Impact.

Due to the nature of the proposed project (senior citizen's housing), no increase in demand for local school services will result. The project is designed to serve and house senior citizens and no children are permitted to inhabit the new residential development. In addition, the Applicant will not provide amenities that cater to children or families. Nevertheless, the Applicant will be required to pay school impact fees for construction of new facilities in accordance with applicable law to mitigate school impacts before the City issues building permits. Evidence of payment of the school fees must be submitted to the Planning Division. As a result, the impacts will be less than significant.

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services? • Less than Significant Impact.

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. However, the project may indirectly lead to an increase in usage of other government facilities such as parks and the City library if future residents elect to use the aforementioned services and facilities. As a result, the impacts will be less than significant.

3.14.3 MITIGATION MEASURES

The analysis of potential public service impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.15 RECREATION IMPACTS

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • *Less than Significant Impact.*

The City of Monterey Park Recreation and Parks Department is responsible for the maintenance and operation of the City's public parks and recreational facilities.¹²² The nearest park to the project site is Barnes Park located approximately 0.26 miles to the southeast of the project site. Barnes Park is located at 350 South McPherrin Avenue and includes approximately 17 acres. Improvements located within this park include a community center, basketball gym, a memorial bowl, a sheltered picnic pavilion, an Olympic-sized pool, a lighted softball field, tennis courts, and a children's play area. Granada Park, located within the corporate boundaries of the City of Alhambra, is located 0.88 miles to the northwest of the project site. The aforementioned parks may experience an increase in usage by seniors who chose to use the parks for group exercise.

This increase in demand is not anticipated to affect the aforementioned parks because the project will be provided with adequate amounts of private and common open space. The project will also include the dedication of a 6,180 square-foot courtyard. This courtyard will be located in the center of the proposed development and will host various group activities. Since the project will be provided with both common and private open space, the project's implementation will not lead to a measurable increase in demand for park services and facilities. The project Applicant will be required to pay Quimby Act fees (park development fees) to the City to offset any potential impacts to the City's parks and recreation facilities. The payment of all pertinent park development and/or Quimby Act fees will reduce potential impacts to parks and recreational facilities to levels that are less than significant.

¹²² City of Monterey Park Website. <http://www.montereypark.ca.gov/Facilities>. Website accessed on August 25, 2016.

B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • Less than Significant Impact.

Implementation of the proposed project would not physically affect any existing parks and recreational facilities in the City. The nearest public park is Barnes Park, located approximately 0.26 miles to the southeast. The project Applicant will be required to pay all pertinent Quimby Act fees and/or park development fees to the City to offset any potential impacts to the City's parks and recreation facilities. The current Quimby Fee is \$2,611 per unit. In addition, the project will also include 11,791 square feet of open space and 5,616 square feet of private open space. As a result, on park facilities is expected to be less than significant.

3.15.3 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; and,
- Results in a conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

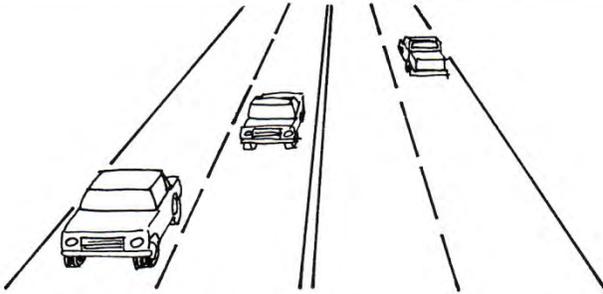
The nearest signalized intersections sections include Atlantic Boulevard/Emerson Avenue and Atlantic Boulevard/Garvey Avenue. The nearest unsignalized intersections to the project site include Chandler Avenue/Garvey Avenue (south of the project site) and Chandler Avenue/Emerson Avenue (north of the project site).

The concept of roadway level of service under the ICU methodology is calculated as the volume of vehicles at the critical movements that pass through the facility divided by the capacity of that facility. A facility is “at capacity” (ICU value of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes a function of hourly volumes by lane, signal phasing, and approach lane configuration. Level of service values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating “capacity” of a roadway. The level of service concept is illustrated in Exhibit 3-12. Table 3-9 defines the level of service criteria that was applied to the study intersections.

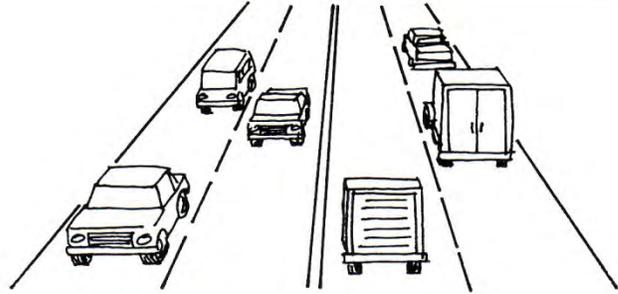
**Table 3-9
 Level of Service Definitions**

LOS	Interpretation	Signalized Intersection ICU
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Over 1.000

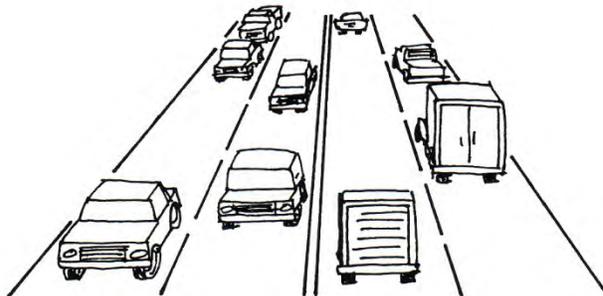
Source: KOA Corporation. Traffic Impact Study for Proposed Atlantic Gateway Project
 521-633 North Atlantic Boulevard, Monterey Park. Prepared March 3rd, 2014.



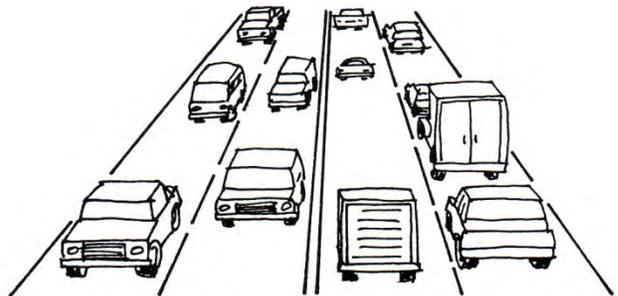
Level of Service A
Free flow in which there is little or no restriction on speed or maneuverability.



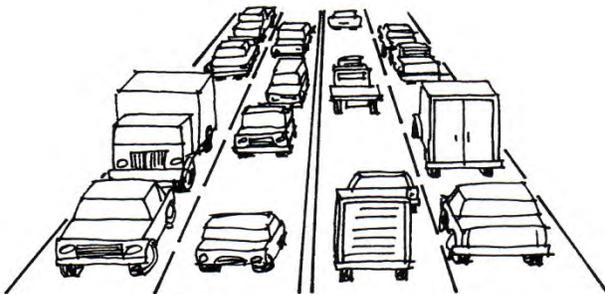
Level of Service B
Stable flow though operating speed is beginning to be restricted by other traffic.



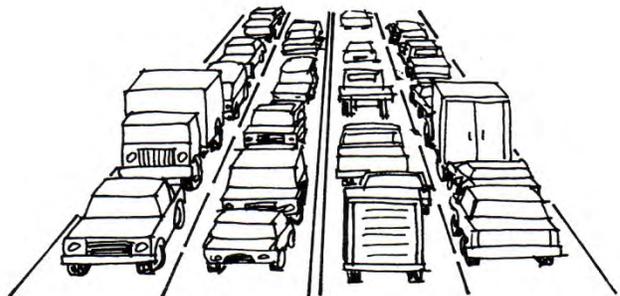
Level of Service C
Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



Level of Service D
Tolerable average operating speeds are maintained but are subject to considerable sudden variation.



Level of Service E
Speeds and flow rates fluctuate and there is little independence on speed selection or ability to maneuver.



Level of Service F
Speeds and flow rates are below those attained in Level E and may, for short periods, drop to zero.

EXHIBIT 3-12 STUDY INTERSECTION

Source: Blodgett Baylosis Environmental Planning

A significant impact is typically identified if project-related traffic will cause service levels to deteriorate beyond a threshold limit specified by the overseeing agency. The City of Monterey Park has established specific thresholds for project-related increases in the Intersection Capacity Utilization (ICU) values of signalized study intersections; however, the City of Monterey Park does not have established impact criteria for unsignalized intersections. The following increases in peak-hour ICU values, shown in Table 3-10, are considered significant traffic impacts:

**Table 3-10
 ICU Thresholds**

Existing ICU	Project Related increase in ICU
0.000 – 0.700	Equal to or greater than 0.06
> 0.701 – 0.800	Equal to or greater than 0.04
> 0.8 01 – 0.9 00	Equal to or greater than 0.02
> 0.901	Equal to or greater than 0.01

Source: City of Monterey Park

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • Less than Significant Impact.*

The proposed project involves the construction of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 68 parking stalls will also be provided within the 28,351 square-foot subterranean parking garage. Direct vehicular access to the site and to the subterranean parking will be provided by a single driveway connection along the east side of Chandler Avenue. The project site’s current legal addresses include 130, 202, and 206 South Chandler Avenue. The project site is located on the east side of Chandler Avenue between Garvey Avenue (on the north) and Newmark Avenue (on the south). The key roadways that serve the project area are described below:¹²³

- *Atlantic Boulevard* is classified as a *Principal Arterial* in the City of Monterey Park General Plan. This north-south arterial roadway is located to the west of the project site approximately 483 feet. In the study area, this roadway provides two travel lanes in each direction and a striped center left-turn lane at the intersections. On-street parking is not permitted in that portion of the roadway located near the project site. Atlantic Boulevard is designated as a truck route within the City of Monterey Park.

¹²³ Blodgett Baylosis Environmental Planning. 2016

- *Garvey Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides two travel lanes in each direction. On-street parking is also permitted on both sides of the roadway. West of Atlantic Boulevard, the roadway is designated as a truck route within the City of Monterey Park.
- *Emerson Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.
- *Chandler Avenue* is classified as a Local Street in the City of Alhambra General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.

The area roadways and key intersections (including the geometrics) are provided in Exhibit 3-13. Traffic counts were collected at the study intersections in January, February, and December, 2013 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on the weekdays and from 12:00 PM to 2:00 PM on Saturdays. The highest four consecutive 15-minute vehicle counts during the AM and PM time periods were used to determine the peak-hour traffic volumes at each intersection. Table 3-11 provided below, summarizes the volume-to-capacity ratios and LOS values for two nearest signalized intersections.

**Table 3-11
 Intersection Performance – Existing Conditions**

Study Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour		Mid-day Saturday Peak Hour	
	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS
Atlantic Boulevard & Emerson Avenue	0.560	A	0.759	C	0.842	D
Atlantic Boulevard & Garvey Avenue	0.617	B	0.749	C	0.616	B

Source: KOA Corporation. *=Denotes unsignalized intersection

As shown in Table 3-11, both of the intersections operate at an acceptable level during the weekday peak hour. The two intersections also operate at an acceptable level of service during the mid day peak hour on Saturdays.

The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) publication Trip Generation (9th Edition). Trip rates for senior housing and apartment uses were utilized to calculate the trip generation for the existing residential units and the proposed project. The trip rates and the trip generation are provided in Table 3-12.

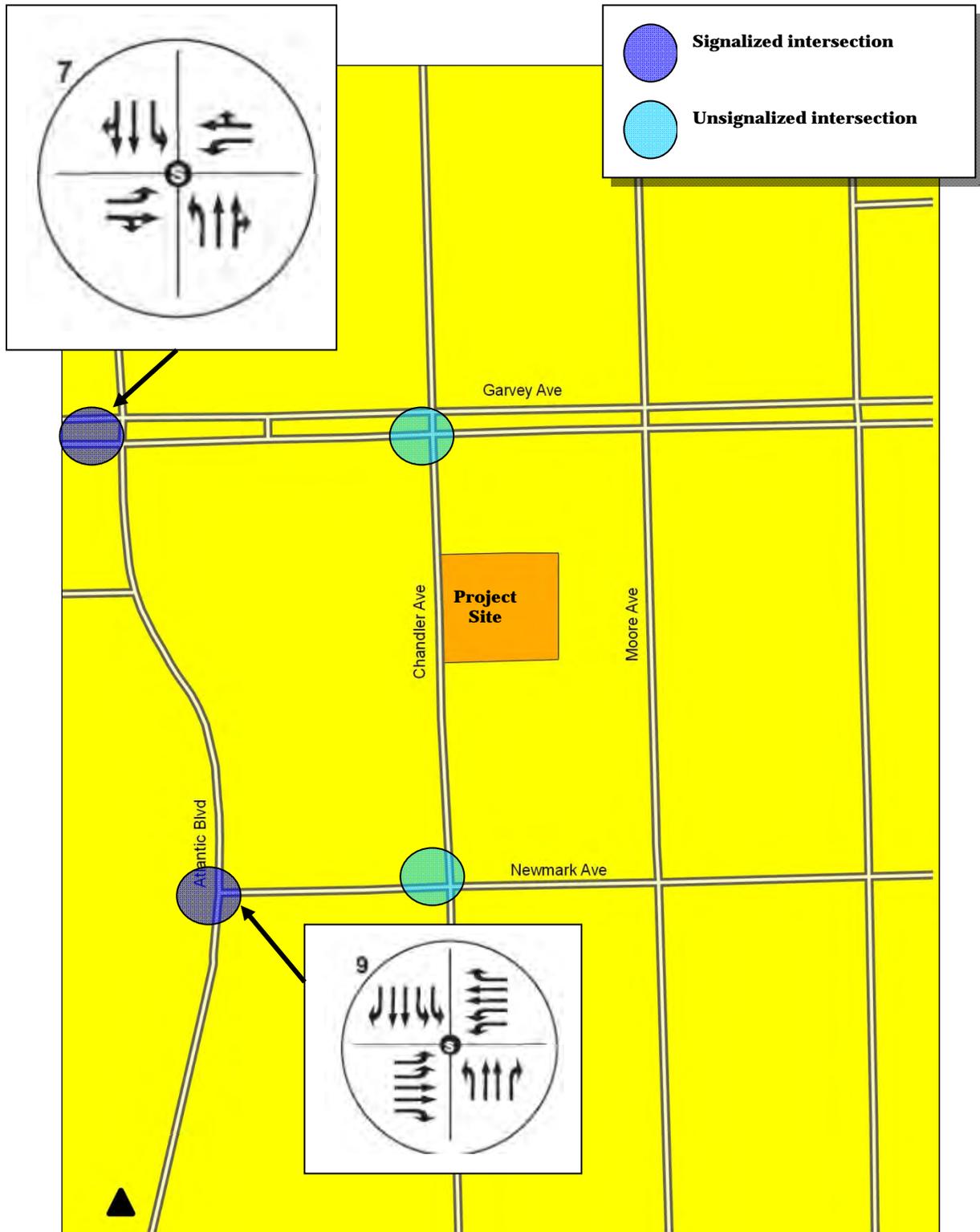


EXHIBIT 3-13
INTERSECTION GEOMETRY
Source: Blodgett Baylosis Environmental Planning

**Table 3-12
 Project Trip Generation**

Measure	Daily Total	Weekday					
		AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Trip Generation Rates							
Senior Units	3.44	0.20	34%	66%	0.25	54%	46%
Apartments	6.65	0.51	20%	80%	0.62	65%	35%
Existing Uses							
Low Rise Apartments (8 units)	53	4	1	3	5	3	2
Proposed Project							
Senior Housing (54 units)	186	38	13	25	47	25	22
Net Change							
Existing – Future Uses	133	34	12	22	42	22	20

The proposed project will generate approximately 186 new daily trips, with 38 occurring in the morning (AM) peak hour and 47 occurring during the evening (PM) peak hour. The project will result in a net increase of 133 daily trips, 34 AM peak hour trips and 42 PM peak hour trips. Trip distribution is the process of assigning the directions from which traffic will access a project site. Trip distribution is dependent upon the land use characteristics of the project, the local roadway network, and the general locations of other land uses to which project trips would originate or terminate.¹²⁴ Exhibit 3-14 illustrates the proposed project’s trip distribution. Based on the trip generation and distribution assumptions described above, project traffic was assigned to the roadway system.

The project is anticipated to add 19 AM peak hour and 23 PM peak hour trips to the intersections of Chandler Avenue and Garvey Avenue and Chandler Avenue and Newmark Avenue. This assumes that 50 percent of the project’s trips travel northbound along Chandler Avenue and 50% of the project’s trips travel southbound along Chandler Avenue. A total of 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Garvey Avenue. This assumes 50% of the trips at the Chandler Avenue/Garvey Avenue intersection travel west along Garvey Avenue and 50% of the trips at the aforementioned intersection travel east on Garvey Avenue.

In addition, 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Newmark Avenue. This assumes 50% of the trips at the Chandler Avenue/Newmark Avenue intersection travel west along Newmark Avenue and 50% of the trips at the aforementioned intersection travel east on Newmark Avenue. The additional peak hour trips will not degrade any of the surrounding intersection’s level of service. As indicated in Table 3-11, the existing level of service at the Atlantic Boulevard/Emerson Avenue intersection morning and evening LOS is “A” and “C” respectively. The morning and evening peak hour LOS for the Atlantic Boulevard/Garvey Avenue intersection is “B” and “C” respectively. These two intersections will continue to operate at an acceptable level of service when the

¹²⁴ KOA Corporation. *Traffic Impact Study for Proposed Atlantic Gateway Project, 521-633 North Atlantic Boulevard, Monterey Park*. March 3, 2014 (Revised December 30, 2014).

project is operational. The incremental increase in peak hour traffic will not adversely impact these intersections. As a result, the potential impacts are considered less than significant.

B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.

The CMP was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed Project will add 50 or more vehicle trips during either AM or PM weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the AM or PM weekday peak hours.

The nearest CMP arterial monitoring intersection to the project site is at Fremont Avenue and Valley Boulevard, which is located approximately 1.56 miles northwest of the project site. Based on the trip generation and distribution of the project, it is not expected that 50 or more new project trips per hour would be added at this CMP intersection. Therefore, no further analysis of potential CMP impacts is required. In addition, the proposed project is expected to add less than 150 new trips per hour, in either direction, to any freeway segments based on the project trip generation. Therefore, no further analysis of CMP freeway monitoring stations is required and no impacts will result.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The project site is not located within an approach or take-off aircraft safety zone for the San Gabriel Valley Airport, the Southern California Edison Company's Heliport, or the Santa Fe International Corp Heliport (refer to Section 3.12.2.E). As a result, no impacts are anticipated.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact with Mitigation.

The project will include the installation of a new 26-foot three-inch wide driveway along the east side of Chandler Avenue. This 26-foot wide drive way will provide adequate space to accommodate the simultaneous use of two vehicles traveling in opposite directions.

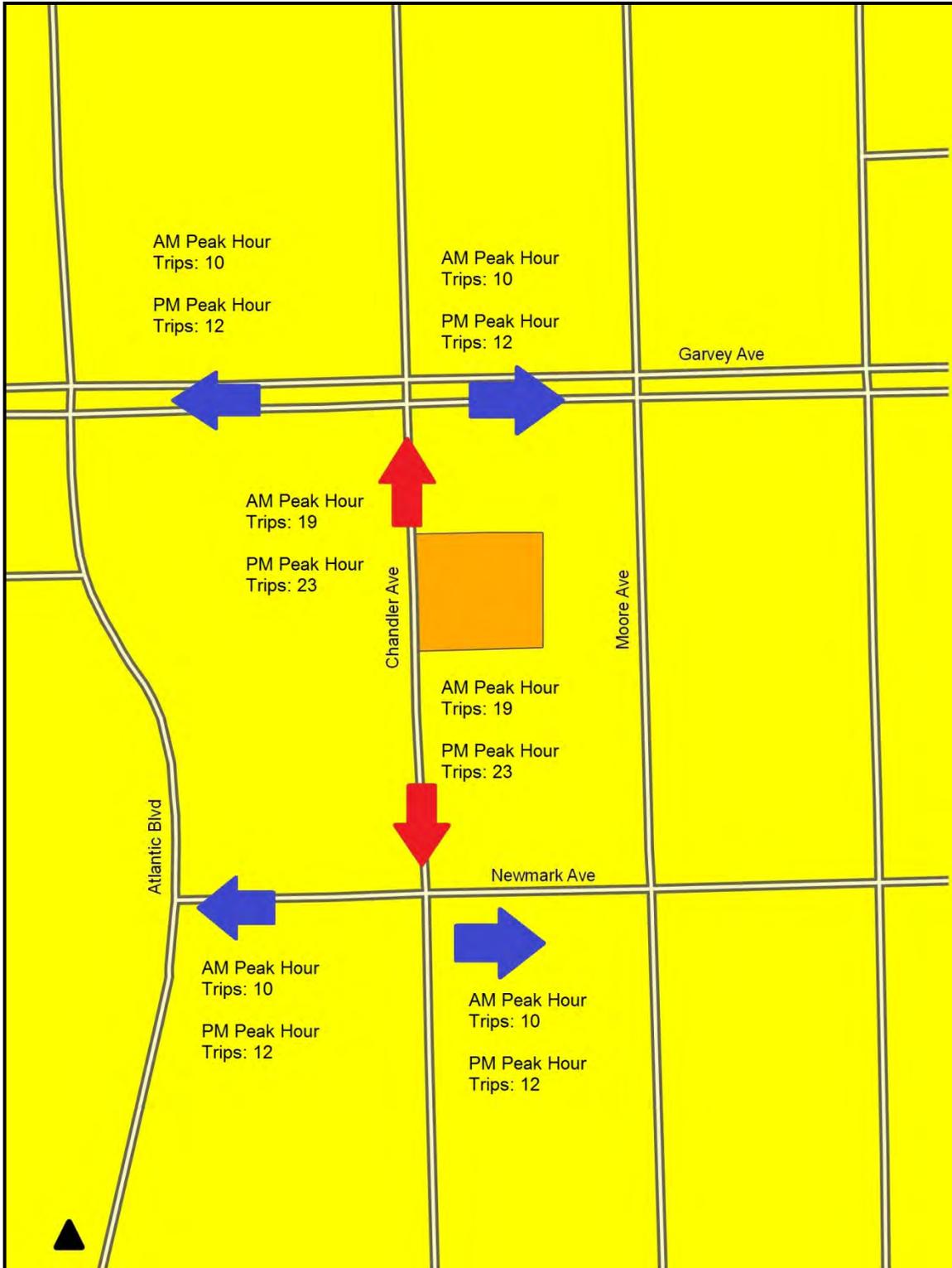


EXHIBIT 3-14
PROJECT TRAFFIC ASSIGNMENT
Source: Blodgett Baylosis Environmental Planning

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

- Landscaping, signage, and any wall and design elements must be set back so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.
- A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway “sidewalk.”
- The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.
- The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.
- The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

The aforementioned mitigation will ensure that safe access into the garage is provided. As a result, no impacts will occur.

E. Would the project result in inadequate emergency access? • No Impact.

At no time will any designated emergency evacuation route be closed to traffic due to the proposed project. The closest evacuation routes are Atlantic Avenue and Garfield Avenue. The western segment of Garvey Avenue west of Atlantic Avenue also serves as an evacuation route. City regulations require that all construction staging occur on-site. None of the aforementioned streets will be closed and the staging and queuing of trucks will not be permitted on local streets. As a result, the project will not result in any impacts.

F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

The project site is well served by both local and regional transit providers. There are no bus stops located along the Chandler Avenue frontage that would be physically impacted by the proposed project. The nearest bus stop to the project site is operated by the Los Angeles Metro at the southeast corner of the Chandler Avenue/Garvey Avenue intersection. In addition, the Monterey Park Spirit Bus provides regular

service along Emerson Avenue and Garvey Avenue. No existing bus stops will be removed as part of the proposed project's implementation. The implementation of the proposed project will not impact or decrease the performance of local pedestrian and bicycle facilities because there are no bicycle lanes or pedestrian facilities located along the project site's frontage with Chandler Avenue. The lack of the aforementioned amenities was confirmed in a survey of the project site. As a result, no impacts will occur.

3.16.3 CUMULATIVE IMPACTS

The proposed project's implementation will result in an incremental increase in citywide traffic. The project's traffic impacts together with traffic from ambient growth were considered herein in Section 3.16.2.A. This additional traffic will not significantly impact the peak hour levels of service of any area intersections. As a result, no cumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

Mitigation Measure 18 (Transportation & Circulation Impacts). Landscaping, signage, and any wall and design elements must be set back so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

Mitigation Measure 19 (Transportation & Circulation Impacts). A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway "sidewalk."

Mitigation Measure 20 (Transportation & Circulation Impacts). The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.

Mitigation Measure 21 (Transportation & Circulation Impacts). The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.

Mitigation Measure 22 (Transportation & Circulation Impacts). The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

3.17 TRIBAL CULTURAL RESOURCES

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,
- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • Less than Significant Impact.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources. This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area.

The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

- B. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*
- *Less than Significant Impact.*

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources.

This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

3.17.3 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the proposed project. As a result, no mitigation is required.

3.18 UTILITIES IMPACTS

3.18.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;
- A need for new systems or substantial alterations in power or natural gas facilities; or,

- A need for new systems or substantial alterations in communications systems.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.*

The City of Monterey Park is located within the service area of the Sanitation District 2 of Los Angeles County.¹²⁵ Local sewer lines are maintained by the City of Monterey Park, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The Sanitation Districts of Los Angeles County operate ten water reclamation plants (WRPs) and one ocean discharge facility (Joint Water Pollution Control Plant), which treat approximately 510 million gallons per day (mgd), 200 mgd of which are available for reuse (reclaimed water). The City's sanitary sewer system is a gravity-flow system that connects to county trunk lines. These lines collect more than two billion gallons of raw sewage per year and convey it out of the City. The sewer system is comprised of 126 miles of main line sewers and approximately 2,498 manholes. The water reclamation plants serving the City include the Los Coyotes Water Reclamation Plant (LCWRP), the Long Beach Water Reclamation Plant (LBWRP) and the Joint Water Pollution Control Plant (JWPCP).¹²⁶

The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dyeing and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.¹²⁷ The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd.

The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd.¹²⁸ The Long Beach WRP, which began operation in 1973, is located in Long Beach, California and has a current design capacity of 25 MGD. The Long Beach WRP currently processes an average flow of 20.2 mgd.¹²⁹ The Long Beach WRP plant serves a population of approximately 250,000 people. The method of disposal when treated recycled water is not

¹²⁵ Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp. Site accessed August 9, 2016.

¹²⁶ City of Monterey Park. *2015 Urban Water Management Plan*. June 2016.

¹²⁷ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp

¹²⁸ Los Angeles County Sanitation Districts. *Joint Water Pollution Control Plant*. <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>

¹²⁹ Los Angeles County Sanitation Districts. *Long Beach Water Reclamation Plant*. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/long_beach.asp

used (non-recycled) is discharge to Coyote Creek, a tributary of the San Gabriel River that flows to the ocean. As indicated in Table 3-13, the future development is projected to generate 6,480 gallons of effluent on a daily basis. This is approximately 4,880 gallons greater than the previous use.

**Table 3-13
 Wastewater (Effluent) Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du (Dwelling Units)	120 gals/day/unit.	6,480 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gal/day/unit	1,600 gals/day
Net Difference			4,880 gals/day

Source: Blodgett Baylosis Environmental Planning, 2018.

The proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as required by the current City Code requirements. As a result, the impacts are expected to be less than significant.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No Impact.

As indicated in Table 3-14 in the previous section, the future development is projected to generate 6,480 gallons of effluent on a daily basis. The proposed project will connect to an existing sewer line located within Chandler Avenue. The future wastewater generation will be within the treatment capacity of the JWPCP, the Los Coyotes WRP, and the Long Beach WRP. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20% is managed by the Los Angeles County Department of Public Works.¹³⁰ The Los Angeles County Flood Control District (LACFCD) has the regional, countywide flood control responsibility. LACFCD responsibilities include planning for developing, and maintaining flood control facilities of regional significance which serve large drainage areas. The project will retain the site's existing drainage patterns and stormwater runoff will continue to drain to the local storm drains. The project will also include the

¹³⁰ City of Monterey Park. 2015 Urban Water Management Plan. June 2016.

installation of a Modular Wetlands Stormwater Filtration System and an underground storage tank. These stormwater runoff controls will help reduce the amount of runoff that will be discharged into the local stormwater drains. As a result, no impacts are anticipated.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact with Mitigation.

According to the City’s Urban Water Management Plan, the City’s main source of water supply is groundwater pumped from the Main Basin.¹³¹ The City pumps groundwater from the City’s seven active wells, Wells No. 1, No. 5, No. 9, No. 10, No. 12, No. 15, and Fern, which are located within the Main Basin. These wells have a combined capacity of about 11,000 gallons per minute (gpm). The City has the legal right to pump groundwater from the Main Basin. If the City pumps more than the allowed amount of water, replacement water may be purchased from San Gabriel District to recharge the Main Basin.

The City has purchased local groundwater from San Gabriel Valley Water Company (SGVWC). The City has one connection with SGVWC, with a maximum capacity of 8.2 cubic feet per second (cfs) which can supply up to approximately 3,700 gpm. The City owns one emergency connection with the Metropolitan Water District of Southern California (MWD), with a maximum capacity of 15.6 cfs which can supply up to approximately 7,000 gpm. The City historically has not utilized the MWD emergency water supply.¹³²

The City currently operates 15,230 municipal water connections, which supplied the public with approximately 8,391 acre-feet of water in 2015. Demand is projected to reach 9,782 acre-feet of water by the year 2020. Supplies are projected to equal demand, with 9,782 acre-feet of water available for consumption in 2020.¹³³ Once occupied, the project is expected to consume 10,800 gallons of water on a daily basis (refer to Table 3-14). This is 9,200 gallons more than the existing amount.

**Table 3-14
 Water Consumption (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	200 gals/day/unit	10,800 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gals/day/unit	1,600 gals/day
Total			9,200 gals/day

Source: Los Angeles County Sanitation District.

¹³¹ City of Monterey Park. 2015 Urban Water Management Plan. June 2016.

¹³² Ibid.

¹³³ Ibid.

Residential development in the City consumed approximately 7,366 acre-feet of water in 2015. Residential consumption is expected increase to 7,884 acre-feet per year by the year 2020. This represents a projected increase of approximately 168,791,039 gallons per year. The project's future water demand is within the projected five-year increase identified in the City's Urban Water Management Plan, which was revised in 2016. Even though the project will be adequately served with water, mitigation measures are required to further reduce consumption.

The State of California is in its fifth year of drought. As a response to the persistent drought, Governor Brown signed an Executive Order in April of 2015 in which cities, including Los Angeles, are required to reduce their citywide water consumption by 28%. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. The City Council adopted a resolution declaring a Stage 2 drought emergency on July 1, 2015. Once operational, the landlord and tenants will be required to adhere to the Stage 2 drought restrictions, including the limiting of watering to two days per week. In addition, the landlord and future tenants will be required to adhere to the City's water conservation ordinance. The water conservation ordinance prohibits the running of hoses, the leaking of appliances, the washing of vehicles outside of a commercial car wash, and the use of potable water in decorative fountains, ponds, or water features. Compliance with the City's water conservation ordinance will reduce potential impacts to levels that are less than significant. The following mitigation is required to help the City comply with Governor Brown's Executive Order:

- The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.
- The Applicant shall install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30%.

Adherence to the mitigation provided above will reduce potential impacts to levels that are less than significant.

E. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.

As indicated in Subsection 3.17.2.A, the proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available, and the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current Building Code, as adopted by the Monterey Park Municipal Code. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. As a result, the impacts are expected to be less than significant.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.

The City of Monterey Park currently contracts with Athens Services for all of its waste removal services. Before taking the City's waste to a landfill for final disposal, the City requires Athens to process Monterey Park's waste through a materials recovery facility (MRF) sorting center. This program allows the City to meet the 50% landfill diversion mandate required by California law while providing the greatest convenience possible to residents and businesses. The proposed project is anticipated to generate 216 pounds of solid waste on a daily basis (refer to Table 3-15).

The Athens MRF currently processes 1,920 tons per day (TPD) of trash and its maximum permitted capacity is 5,000 TPD.¹³⁴ The amount of waste that will be generated by the project will not lead to an exceedance in capacity at the Athens MRF. The proposed project, like all other uses within the City, will be required to comply with the City's solid waste reduction requirements. As a result, the impacts on solid waste generation are considered to be less than significant.

**Table 3-15
 Solid Waste Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	4 lbs/unit	216 lbs/day
Previous Use			
Multiple-Family Housing	8 du	4 lbs/unit	32 lbs/day
Total			184 lbs/day

Source: Blodgett Baylosis Environmental Planning, 2016.

G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. The Act required cities and counties to identify measures to divert 50% of the total solid waste stream from landfill disposal. The State has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The City's Source Reduction and Recycling Element identifies programs that must be implemented to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials.¹³⁵ Future development within the City is required to adhere to all applicable law related to waste reduction and recycling.

¹³⁴ City of Monterey Park Website <http://www.montereypark.ca.gov/552/Trash-Recycling> and Athens Services. <http://www.athensservices.com/recycling2/material-recovery-facility.html>. Websites were accessed on August 8, 2016.

¹³⁵ City of Monterey Park. <http://www.montereypark.ca.gov/491/Solid-Hazardous-Waste>. Website accessed on August 25, 2016.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

3.18.3 MITIGATION MEASURES

This mitigation will help the project reduce its water consumption:

Mitigation Measure 23 (Utilities Impacts). The project Applicant must install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.

Mitigation Measure 24 (Utilities Impacts). The Applicant must install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30%.



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SECTION 4 - CONCLUSIONS

4.1 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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SECTION 5 - REFERENCES

5.1 PREPARERS

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, California 91745
(626) 336-0033

Marc Blodgett, Reviewer
Bryan Hamilton, Project Manager
Liesl Sullano, Project Planner

5.2 REFERENCES

Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

California Code of Regulations, *Title 24, Energy Conservation*, 1990.

California Department of Conservation, *Mineral Land Classification of the Los Angeles County Area*, 1987.

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California, State of California Public Resources Code Division 13, *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069*.1998.

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U.S. Bureau of the Census, *U.S. Census*, 2010.

U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

U.S. Geological Survey, *Monterey Park 7-1/2 Minute Quadrangle*, 1986.

Monterey Park Municipal Code.



APPENDICES

- APPENDIX A – AIR EMISSIONS WORKSHEETS**
- APPENDIX B – NOISE MEASUREMENT WORKSHEETS**
- APPENDIX C – UTILITIES WORKSHEETS**

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ATTACHMENT 5

Planning Commission Staff Report dated February 26, 2019



Planning Commission Staff Report

DATE: February 26, 2019

AGENDA ITEM NO: 3-C

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 74731 (TM-18-01) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

The proposed project has been resubmitted and continued from an application originally submitted in 2016. Specifically, in November of 2016, the Planning Commission reviewed a project for the construction of a 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue; however, the application was denied on December 13, 2016. The applicant appealed this denial to the City Council. On February 1, 2017, the City Council considered the appeal, rendered a final decision (as

memorialized in Resolution No. 11897) and remanded the matter back to the Planning Commission for reconsideration. Accordingly, the applicant compiled additional information and resubmitted its revised application on January 2, 2018.

DISCUSSION:

A. Background

At its November 22, 2016 meeting, the Planning Commission reviewed the originally submitted application and expressed concerns including, without limitation, the required number of parking spaces for the affordable senior housing development, providing additional setbacks and the consideration of providing additional affordable units. In order to consider these issues further, the Planning Commission continued the public hearing to December 13, 2016.

Despite the Applicant's revisions to the proposed project, the underlying concerns addressed by the Planning Commission had not been addressed; accordingly, the Planning Commission denied the application on December 13, 2016. On December 21, 2016, the Applicant appealed the Planning Commission's denial to the City Council.

On February 1, 2017, the City Council heard the matter on appeal and partially granted the appeal by modifying the Planning Commission's decision denying the requested zone change, conditional use permit, and tentative map and sent the matter back to the Planning Commission for further action in accordance with the City Council Resolution No. 11897 (attached).

On January 2, 2018, the applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit age-restricted senior housing development, 10 of which will be income-restricted. Staff believes that the project developer has made efforts to address the concerns and comments from the City Council and Planning Commission, as explained in further detail below.

B. Compliance with Council Direction

I. Building Height and Setbacks

In the previous submittal, the second and third floor side setbacks varied from 15 feet (front portion) to 10 feet (rear portion). In response to the City Council and Planning Commission's concerns about shadow overcast onto the neighboring properties, the side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line and 15 feet of the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. In order to accommodate for the larger side yard setbacks, 6 of the previously 2-bedroom units have been replaced with 1-bedroom units. Additionally, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building. Furthermore, the roof lines over the balconies have been further setback to reduce the shadowing in those areas.

Those recessed areas will also assist with articulating the roof lines and building mass to a more modest scale. The project will provide on-site parking and open spaces that exceed the development standards. Lastly, according to the applicant, the front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.

II. Pro Forma

According to the applicant, the number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis, which shows the analysis of three project alternatives, including a 40-units with no income restricted units scenario, a 40-units with 10 low-income units scenario, and 54-units with 10 low-income units scenario. According to the Analysis, the percentage of return would be highest with the third alternative at 10 percent. The first alternative would result in an 8 percent return, 2 percent lesser than the third alternative. The second alternative would result in a loss of returns. The applicant is proposing the third alternative.

III. Ownership Selection Plan and Annual Reports to the City

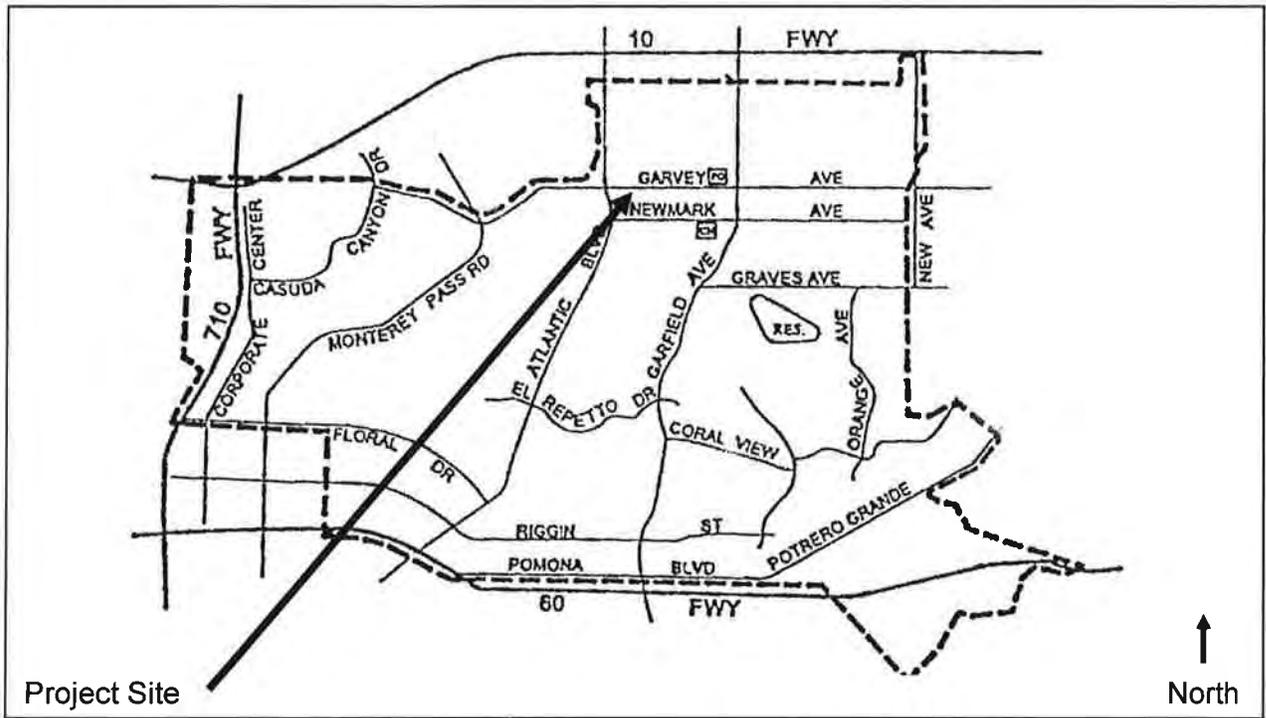
Lastly, conditions of approval have been incorporated into the draft resolution requiring the property owner/developer to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans. Also, according to the attached Conditions of Approval, the property owner/developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

OTHER ITEMS:

Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **January 3, 2019** in the Monterey Park Progress and circulated for public review for a period of 20 days (**January 3, 2019 to January 23, 2019**) and posted on **January 3, 2019**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **January 3, 2019** and **February 15, 2019**.

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,



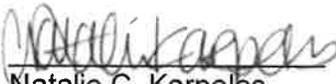
Michael A. Huntley
Community and Economic
Development Director

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, elevation plans and Tentative Map
- Attachment 3: Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances
- Attachment 4: Pro forma/Feasibility Analysis

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- F. 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");

**PLANNING COMMISSION
RESOLUTION NO. 04-19
PAGE 2 OF 7**

- G. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019;
- H. On February 26, 2019, the Planning Commission opened the public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Latigo Canyon Development LLC; and
- I. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 26, 2019 public hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual findings and Conclusions.* After considering all of the evidence in the record, the Planning Commission makes the following factual findings and conclusions:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. The average population density within the project site's vicinity is 84 persons per acre.
- C. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- D. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- E. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- F. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.
- G. The project site is zoned R-3 (High Density Residential). The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.

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- H. The project site is currently developed with a multi-unit apartment complex.
- I. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- J. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- K. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- L. The R-3 Zone allows up to 14 units on the project site. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- M. With a Senior Citizen Housing Overlay Zone, the project site may be developed up to a maximum of 50 units per acre per MPMC Chapter 21.16. All the units will be attached in a rectangular formation with a courtyard at the center of the property.
- N. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional 4 units on the project site for a total of 54 units.
- O. To obtain a density bonus, the project proposes ~~2.5 percent very low income units for a 10 percent density bonus; and 15~~ 18.5 percent low income units for a ~~23~~ 33.5 percent density, which equates to ~~1 very low income unit and 5~~ 10 low income unit, ~~respectively~~. The number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis and is proposing 54-units with 10 low-income units.
- P. The project will be 4-stories and 40 feet in height. The front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.
- Q. The project will meet the required setbacks of 25 feet for the front and rear yards and 10 feet for the side yard setbacks. The side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line

and 15 feet of the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. The roof lines over the balconies have been further setback to reduce the shadowing in those areas and the recessed areas will assist with articulating the roof lines and building mass to a more modest scale. Lastly, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building.

- R. The project will provide on-site parking and open spaces that exceed the development standards.
- S. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: SECTION 2: *Environmental Assessment.*

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.

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- E. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project. Consequently, the Planning Commission recommends that the City Council adopt the draft mitigated negative declaration.

SECTION 4: *Conditional Use Permit Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 5: *Subdivision.* Based upon Section 2, the Planning Commission cannot make any of the findings for denial set forth in in the Subdivision Map Act (Government Code §§ 66410, *et seq.*) for the following reasons:

- A. The proposed map is consistent with the General Plan per Government Code § 65451.
- B. The design of the proposed subdivision is consistent with the General Plan.
- C. The site is physically suitable for the proposed type of development in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site.
- D. Following a zone change, the site is physically suitable for the proposed density of development.
- E. The design of the subdivision or the proposed improvements is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

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SECTION 6: *Zone Change Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.38.050:

- A. The project is consistent with the goals, policies, and objectives of the General Plan.
- B. The project will not adversely affect surrounding properties.
- C. The proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 7: *Recommendations.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference along with the mitigations set forth in the Mitigated Negative Declaration ("MND"), the Planning Commission recommends that the City Council adopt the MND; approve Tentative Map No. 73741 (TM-18-01); approve Conditional Use Permit (CU-18-01); and adopt an ordinance implementing the proposed Zone Change (ZC-18-01).

SECTION 8: *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 Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: *Limitations.* The Planning Commission'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 Planning Commission'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 10: *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 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.

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SECTION 13: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 14: Except as provided in Section 13, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 26th day of February 2019.

Chairperson Delario Robinson

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26th day of February 2019, by the following vote of the Planning Commission:

AYES: Commissioners Robinson, Brossy de Dios, Choi
NOES: Commissioners Amador and Leung
ABSTAIN: None
ABSENT: None

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:

Natalie C. Karpeles,
Deputy City Attorney

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Exhibit A

CONDITIONS OF APPROVAL

130-206 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Latigo Canyon Development, LLC agrees that it will comply with the following conditions for the City of Monterey Park's approval of Tentative Map No. 073741 (TM-18-02), Conditional Use Permit (CU-18-01), and Zone Change (ZC-18-01) ("Project Conditions").

PLANNING:

1. Latigo Canyon Development LLC (the "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 TM-18-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-18-01, CU-18-01, and ZC-18-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Divisions. Any subsequent modification must be referred to the Director of the Community and Economic Development Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four 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. Three one-year extensions may be granted by the Planning Commission upon finding of good cause.
4. The conditional use permit expires twelve 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 Planning Commission upon finding of good cause.

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5. 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.
6. 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.
7. The real property subject to TM-16-02, CU-16-04, and ZC-16-01 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. A final map must be approved and recorded before the City issues a certificate of occupancy.
11. The Homeowner's Association (HOA) must retain the services of a professional property management company to oversee the maintenance and operation of the property. The management company must provide an Annual Verification Report to the Community and Economic Development Department to confirm that all the occupants of the property comply with the age and income restrictions.
12. The developer is to submit a complete master landscape and irrigation plan to the Planning Division of the Community and Economic Development Department with the required fee for review.
13. The developer must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.
14. Construction or demolition work must be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
15. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(5).
16. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.

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- 17. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.
- 18. Block walls must be constructed with decorative materials, including slump stone, split face block, river rock, brick, stucco covered precision, combination of block pilaster with wrought iron, or similar material, subject to the review and approval of the Planner.
- 19. The developer must submit an Ownership Selection Plan to the Community and Economic Development Director, or designee, for approval, which at a minimum gives priority to veterans and to persons displaced by the construction of the project for ownership.
- 20. The developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

21. Mitigation Measures:

- A-1 The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.
- A-2 During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of rubbish and construction debris.
- A-3 In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.
- A-4 The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west.
- A-5 Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes.
- C-6 Before excavating and constructing of the project site, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources and removing artifacts, human

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remains, bottles and other cultural materials from the project site. A signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant must bear the cost of implementing this mitigation.

- C-7 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor is required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code § 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.
- N-8 During excavation and grading activities, construction contractors must equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.
- N-9 Construction contractors must place all stationary construction equipment in a central site location, where possible, to maximize the distance from nearby receptors.
- N-10 Construction contractors must locate equipment and materials staging in areas that will create the greatest distance between equipment and materials staging and nearby receptors.
- T-11 Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

BUILDING:

- 22. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
- 23. A validly issued building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.

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24. The site plan must be approved before the City issues building permits. Among other things, it must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
25. A soils and geology report prepared by a civil engineer is required as part of plan check submittal.
26. The applicant must submit a valid permit obtained from CAL-OSHA to the City before the City issues a building permit.
27. A compaction report for demolition of previous buildings must be submitted to the City of Monterey Park before the City issues grading permits for excavating new foundations.
28. The building must conform to the 2008 current or applicable Edition of the Energy Efficiency Standards by the California Energy Commission.
29. Access and accessibility requirements, per the California Building Code, apply to this newly constructed, privately funded, multi-family dwelling units building.
30. The applicant must provide mechanically operated exhaust ventilation for S-2 garage.

ENGINEERING:

31. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. This project will require the preparation of a Low Impact Development (LID). Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
32. Applicant must deposit a refundable \$187 cash deposit to guarantee that developer will provide the City with the (1) transparent 4 mil thick mylar tracing; one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two (2) blueprints of the recorded final map which must be filed with the Public Works Department within three (3) months of recordation. If recorded copy is not submitted by the end of the three month time period, developer will forfeit the \$187 cash deposit.
33. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes

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or special assessments; submit L.A. County tax bill, tax payment receipt, and copy of cancelled check.

34. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.
35. The applicant must record covenants, conditions and restrictions (“CC&Rs”) and establish a homeowner’s association to address common maintenance and utilities. CC&Rs must be reviewed and approved by the City Attorney and the City Engineer at the applicant’s sole cost. Applicant is responsible for securing the CC&R requirements from the Public Works Department. A copy of the recorded CC&Rs must be submitted to the Public Works Department before the City performs final inspection and issues a certificate of occupancy.
36. All improvement plans, including grading and public improvement plans, must be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.
37. A water plan must be submitted for review and approval by the Public Works Director, or designee. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be confirmed by the Public Works Director, or designee, before the City issues building permits.
38. The applicant must submit water meter sizing sheet to the Public Works Department. The Public Works Department will then determine what water requirements must be met. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed before final inspection approval.
39. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the Public Works Director, or designee, before the approval of the final map. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the Public Works Director, or designee. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the Public Works Director, or designee.
40. A site drainage plan must be prepared for review and approval by the Public Works Director, or designee before the City issues building permits. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the Public Works Director, or designee. Drainage from

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contiguous properties cannot be blocked and must be accommodated to the satisfaction of the Public Works Director, or designee. A hydrology and hydraulic study of the site may be required for submittal to the Public Works Director, or designee for review and approval.

41. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the Public Works Director, or designee before the issuance of building permits.
42. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the Public Works Director, or designee. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
43. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the Public Works Director, or designee. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
44. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted before the City issues building permits, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
45. A sewer connection reconstruction fee will be assessed at the time that the City issues a building permit in accordance with MPMC Chapter 14.06.
46. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the Public Works Director, or designee, before the City issues building permits.
47. The grading and drainage plan and a separate street improvement plan must be submitted by the first plan check. The street improvement plan must include the removal and reconstruction of the sidewalk, driveway approach, and curb and gutter along the entire property frontage. It must also include asphalt pavement removal and replacement to the centerline of the street.

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- 48. The shoring design plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.
- 49. Parkways must be irrigated and landscaped per plans submitted for review and approval by the Public Works Director, or designee, before final inspection approval. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Recreation and Parks Director, or designee.
- 50. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

FIRE:

- 51. All conditions identified by the Monterey Park Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
- 52. The minimum required fire flow is 6,000 gallons per minute (gpm) for 4-hour duration. Plans must include fire flow test data obtained within one-year of the submittal date. The fire flow may be reduced by 50 percent by written request to the Fire Chief, or designee, per California Fire Code (CFC) Appendix B as adopted by the MPMC.
- 53. A minimum of 6 fire hydrants must be provided within 150 feet of the structure with an average spacing of 250 feet. Show all existing and proposed fire hydrants on the site plan, per CFC Appendix C.
- 54. The building height and area will be determined by the CBC Table 503, per CBC §§ 504.2 and 506.3, installation of an automatic fire sprinkler system in the R-1 occupancy will allow either an increase in stories/height or allowable floor area, but not both.
- 55. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the CBC and CFC § 905.
- 56. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907.
- 57. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
- 58. Smoke alarms must be installed in accordance with the manufacturers' instructions. Indicate the smoke alarm locations on the plans, per CFC § 907.2.11.1

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- 59. Carbon monoxide alarms must be provided either within all the sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas, per CBC § 420.6.
- 60. Dwelling units and common areas must be provided with alarm notification appliances, per CFC § 907.2.9.
- 61. All dwelling units assigned as accessible must be provided with visual notification appliances, per CFC § 907.5.2.3.4.
- 62. Provide approved stairway identification signs located approximately 5 feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department, per CFC § 1022.8.
- 63. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided, per CBC § 3002.8.
- 64. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½ stroke and be a contrasting background, per CFC § 505.1.
- 65. A Knox box must be provided adjacent to the main entrance at an approved location, per CFC § 506.1.
- 66. Portable fire extinguishers must be installed on all floors per the CFC § 510.0.
- 67. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access, per CFC § 3313.
- 68. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief. The on-site inspector must be approved by the Fire Chief.
- 69. A building code and egress analysis report of the applicable portions of the 2013 California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction, CFC § 104.7.2.
- 70. If “as-built” plans are required, additional fees will be due for the review of the drawings.

POLICE:

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71. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
72. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.
73. The shrubbery on the property must be installed and maintained in such condition to permit visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
74. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
75. All common open areas must be well lit during the hours of darkness.
76. Signs identifying guest parking spaces must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unwanted guests.
77. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

RECREATION:

78. On the site plan, show the existing trees in the parkway. One street tree may be removed for the new driveway. If an existing street tree is closer than 10 feet from the new driveway, the tree must be removed and a new tree must be planted per planting requirements. The new street tree must be a *Pryus Calleryana* "Bradford Pear."

MISCELLANEOUS:

79. The maximum floor area for a senior housing development unit is 900 square feet per MPMC § 21.16.080.
80. The raised landscape planter must be increased in size to accommodate the size of a mature tree.
81. The location of all access gates and doors must avoid recessed areas and be relocated within the front portion of the driveway. The driveway access gate must

**PLANNING COMMISSION
RESOLUTION NO. 04-19**

82. Stormwater mitigation system must be similar to the Initial Study/Mitigated Negative Declaration.

By signing this document, Latigo Canyon Development LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Latigo Canyon Development LLC, Applicant

ATTACHMENT 2

Site, floor, elevation plans and Tentative Map No. 73741

ATTACHMENT 3

Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances

RESOLUTION NO. 11897

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL PARTIALLY GRANTING AN APPEAL (AP-16-01) BY MODIFYING A PLANNING COMMISSION DECISION DENYING A 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; AND REMANDING THE MATTER BACK TO THE PLANNING COMMISSION FOR FURTHER ACTION IN ACCORDANCE WITH THIS RESOLUTION.

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

SECTION 1: The City Council finds as follows:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Appellant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 130-206 South Chandler Avenue (the "Decision");
- B. The Appellant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. The Appeal was scheduled for a public hearing on February 1, 2017;
- D. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision as memorialized in this Resolution; and
- E. This Resolution and its findings are based upon the administrative record considered by the Planning Commission when it made the Decision and such supplementary evidence accepted by the City Council on February 1, 2017 including, without limitation, the staff reports submitted during the public hearing.

SECTION 2: *Environmental Review.* Pursuant to 14 California Code of Regulations § 15270, projects denied by a public agency are not subject to CEQA review. Consequently, the Decision did not require CEQA review. Since this Resolution does

not approve any proposed project, it too is exempt from environmental review in accordance with 14 California Code of Regulations § 15061(b)(3) since there is no possibility that this Resolution may have a significant effect on the environment.

SECTION 3: Conclusions. Based upon the administrative record, the City Council makes the following conclusions regarding the Decision:

- A. **Conditional Use Permit.** The Decision found that the Appellant could not demonstrate that the subject property is adequate in size for the proposed project. Testimony received during the public hearing indicated that there are concerns from adjacent properties relative to the proposed setbacks, building height, and number of provided parking spaces. Consequently, the City Council directed that the Planning Commission reconsider the setbacks, building height, and number of provided parking spaces based upon revised plans to be submitted by the Appellant.

- B. **Zone Change.** The Decision found that the Appellant did not provide adequate information as it relates to the building experience of the development team. The City Council directed that the City Council consider resumes to be provided for the development team by the Appellant. Additionally, the development team did not include a housing professional to address the affordability component of the proposed project. The City Council requested that the Appellant consult a housing professional. Furthermore, the City Council directed the Planning Commission to consider a pro forma to be submitted by the Appellant to address concerns relative to the number of proposed affordable dwelling units. Lastly, the City Council directed that the Planning Commission provide draft conditions of approval for City Council consideration that would require the Appellant to submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

- C. **Subdivision.** The City Council directed that the Planning Commission, if it recommended that the Project be approved, provide draft conditions of approval for City Council consideration that, among other things, would require the Appellant to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans.

- D. **Overall Conclusion.** Additional information must be submitted into the administrative record in order for the Planning Commission to render an informed decision. Accordingly, the matter is remanded to the Planning Commission for further consideration in light of the direction provided in this Resolution.

SECTION 4: *Tentative Map.* Based upon the findings in Section 3 and pursuant to Government Code § 66474, the City Council finds that the tentative map for the Project must be denied for the reason that the map application is inconsistent with the Monterey Park General Plan and Monterey Park Municipal Code (“MPMC”) zoning regulations for the following reasons:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. General Plan Land Use Element Goal 11.0 provides the City’s goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- C. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community.
- D. As proposed, the Project would construct a total of 6 affordable units out of a total of 54 proposed dwelling units. This is inadequate to meet the expectations of the General Plan.
- E. The project site is zoned R-3 (High Density Residential) which allows a maximum of 11 units. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone and other discretionary approvals. The tentative map, therefore, does not comply with the MPMC zoning regulations.

SECTION 5: *Determination.* Based upon the Conclusions set forth in Sections 3 and 4, the City Council renders the following determinations and authorizations:

- A. The City Council partially upholds the Appeal by modifying the Planning Commission’s Decision for the reasons set forth in this Resolution.
- B. This matter is remanded to the Planning Commission which is directed to reconsider the matter in accordance with the findings and conclusions in this Resolution.
- C. The City Manager, or designee, is authorized to take such action as may be needed to implement this Resolution and provide sufficient evidence to the Planning Commission in order for it to render an appropriate decision.
- D. Nothing in this Resolution is intended to, nor does it, instruct the Planning Commission regarding whether to approve the Appellant’s application for the Project. And, nothing in this Resolution precludes the Appellant from appealing a subsequent Planning Commission decision in accordance with applicable law.

SECTION 6: *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 7: *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 8: *Notice.* The City Clerk is directed to provide a copy of this Resolution to the Planning Commission, the Appellant, and to any other person requesting a copy.

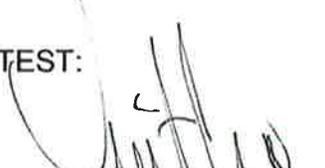
SECTION 9: *Effective Date.* This Resolution becomes effective immediately upon adoption and memorializes the City Council's final decision made on February 1, 2017. Note that persons dissatisfied with the City Council's decision may appeal it to a court of competent jurisdiction pursuant to Code of Civil Procedure § 1094.6. The time period for any such appeal commenced at the time the City Council rendered its decision on February 1, 2017.

PASSED AND ADOPTED this 15th day of February, 2017.



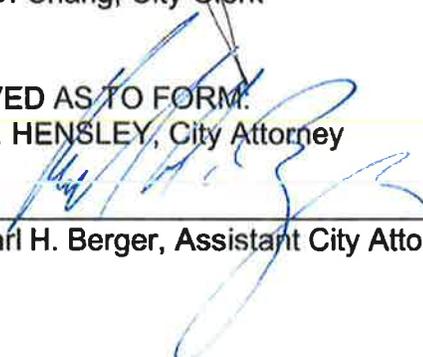
Teresa Real Sebastian, Vice Mayor

ATTEST:



Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

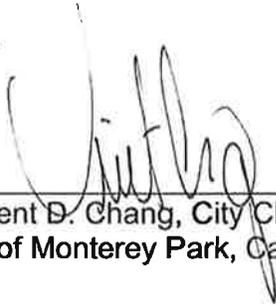
Karl H. Berger, Assistant City Attorney

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11897 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 15th day of February, 2017 by the following vote:

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

Dated this 15th day of February, 2017.



Vincent D. Chang, City Clerk
City of Monterey Park, California



Planning Commission Staff Report

DATE: December 13, 2016

AGENDA ITEM NO: 2-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a 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.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On November 22, 2016, the Planning Commission reviewed this application and expressed concerns about several items, including the number of required parking spaces for affordable housing generally, providing additional setbacks, and the consideration of providing additional affordable units.

Since the meeting, the applicant has revised the plans to provide 3 feet of additional setback on the north and south sides of the project on the second, third, and fourth floors. Aside from the setbacks no other revisions were made to proposed project, nor did the project architect response to the comments on off-street parking or additional affordable housing. Staff believes that any additional setback beyond the minimum code requirements will help to provide further relief to the building mass and the proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan. The project architect will provide more discussion on the changes made to the building elevations.

Respectfully submitted,

Michael A. Huntley
Community and Economic
Development Director

Prepared by:

Reviewed by:

Samantha Tewasart
Senior Planner

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, elevation plans and Tentative Map
- Attachment 3: Planning Commission staff report dated November 22, 2016



Planning Commission Staff Report

DATE: November 22, 2016

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a 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.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The proposed project is a 54-unit mixed-affordable senior housing development located six lots south of the intersection of West Garvey Avenue and South Chandler Avenue. Neighboring properties include a multi-unit two-story commercial building, a financial institution, and other older multi-unit residential buildings constructed in the 1920s and 1950s.

Per Monterey Park Municipal Code (MPMC) Chapter 21.16, the proposed use is an allowed use subject to a conditional use permit and zone change. Additionally, the applicant is requesting approval of a tentative map to subdivide the air-rights for condominium purposes. The senior citizen housing overlay allows for a three-stories, 40 feet tall building. According to the architectural plans, the proposed project will be setback 25 feet from the front property line and will be planted with a variety of Cape Myrtles, Date Palms, and Redbud Trees, groundcover, and decorative pavers. At the north and south sides of the property the building will be setback 7 feet, which will be two feet more than the minimum 5 feet side yard setback requirement and the second and third floors will have a 10 feet side yard setback. The proposed lot coverage will be

29 percent of the lot and the project will provide the required number of parking spaces base on the affordability levels.

The proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan; it provides senior housing units per the City's Housing Element 2014-2021.

ANALYSIS:

Property Description

The applicant, Latigo Canyon Development LLC, is requesting approval 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 subject property is zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential.

The subject property is comprised of three parcels, which will be consolidated as part of the proposed project. The three parcels will total 35,520 square feet (0.82 acre) in size. The lot width will 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.

Project Description

According to R-3 zoning standards, a maximum building density of 1 unit per 3,000 square feet of lot area would apply to this property, which permits up to 11 units. However, the proposed project is a mixed-affordable senior housing development, which according to MPMC Chapter 21.16, permits a higher density for senior housing units.

According to MPMC Chapter 21.16, a maximum density of 50 units per acre is allowed in the Senior Citizen Housing Overlay Zone. Per the lot size, 40 units are allowed. Additionally, pursuant to MPMC Chapter 21.18 Affordable Housing Incentives – Density Bonus, the project will be comprised of a mixture of income groups, in order to receive a density bonus. The project will include 2.5 percent very-low income units for a 10 percent density bonus and 15 percent low income units for a 23 percent density, which equates to 1 very-low income units and 5 low income unit, respectively. In other words, 48 of the 54 units will be market rate. The remaining six units will be below market rate, with five units reserved for low income residents, and one reserved for very low income residents.

The project will be 3-stories and 40 feet in height and will meet the required setbacks of 25 feet for the front and rear yards and 7 feet for the first floor side yard setback and 10 feet for the second floor side yard setback. There will be 51 two-bedroom units ranging in size from 776 square feet to 1071 square feet and 3 one-bedroom units that will be 752 square feet in size. The project also includes a 1,715 square feet community room, and 881 square feet manager's office.

Parking

Parking required for the site is based on the income group. For the market rate units 1.0. parking space is required per unit. For the low income units, 0.8 spaces is required per unit. Additionally, one guest parking space is required for every four units. The required number of parking spaces is 42 spaces plus 14 guest parking spaces, totaling 66 spaces and 66 spaces will be provided. All the parking spaces will be provided in one level of subterranean parking. The required driveway width for an R-3 zoned lot is 18 feet. The driveway width at the entrance and throughout the subterranean parking level will be 26 feet wide. The property will be accessible from South Chandler Avenue.

Open Space

The minimum required usable open space area is 200 square feet per unit or 10,800 square feet and 15,443 square feet will be provided. The minimum required private open space is 100 square feet and 104 square feet of private open space will be provided for each unit. The minimum required common open space is 40 percent of the total usable open space area, which is 4,320 square feet and the provided common open space is 4,625 square feet. The private and usable open space total provided meets the minimum requirements.

Covenant to Continue as Senior Housing, Affordable Units, and Agreement for Density Bonus

As a condition of approval for any senior housing development pursuant Chapter 21.16, the property owner must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of MPMC § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.

Zone Change

According to MPMC Chapter 21.16, the Senior Citizens Housing (S-C-H) Overlay Zone can be created in the same manner as property is reclassified from one zone to another within the City, as set forth in Chapter 21.34. According to MPMC Section 21.34.020, amendments may be initiated by the owner of any real property located within the City. A Zone Change application must be filed; the Planning Commission conducts a public hearing; and following the public hearing, the Planning Commission makes a recommendation to the City Council regarding the proposed zone change.

Tentative Map No. 073741

The project includes a tentative map to subdivide air rights for condominium purposes. In accordance with MPMC Title 20 and the Subdivision Map Act (Government Code §§ 66410, *et seq.*), the project complies with map requirements.

Conditional Use Permit

According to MPMC 21.16.030, all affordable senior housing developments must be approved with a conditional use permit. According to MPMC Section 21.32.020, before any conditional use permit is granted, the applicant must show, to the satisfaction of the Planning Commission, all of the following facts as discussed in the resolution.

OTHER ITEMS:

Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **October 13, 2016** in the Monterey Park Progress and circulated for public review for a period of 20 days (**October 6, 2016 to October 25, 2016**) and posted on **October 6, 2016**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 foot radius and current tenants of the property concerned on **October 6, 2016**.

Environmental Assessment

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

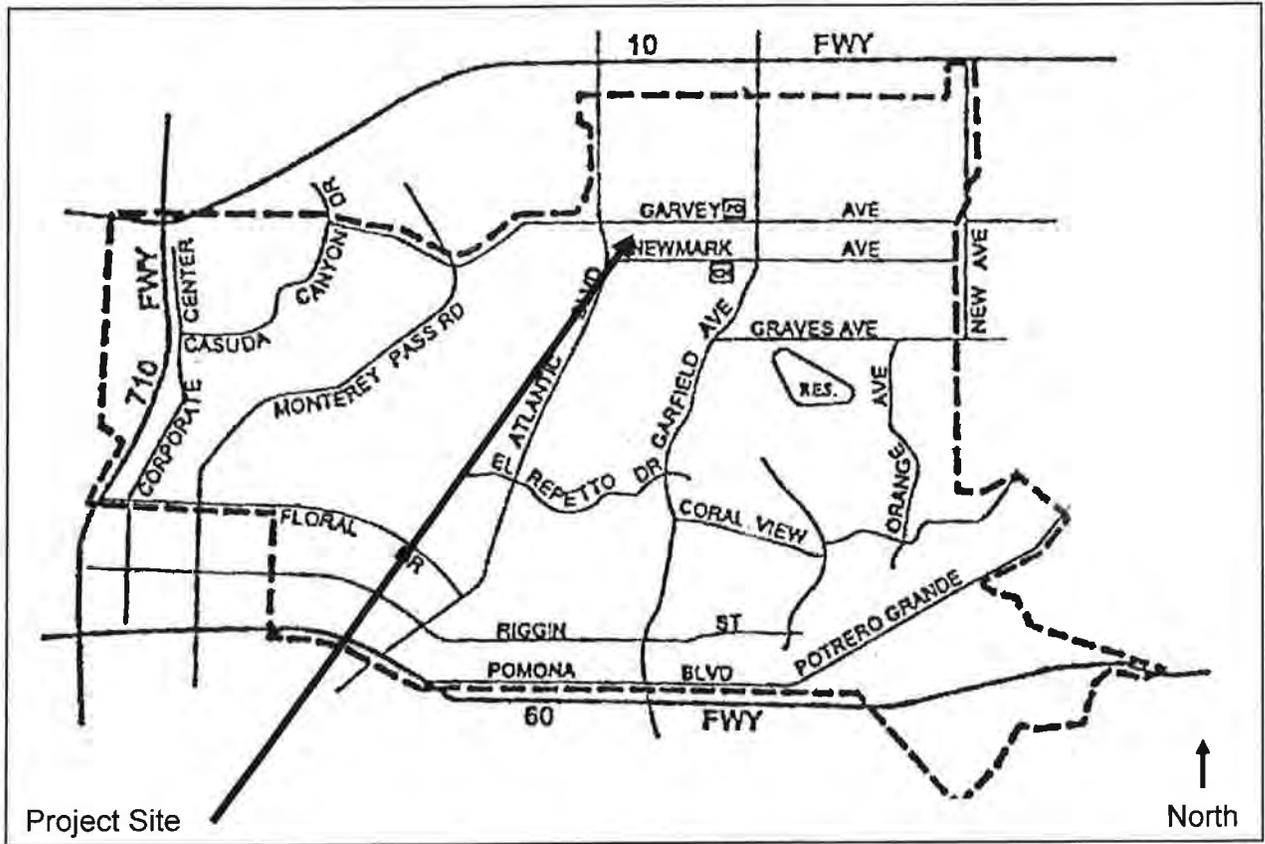
General Plan Consistency

The proposed project is consistent with the City's General Plan because the High Density Residential land use category allows for a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The average population density is 84 persons per acre. The General Plan Land Use Element contains a goal (Goal 11.0) which is to continue to provide opportunities for persons of all incomes to find suitable housing. The proposed project is a 54-unit affordable senior housing development, which will provide affordable housing options to senior citizens.

A goal (Goal 2) contained in the 2014-2021 Housing Element is to remove or reduce governmental constraints on affordable housing development. One of the policies (Policy 2.2) in the Housing Element is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development. The proposed project conforms to the density permitted by Monterey Park Municipal Code (MPMC) Section 21.36.090 for mixed affordable senior housing developments and

meets the State density law. Also, the project helps to attain Goal 4 which is to assist in the provision of housing that meets the needs of all economic segments of the community. The project will provide affordable housing to senior citizens.

Vicinity Map



Aerial Map



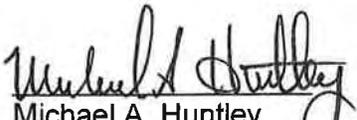
ALTERNATIVE COMMISSION CONSIDERATIONS:

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.

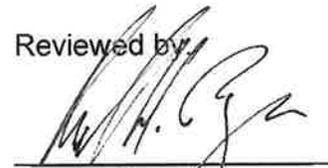
Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site, floor, elevation plans and Tentative Map

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
November 22, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, November 22, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

SWEAR IN:

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Theresa Amador, Delario Robinson, and Paul Isozaki

Commissioners Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

September 27, 2016 –

Commissioner Robinson clarified that on page 7 his vote was nay and not aye.

Chairperson Choi stated that Item 2A on page 2, second paragraph, is missing a second part. He had raised a question about the recent parking code amendment and Planner Tewasart replied that the code had not taken effect.

Action Taken: The Planning Commission approved the minutes of September 27, 2016 with amendments.

Motion: Moved by Commissioner Amador and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners Choi, Sullivan, Amador, Robinson, and Isozaki

Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS (PUBLIC HEARING):

2-A. RECONSIDERATION OF RECOMMENDATIONS TO THE CITY COUNCIL REGARDING AMENDMENTS TO THE MONTEREY PARK MUNICIPAL CODE CHAPTER 9.06 REGULATING AIRPLANE FLIGHTS

Attorney Berger provided a brief summary of the staff report.

Commissioner Sullivan inquired about how to address the issue. Attorney Berger replied that the City Attorney's Office recommended to the City Council to adopt a social media policy that has not yet come before the City Council for consideration. Attorney Berger stated that social media allows for a great deal of communication with the public and allows the public to interact with their public officials, but there are potential dangers with that from the standpoint of transparency laws. The appearance of potential impropriety through the optics of people looking outside rather than understanding the scope of the inside occurrences is the reason why the item was brought back. It also demonstrates and highlights the problems with social media.

Commissioner Amador stated that with the explosion of social media the direction from the Planning Commission should be to recommend to the City Council to develop a social media policy so that everyone is on the same page, anyone on a commission, as a volunteer, or an elected official.

Commissioner Robinson stated that the Commission was leaning towards not moving the item forward, but some of the Commission wanted to show support. He stated that the item should have not moved forward in the first place.

Chairperson Choi opened the public hearing.

Chairperson Choi closed the public hearing.

Chairperson Choi stated that the Commission had a spirited discussion at the last meeting regarding this matter. He stated that he still believes that although the airplane altitude issue is an important issue and of great concern to the community, regulating airplane altitude is not within the purview of the Planning Commission. He inquired that since the Commissioner who originally made the request is no longer on the Commission if it makes sense to continue to take action.

Attorney Berger replied that if the Commission wanted to take action, the Commission can vote to make a recommendation to the City Council. If the Commission chooses not to take any action, there is no need to make any motion or take any vote. This is a matter for reconsideration. For all intents and purposes, the vote that occurred on September 27th, 2016 is in front of the Commission, but the recommendation would be to treat it as not a vote simply because of the concerns over the appearance of potential violations of the Brown Act. There is no evidence that anything actually occurred, but the only way to cure any potential Brown Act violation is to bring it back for reconsideration to the body that originally thought about it and considered it. If the Commission wants to take a no action, then the minutes will simply reflect that the Planning Commission took no action. If the Planning Commission wishes to make a motion to make a recommendation as it did on September 27th, 2016 than that is something that can be done as well.

Commissioner Sullivan inquired if a no position was taken, would the action negate what the Airport Commission group from the City is doing. Attorney Berger replied that this item was brought up under Commissioners Items. It was a motion from the dais. From a legal standpoint the City's ability to regulate any type of airplane flights is restricted by the FAA and federal law. Nothing that the Planning Commission does with regards to this particular issue will affect anything that the City Council does other than if the Planning Commission wishes to advise the City Council to do something. It is a vote of confidence that the Planning Commission would like something to happen. In terms of practical or legal implications there are no ramifications from it.

Commissioner Sullivan stated if the residents wanted to send in letters that would probably get more attention.

Commissioner Isozaki stated that the item is not a function of the Planning Commission, but he does not want to vote to rescind the vote from September 27th, 2016, because it is an important issue to the City. He understands the government hierarchy and the federal government controls the airports. He stated that it is pointless what the Planning Commission does because the truth is the Commission does not have the power. He stated that he would like to leave it as a no action.

Commissioner Robinson retracted his motion to rescind the vote on September 27th, 2016 and Chairperson Choi seconded.

Action: The Planning Commission took no action.

3-A. 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

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Commissioner Isozaki inquired about the number of parking spaces provided and the number of elevators. Planner Tewasart replied that the required number of parking spaces is 42 plus 14 guest parking space and the project will provide 55 spaces plus 15 guest parking spaces.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that this is a senior housing project and the proposed units are approximately 800 square feet in size, compared to a more typical non-senior housing unit, which are approximately 1,800 to 2,200 square feet. Every two and a half units in this proposed project is equivalent to a regular condominium project. The occupants of the proposed project will be seniors who do not drive as often as non-seniors. The project is not for younger families.

Commissioner Isozaki stated that the age restriction is 55 years or older and inquired about the proposed two bedrooms. Architect Kao replied that there can be a caretaker, but the second bedroom can also be used as a study or office. Commissioner Isozaki stated that his concern is that the two-bedrooms have the potential to add a second vehicle per unit. He stated that he understands the code requirements, but there is common sense as well. Architect Kao replied that the parking requirement is derived from the actual usage of senior housing developments.

Commissioner Robinson inquired about condition number 76 and the trees in the courtyard and public right-of-way. Architect Kao replied that the landscaping details are a part of the packet and the condition from the Parks Division is a standard requirement.

Commissioner Amador inquired about the number of senior housing developments that the applicant has constructed. Developer Kenny Gao replied no other developments.

Commissioner Sullivan inquired if the proposed project is live/work. Planner Tewasart replied no, it is strictly residential. Commissioner Sullivan inquired about the masonry wall and the condition of the water lines on Chandler Avenue. Commissioner Sullivan expressed concerns about the height relative to the adjacent properties and inquired about outreach efforts to partner with the adjacent properties and be a good neighbor.

Architect Kao replied that they would be happy to work with the adjacent properties. He stated that density is a critical element to make affordable senior housing feasible. There are existing senior housing developments that are either the same height or taller. The proposed project is in-line with existing senior housing developments in the city. It is typical for senior housing projects to be four to six stories. The shadow study shows that the properties to the north will see the most amount of shadowing.

Commissioner Robinson stated that the project appears to be consistent with the General Plan and the zoning allows for higher density development. Also, affordable housing is needed.

Chairperson Choi stated that he is in one hundred percent support of affordable housing and senior housing. However, there is a concern with the large footprint of the proposed project. He also expressed concerns with the parking, especially if the units will have caretakers. Architect Kao replied that the occupants that will need a caretaker may not necessarily drive.

Commissioner Sullivan stated that his concern is that the project is so close to the property lines and he is sympathetic to the people in the community.

Commissioner Robinson stated that there will be more seniors in the future and senior housing is needed.

Commissioner Sullivan stated that he agreed with Commissioner Robinson; however, the project only provides six affordable units and more affordable units are needed.

Attorney Berger stated that the proposed project cannot move forward with the way it is currently designed without the discretionary approvals from the City Council. The Council would have to adopt an ordinance and approve the proposed zone change and conditional use permit. The project does not conform to the underlying zone without the zone change. Now is the time to discuss additional concessions on the developer's behalf in order to move forward with the project. It is completely a discretionary thing on the City's behalf.

Commissioner Isozaki inquired about what will happen to the occupants that currently live on the subject property. He inquired if the occupants will be vacated. The developer replied that the occupants will be given notice.

Commissioner Robinson inquired about the sales price. The developer replied that they do not have that number for now. Architect Kao stated that the price is determined by the County and the developer would have to follow those regulations and restrictions. The rest of the market rate units will be dictated by the market.

Commissioner Amador stated that the City Council should consider looking at a higher ratio of affordable housing units in the future. Director Huntley replied that the City has adopted the State density bonus regulations, which allows for additional density. The Planning Commission can recommend to the City Council to look at requiring additional affordable units.

Commissioner Isozaki inquired about who will get to purchase the low-income units. Director Huntley replied that it would be up to the developer. Commissioner Isozaki stated that if there are low-income seniors living in the existing units that they should be given the opportunity to be one of the first to buy it. Director Huntley stated that if there are conditions that the Commission would like to add that can be something that the Commission can consider.

Commissioner Sullivan inquired if additional setbacks can be provided on the north and south sides of the property, possibly 15 feet instead of 10 feet. Architect Kao replied that the proposed units are basic size, but some of the units can be slightly moved in.

Commissioner Sullivan inquired if that is something that can be revised and brought back to the Commission. Architect Kao inquired if that can be added as a condition of approval instead. Director Huntley stated that there are no issues with adding certain conditions, but if the comment is to change the building design it should be brought back to the Planning Commission.

Chairperson Choi stated that there appears to be two main concerns, one being the setbacks and other being the number of units that are low-income. This project is called an affordable senior housing project, but only 6 out of the 54 units are affordable. If the developer would like to reevaluate the number of low-income units that will be provided to see if it will be viable to make adjustments, it is strongly recommended as well as making adjustments to the setbacks.

Commissioner Sullivan stated that he would compromise on the additional 5 feet if more of the units will be made affordable. Architect Kao replied that the pro forma justifies why the density bonus is needed, because it takes that much additional density to make up the subsidies the developer would have to do for the six units. The land and construction cost would substantially exceed the sales price of the six units that is dictated by the county. In order to make the project work that is just about what you need to get the project going. The fact that the City has not had any senior housing coming forward in many years there must be a financial and market reason for that. In this city with the land cost, it is not easy to make a senior project pencil out.

Attorney Berger stated that one condition was added. The other item discussed was an additional 5 feet setback and staff's recommendation was to revise the plans as requested and resubmitted for consideration. If those changes are made there is a possibility that it will have CEQA ramifications, which will require revisions to the CEQA or some other clarification to the document so that the Commission has a full understanding of what that setback accomplishes. This is a discretionary project. The project cannot move forward without the zone change and a zone change is a completely legislative act by the City Council. If the Planning Commission is asking for additional affordable units and the developer does not want to provide additional affordable units, then that is something that the Planning Commission can inform the City Council.

Commissioner Amador inquired if the developer would consider the recommendations. Architect Kao replied that they can massage the project and experiment with certain portions of the north side of the building, if not entirely.

Chairperson Choi inquired if staff believes providing additional setbacks would make a difference with regards to the concerns for the neighbors. Director Huntley replied that it would help to reduce some of the perceived impacts to the neighboring properties.

Commissioner Amador stated that she is in favor of seeing more affordable housing although it is miniscule it is a step in the right direction. She is just trying to ensure that the neighbors are going to be happy with the project. She stated that the Commission is not only looking at the project, but also how the project will affect the adjacent

properties. That is why the Commission is looking at the parking and sustainability of the project. Architect Kao stated that the project will be replacing the existing dilapidated homes that were built in the 1920s with high quality materials that are a few notches above the standard condominiums that are being proposed nowadays.

Chairperson Choi stated that there is a clear and evident need for affordable housing and the Commission sees the need for that. He stated that the developer is willing to massage the setbacks, but inquired if the developer is willing to massage the number of affordable units. Architect Kao stated that the developer will not be able to provide an answer right away. They probably need to go back and take a hard look at the numbers.

Chairperson Choi closed the public hearing.

Action: The Planning Commission **continued** the 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 to allow the applicant additional time to address the Commission's concerns to the December 13, 2016 Planning Commission meeting.

Motion: Moved by Commissioner Sullivan and seconded by Chair Choi, motion carried by the following vote:

Ayes: Commissioners: Choi, Sullivan, Amador, Robinson, and Isozaki
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-B. RECESS TO WORKSHOP AND TRAINING REGARDING BROWN ACT; ETHICS, INCLUDING AB 1234; LAND USE REGULATION; AND SCOPE OF AUTHORITY FOR PLANNING COMMISSION. NO ACTION WILL OCCUR. TRAINING AND WORKSHOP WILL BE HELD IN THE ADMINISTRATIVE CONFERENCE ROOM (ROOM NO. 266). THE MEETING WILL ADJOURN FROM THAT LOCATION.

Attorney Berger provided a presentation to the Planning Commission.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on November 22, 2016 at 10:00 p.m. to the next regular meeting on December 13, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
December 13, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, December 13, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Delario Robinson, and Paul Isozaki

Commissioners Absent: Theresa Amador

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

2-A. 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

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that the Planning Commission at the previous meeting inquired if the building can be further setback greater than the code requirement of 10 feet. They managed to set the building back three additional feet. The Commission also inquired if it would be feasible to provide more affordable housing units. He questioned if the City is encouraging and facilitating housing developments to meet the City's fair share of housing developments. He stated that there is a real cost involved with limiting the number of stories to four feet. For example, the proposed project had to put the parking in a subterranean level. If five stories were allowed, the parking could have been on the ground level, saving approximately \$650,000.

Representative Steven P. Scandura, 1641 West Main Street #104, Alhambra, CA 91801, stated that he was asked to review and answer questions on the issue of providing additional affordable housing. Based on the numbers provided, the profit margin is less than 10 percent and each of the low-income housing units costs \$240,000 in lost profit. So if even one more affordable unit was to be provided the profit margin would be well below 10 percent. On a project like this that would leave no room for any problems in the development or unexpected costs. The project can go negative very quickly and at that point the project is no longer viable. With the five units of low-income and one unit of very low-income that is already pushing the project within the margins. The project appears to satisfy some of the goals with providing affordable housing.

Chairperson Choi stated that the Commission is receptive to any opportunity to provide additional affordable housing, but this is a private development and all the Commission can do is try to work with the applicant to get to some number of affordable units. The Senior-Citizen-Housing Overlay provides a density increase and the affordable housing also provides a density increase. So the City is doing its part in trying to work with the applicant to give them a viable project. What the Commission is asking for is something in return and if this is what the applicant can provide then it is appreciated and the applicant is not looking to increase the number. So it is up to the Commission to determine if it is adequate for this project.

Commissioner Isozaki stated that it is not a question of the number of units. He stated that a truly low-income individual would not be able to afford the down payment for one of the units or to qualify for a loan. Low-income rental units make sense, but it is an oxymoron to say that there are low-income units for sale. That is one major concern with the six affordable units. The other concern is the selection of the buyers and whether the City is involved. He stated that the motive is not to provide affordable units, but to get the density. He would prefer getting rid of the six affordable units and lowering the density. Another concern is the parking, which is exactly to code, but the problem is that there is overflow from the plaza on Garvey and Chandler. The obvious concern is the shade factor.

Representative Scandura replied that the existing tenants within the property that is going to be redeveloped will be given first rights to purchase the affordable units. If they decline or do not qualify, then the units to the north will get the rights next as compensation. Realistically anything over two-stories is going to cast shade. Another

possibly would be to shift the additional setbacks towards the south that way an additional 6 feet will be provided on the north side. The six units make the project more viable by the increase density because the marginal cost of an additional unit is not the same as the average cost. The marginal cost will be much lower. A third of the profit comes because of the six affordable units.

Chairperson Choi inquired if staff could provide some clarity to the density bonus. Director Huntley stated that there has been some discussion and conjecture regarding the affordable units. The State of California has adopted density bonus regulations and has mandated that local governments also adopt the same regulations. So within the code, the City has adopted the density bonus development standards that are being mandated by the State and this is as a way to produce affordable housing, it can be extremely low, low, moderate income housing and there are specific formulas that are adopted within the code that allows for a specific number of affordable units. This is mandated by the State, but the local government is required to monitor the affordability. There is an affordable housing covenant that is recorded against the property.

Commissioner Robinson stated the Commission's main purpose is to move the City forward and this project will move the City forward. There is a business component to the senior housing project and if the profit margin is not suitable then why build it. He stated that the Commission was previously concerned about the setback and that is the reason for the delay of the project and the possibly of approving the project.

Commissioner Sullivan inquired if the additional setback was taken from the living space or the overall space. Architect Kao replied mainly from the courtyard. The square footage stayed the same. Commissioner Sullivan stated that he still has a concern for the adjacent properties and the use of the word affordable housing for six units.

Opponent Tiffany San Juan, 126 South Chandler Avenue, Monterey Park, CA 91754, daughter and niece of the homeowners on the adjacent property to the north, stated that she is speaking on their behalf. She stated that there are concerns with the dust and debris that will occur during construction, noise vibrations and pollution, and traffic. Buses, trucks and vehicles use Chandler Avenue as an alternate route to Atlantic Boulevard, but there has been no repavement. Building a highly dense senior citizen project will not benefit the residents on Chandler Avenue. A less dense development that provides more greenery will be beneficial to the street and the community.

Commissioner Robinson inquired about the contaminants on the property. Planner Tewart replied that hazardous materials were analyzed and mitigations were not required.

Chairperson Choi closed the public hearing.

Commissioner Isozaki inquired if conditions of approval can be added requiring the applicant to shift the setback towards the south and provide priority to the tenants on the property and then to the people to the north. Director Huntley replied yes.

Commissioner Sullivan inquired about the affordability covenant. Attorney Berger replied that the California Health and Safety Code establish a formula by which affordable housing can be sold depending on different categories of income. There are medium income households, low income households, very low income households, and extremely low income households. For example, for moderate income housing the maximum that an owner can charge is 70 percent of the median housing within the county based upon income. When speaking of households that includes income from all inhabitants of a home. That formula tells you how much can be charged for a particular dwelling unit. The reason this is important is because the applicant is requesting to increase the density from the allowed zoning which is 11 units, up to 54 units based upon density bonuses.

Attorney Berger further clarified that density bonuses are a requirement of California law which requires local governments to provide density bonuses in part with regards to parking and setbacks where cities have to provide these changes in zoning in order to accommodate low income housing if the developer comes in offering to do that. To ensure that these households, which benefit from the density bonuses, remain affordable to these types of household income levels the Health and Safety Code requires that the developer record a covenant against the property requiring all of the homes to only be sold to the same type of households for the next 45 years and the City enforces those covenants. Anytime there is a property conveyance from one household to another household the City is required to ensure that the next household meets the same income requirements as the original household that bought the property.

Chairperson Choi inquired about enforcement on the City's side when there is a title change. Attorney Berger replied that the City must be informed whenever there is a title change.

Commissioner Robinson inquired why only three additional feet was provided instead of the requested five feet. Architect Kao replied that the minimum requirement is 10 feet. Commissioner Sullivan suggested that they look into whether it is possible to provide 15 feet.

Chairperson Choi inquired if Commissioner Sullivan had a preference regarding the additional setback and whether the request is to split the additional setback between the north and south sides or completely shifted towards the south. Commissioner Sullivan replied no. He has a commitment to the people in the City and if a building like this was constructed next to him he would not be favorable to the project. He does not want to set a precedent on Chandler Avenue with nothing but big buildings.

Action: The Planning Commission took no action.

NEW BUSINESS (PUBLIC HEARING):

3-A. CONDITIONAL USE PERMIT (CU-16-08) TO ALLOW A NEW 5-STORY MIXED-USE DEVELOPMENT AND GENERAL ON-SALE ALCOHOL USE AND TENTATIVE MAP NO. 073693 (TM-16-04) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS

TO ESTABLISH A HOTEL AND 84 RESIDENTIAL UNITS IN THE R-S, P-D (REGIONAL SPECIALTY, PLANNED DEVELOPMENT) ZONE AT 420 NORTH ATLANTIC BOULEVARD

Planner Tewasart provided a brief summary of the staff report.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on December 13, 2016 at 9:30 p.m. to the next regular meeting on January 10, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

ATTACHMENT 4

Pro forma/Feasibility Analysis

Management and Development Team

Latigo Canyon Development, LLC - Developer

Project specific owner

Ning Wang - Manager

Kenny Gao - President

Dr. Stephen Lau - Investor /Advisor

Larry Kaltman - Construction Management / Housing Consultant

Steven P. Scandura - General Counsel

Yung Kao, AIA - Architect

Architech Group - Principal

1989 to Present (28 years)

Education: U.C. Berkeley

M.Arch., Sustainability & Mixed Use Development

M.C.P., Urban Design & Land Economy

Larry Kaltman AIA, CASp - Housing Consultant / Construction Management

Kaltman Development Group

1987 to Present (30 years)

Education: U.C. Berkeley

Kaltman Development Group has completed 100+ unit residential projects as a developer/builder and has provided architectural, forensic and construction management services to numerous clients.

Kaltman Development Group provides consulting services in architectural design and construction documents of residential projects and care facilities. We have designed and provided construction administration services for numerous group homes for developmentally disabled clients as well as day care centers for developmentally disabled clients ranging from toddlers to seniors.

Queens Land Builder, Inc. - General Contractor

License No. 993184

Kenny Gao - Principal

Education: Liao Ning University

Queens Land Builder, Inc., is a general contractor focused on constructing multi-unit residential projects and currently engaged in the construction of 156 units of condominiums in Fremont, California, 20 units in Arcadia, California, 20 units in South San Francisco, California, 10 units in San Gabriel, California. Recently completed the Rosemead Doubletree Hotel 55,000 sf addition and 53 unit expansion. Past projects by principal include 35-floor hotel and .8 mile roadway tunnel construction.

Dr. Stephen Lau - Investor / Advisor

President, Mee Yin Corporation

Education: University of Liverpool, England

Experience includes completion of 100 residential in Las Vegas, Nevada, and sale of \$18.5 mil. parcel for development in Los Angeles, California.

Law Offices of Steven P. Scandura

Steven P. Scandura, Esq.

General Counsel

Education: UCLA Law, U.C. Berkeley

Alhambra, California - 1998 to Present

130-206 S. Chandler Senior Housing - PRO FORMA / Feaseability Analysis

Alternative 1:	40 Units Senior Housing / No low income units
Alternative 2:	40 Units Senior Housing / Including 10 low income units
Alternative 3:	54 Units Senior Housing / Including 10 low income units

Development Assumptions	Alternative 1	Alternative 2	Alternative 3
Net Unit Space (sf)	34,400	32,650	44,078
Accessory Spaces (sf)			
Community Room	1,611	1,611	2,175
Manager's Office	881	881	881
Circulations	6,333	6,333	8,550
Parking Garage	23,765	23,765	28,351
Total	32,590	32,590	39,957
Number of Units	40	40	54
Average Unit Size (sf)	860	816	816
Number of Parking Spaces	57	57	68
Total Number of levels (Senior Units)	4	4	4
Total Number of levels (Parking)	1	1	1
Site Size (sf)	35,520	35,520	35,520
Development Costs			
Land Cost			
Land Acquisition	4,000,000	4,000,000	4,000,000
Transaction Cost			
Financing Cost	400,000	400,000	400,000
Construction Cost			
Grading	300,000	300,000	300,000
Paving	50,000	50,000	50,000
Landscaping	90,000	90,000	90,000
Tele/data/network	85,556	85,556	105,000
Building Construction	5,807,053	5,597,098	7,519,080
Off-site street improvements	100,000	100,000	100,000
Soft Costs			
Professional Services	650,000	650,000	700,000
Plan Check & Permit Fees	340,000	330,000	450,000
School Fee	129,122	122,999	164,969
Safety Impact Fee	54,017	51,392	69,380
Park Fee	36,011	34,261	46,253
Water Service Fee	60,000	60,000	75,000
Property taxes	200,000	200,000	200,000
Construction Finance Cost	464,564	447,768	601,526
Sales Proceeds			
Average per Unit - Market Rate	365,500	346,910	346,910
Average per Unit - Low Income	0	215,000	215,000
Gross Sale Proceeds	14,620,000	13,251,126	17,414,048
Net Sale Proceeds	13,742,800	12,456,058	16,369,205
Feasibility			
Total Costs	12,766,323	12,519,074	14,871,208
Gross Profit	976,477	(63,015)	1,497,997
% of Return	8%	-1%	10%

ATTACHMENT 6

Planning Commission Minutes dated February 26, 2019

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, February 26, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Delario Robinson, Eric Brossy De Dios, and Ricky Choi

Board Members Absent: Theresa Amador and Margaret Leung

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP NO. 82008 (TM-17-09) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, on behalf of the property owner The Commons of MPK LLC, was present.

Chairperson Robinson closed the public hearing.

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

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 02-19** approving a mitigated negative declaration and denying the applicant's requests for approval of a Zone Change (ZC-17-01), Conditional Use Permit (CU-17-08), and Tentative Map (No. 82008 (TM-17-09)) for the subdivision of air rights to construction an 87-unit mixed-affordable senior citizens housing development in the R-3 (High Density Residential) Zone at 338-400 South Alhambra Avenue.

Resolution No. 02-19

A RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP (NO. 82008 (TM-17-09)) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, and Choi
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Leung

3-B CONDITIONAL USE PERMIT (CUP-16-06) AMENDMENT TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATIONS FACILITY (SPRINT) AT 1920 SATURN STREET (5256-001-810)

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Colleen Khouri of Eukon Group, on behalf of Sprint, provided a brief presentation of the proposed project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 03-19** approving Conditional Use Permit (CU-16-06) to allow the continued operation of a temporary wireless telecommunication facility in the O-P (Office Professional) Zone at 1920 Saturn Street (APN: 5256-001-810).

Resolution No. 03-19

A RESOLUTION APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP-16-06) TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATION FACILITY AT 1920 SATURN STREET (APN: 5256-001-810).

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

Motion: Moved, by Commissioner Choi and seconded by Commissioner Leung, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, Choi, and Leung
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-C ZONE CHANGE (ZC-18-01); CONDITIONAL USE PERMIT (CU-18-01); AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AND CERTIFY A MITIGATED NEGATIVE DECLARATION AT 130-206 SOUTH CHANDLER AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, provided a presentation of the proposed project.

Speaker Hilda Tsang, 213 South Chandler Avenue, spoke in opposition of the project. She expressed concerns that the proposed building will be incompatible with the surrounding residential buildings, the project's lack of sufficient parking capacity would add traffic that would be not be supported by Chandler Avenue.

Speaker Tiffany San Juan, 126 South Chandler Avenue, spoke in opposition of the project.

Speaker Justin Tse, 505 Hermosa Vista Street, spoke in opposition of the project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 04-19** recommending that the City Council adopt a mitigated negative declaration; and approve a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) to subdivide air-rights to construct a 54-unit mixed-affordable senior citizen housing development in the R-3 (High Density Residential) Zone at 130-206 South Chandler Avenue.

Resolution No. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

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

Motion: Moved, by Commissioner Choi and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, and Choi
Noes: Commissioners: Amador and Leung
Absent: Commissioners: None
Abstain: Commissioners: None

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:38 p.m.

Next regular scheduled meeting on March 12, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer

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

ATTACHMENT 6

City Council Staff Report dated May 15, 2019



City Council Staff Report

DATE: May 15, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-E.

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Continuance for decision regarding construction of a 54-unit senior citizen housing condominium project – 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Continuing a final decision regarding this application until the meeting of June 5, 2019; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On April 17, 2019, the City Council reviewed an application for constructing a 54-unit senior citizen housing project at 130-206 South Chandler Avenue. During the meeting, the City Council directed that the staff meet with the applicant to clarify the number of affordable units in the Initial Study/Mitigated Negative Declaration; provide additional parking spaces; and modify a condition of approval requiring the Bradford Pear tree in the public right-of-way. Staff met with the applicant regarding these items. Some additional time is needed to completely address the City Council's concerns regarding the proposed project before the City Council makes a final decision.

Respectfully Submitted by:

Prepared By:


Mark A. McAvoy
Director of Public Works/City
Engineer


Samantha Tewart
Senior Planner

Approved by:

Reviewed by:


Ron Bow
City Manager


Karl H. Berger
Assistant City Attorney

ATTACHMENT 7

City Council Staff Report dated June 5, 2019



City Council Staff Report

DATE: June 5, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project – 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Waiving first reading and introducing an Ordinance approving a Zone Change (ZC-18-01);
- (2) Adopting a Resolution approving Tentative Map No. 73741 (TM-18-01) and conditional use permit (CU-18-01); and
- (3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

On April 14, 2019, the City Council held a public hearing to gather evidence regarding the requested Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 73741 (TM-18-01). Collectively, these actions would allow construction of a 54-unit senior citizen housing project. After closing the public hearing, the City Council requested that the project be brought back clarifying the number of affordable units in the Initial Study/Mitigated Negative Declaration; provide additional parking spaces; and modify the condition requiring the Bradford Pear tree in the public right-of-way. On May 15, 2019, Staff requested additional time to work with the

Applicant to address the comments. Since the meeting, the Initial Study/Mitigate Negative Declaration has been revised; the project will provide 14 additional tandem parking spaces in the subterranean parking level; and the tree species has been revised to a 24-inch box size Chanticleer Pear (*Pyrus Calleryana*). The required number of parking spaces for the proposed project is 67; the applicant would provide 81 spaces.

The City Council staff report dated April 17, 2019 and May 15, 2019; Planning Commission staff report dated February 26, 2019; and the minutes from the February 26, 2019 Planning Commission meeting are attached for reference. The Planning Commission found that there was sufficient evidence to support the Zone Change, Conditional Use Permit, and Tentative Map for the proposed project.

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

Legislative: The recommended action includes an amendment to the zoning via an Ordinance. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the proposed zone change, the City Council must make these findings (MPMC § 21.38.050):

- That the proposed zone change is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed zone change will not adversely affect surrounding properties; and
- That the proposed zone change promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC's zoning regulations.

These findings are included in the draft Ordinance; the facts upon which these findings rely are also included with the draft documents.

Quasi-judicial: The recommended action also includes adopting a Resolution approving a tentative map and conditional use permit ("CUP"). In considering such actions, the City Council acts in a quasi-judicial role. When 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.

The City Council must base its decisions upon substantial evidence within the record. "Substantial evidence" generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be

made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the City Council asks irrelevant questions and bases its decision-making on such questions, a court may overturn the City Council's decision and potentially hold the City liable for violating the applicant's constitutionally protected due process rights.

To approve the tentative map, the City Council must find that the map is:

- Consistent with the General Plan;
- Consistent with any applicable Specific Plan or Planned Development;
- Consistent with the provisions of the MPMC;
- In the interest of public health and safety; and
- Is a necessary prerequisite to the orderly development of the surrounding area.

The City Council must deny the tentative map if it finds any of the following (Government Code § 66474):

- That the proposed map is not consistent with applicable general and specific plans.
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- That the site is not physically suitable for the type of development.
- That the site is not physically suitable for the proposed density of development.
- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

To approve the CUP, the City Council must find (MPMC § 21.32.020):

- That the site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and

loading facilities, landscaping, setbacks, and other development standards prescribed in the MPMC;

- That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed use is consistent with the General Plan and any applicable specific plan;
- That the proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City; and
- That the proposed use will not have an adverse effect on the public health, safety and general welfare; and
- That the use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

These findings are included in the draft Resolution; the facts upon which these findings rely are also included with the draft documents based upon substantial evidence gathered during the public hearing in April.

ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

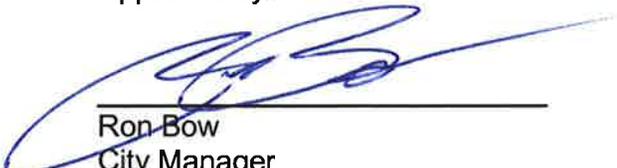
There are no identifiable fiscal impacts.

Respectfully Submitted by:



Mark A. McAvoy
Director of Public Works/City
Engineer

Approved by:



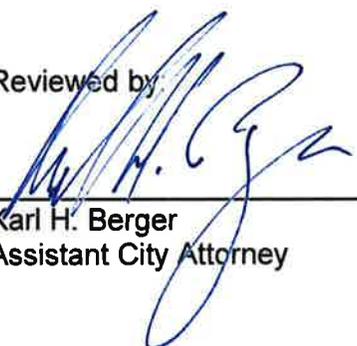
Ron Bow
City Manager

Prepared By:



Samantha Tewasart
Senior Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Ordinance
- Attachment 2: Draft Resolution
- Attachment 3: Architectural Plans and Tentative Map No. 73741
- Attachment 4: Initial Study/Mitigated Negative Declaration
- Attachment 5: City Council Staff Report dated April 17, 2019
- Attachment 6: City Council Staff Report dated May 15, 2019
- Attachment 7: Planning Commission Staff Report dated February 26, 2019
- Attachment 8: Planning Commission Minutes dated February 26, 2019

ATTACHMENT 1

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP (ZC-18-01) TO CHANGE THE ZONING FROM R-3 TO R-3 (S-C-H) TO ALLOW CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.

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

SECTION 1: The City Council finds and declares that:

- A. On January 2, 2019, Latigo Canyon Development LLC (the "Applicant"), submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") requesting approval of Zone Change (ZC-18-01) to construct a new 54-unit senior citizen housing development at 130-206 South Chandler Avenue ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for February 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On February 26, 2019, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the Planning Commission by City staff, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-18 which recommended that the City Council adopt the Zone Change (ZC-18-01);
- F. The City Council reviewed the proposed Project and related environmental aspects of the proposal as required by the MPMC at the April 17, 2019 public hearing; and
- G. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearings of April 17, 2019.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds as follows:

ORDINANCE NO.
PAGE 2 of 5

- A. The applicant requests a Zone Change to change the zone regulating the Project site from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay (R-3, S-C-H). The Zone Change is desirable to allow construction of the proposed 54-unit senior citizen housing development and would allow the subject property to be more consistent and compatible with the land uses in the immediate vicinity.
- B. MPMC § 21.16.020 allows for a S-C-H Overlay Zone only in the R-2 and R-3 zones and any commercial zone within an area designated by the General Plan as mixed-use. The proposed Zone Change would be compatible with the Central Business (C-B) zone designation to the north and will have relatively minimal impacts on the R-3 zoned properties located south of the project site.
- C. The property is 35,520 (0.82 acres) square feet in size. The lot is regularly shaped and relatively flat. The proposed project is a 54-unit senior citizen housing condominium development. The lot size will not change and the maximum allowable height will be less intensive than the current commercial zone, decreasing from 40 feet, 3-stories to 30 feet, 2-stories.
- D. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- E. The average population density within the project site's vicinity is 84 persons per acre.
- F. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- G. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- H. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- I. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.

SECTION 3: Environmental Assessment.

ORDINANCE NO.
PAGE 3 of 5

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with CEQA Guidelines § 15074, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Accordingly, the City Council adopts the draft mitigated negative declaration.

SECTION 4: Approvals. The zoning for the Project site is changed from R-3 (High Density Residential) to R-3, S-C-H (High Density Residential, Senior Citizen Housing). Accordingly, the Zoning Map is amended as set forth in attached Exhibit "B," and incorporated by reference.

SECTION 5: Reliance on Record. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the 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.

ORDINANCE NO.
PAGE 4 of 5

SECTION 6: *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 7: *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 8: Repeal of any provision of the MPMC, or any other City resolution or ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9: If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within ten (10) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 11: This Ordinance will take effect on the 30th day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this June 5, 2019.

Peter Chan, Mayor

ORDINANCE NO.
PAGE 5 of 5

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

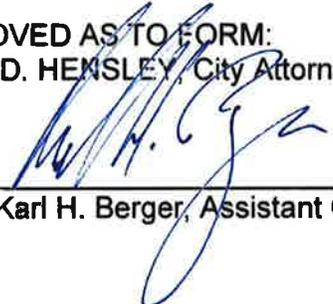
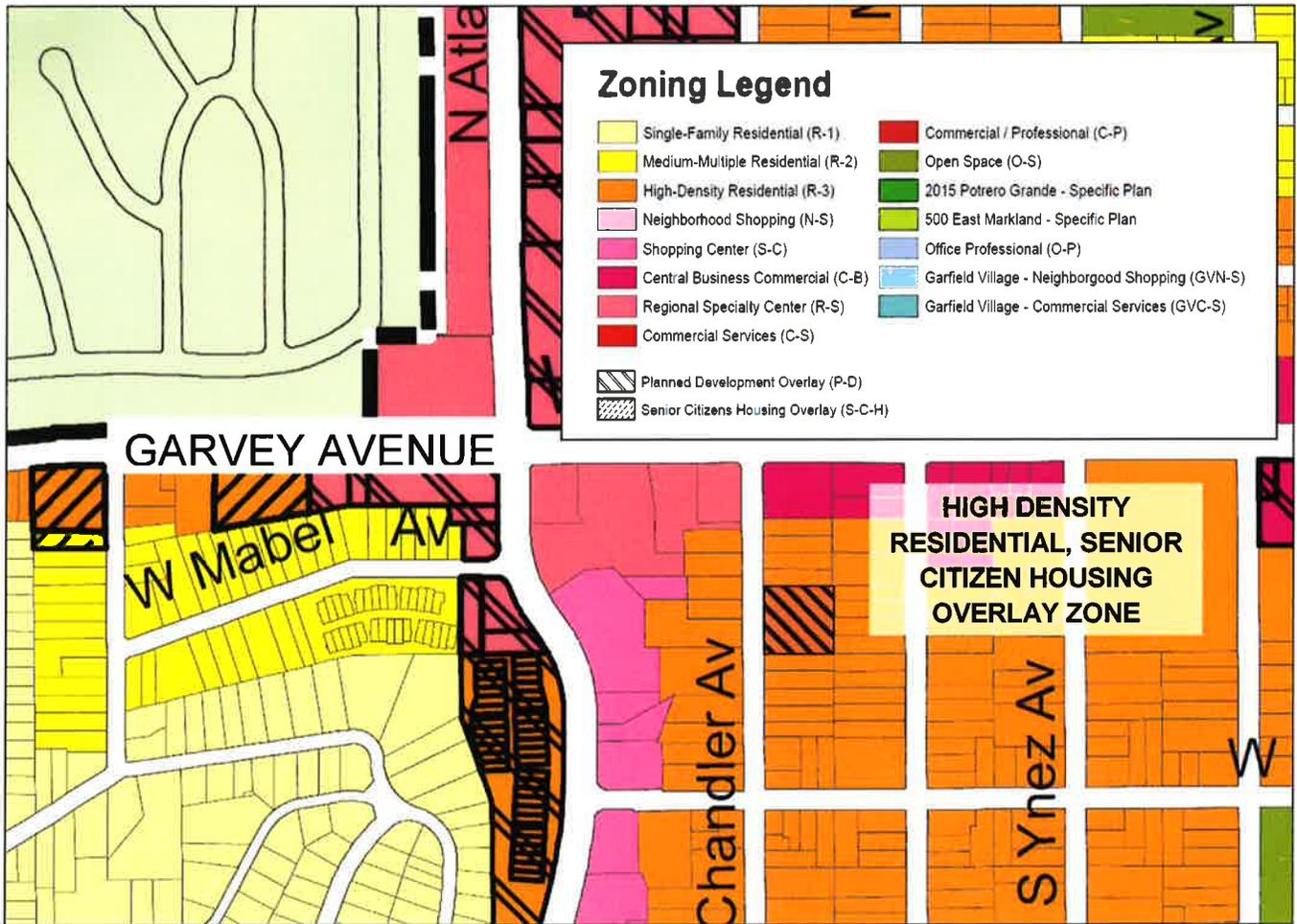
By:  _____
Karl H. Berger, Assistant City Attorney

Exhibit A

130-206 SOUTH CHANDLER AVENUE



Amendment of the Zoning Map from High Density Residential (R-3) to High Density Residential, Senior Citizen Housing Overlay Zone (R-3, S-C-H)

ATTACHMENT 2

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS FOR A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

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

SECTION 1: The City Council finds and declares that:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- F. 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");

**RESOLUTION NO.
PAGE 2 of 6**

- G. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- H. On February 26, 2019, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff, members of the public, and the applicant's representatives. The Planning Commission adopted Resolution No. 04-19 which recommended that the City Council approve Tentative Map No. 74731 (TM-18-01);
- I. The City Council reviewed the proposed Project and related environmental aspects of the Project as required by the MPMC at the April 17, 2019 public hearing; and
- J. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearings of April 17, 2019.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- B. The property for the Project is currently zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential (HDR). The Project includes the subdivision of air rights to create and develop the subject property at a maximum density of 54 dwelling units per acre. The R-3 Zone allows up to 14 units on the project site. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- C. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional four units on the project site a total of 54 units.
- D. To obtain a density bonus, the project proposes 19 percent low income units for a 33.5 percent density, which equates to 10 low income units. The number of units designated for low or moderate income homebuyers has been increased from six to 10 units. The applicant provided a Pro forma/Feasibility Analysis and is proposing a total of 54-units, with 10 low-income units.
- E. The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.

RESOLUTION NO.
PAGE 3 of 6

- F. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- G. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- H. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: Environmental Assessment.

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Consequently, the City Council adopts the draft mitigated negative declaration.

RESOLUTION NO.
PAGE 4 of 6

SECTION 4: Tentative Map Findings. The City Council finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

- A. The proposed tentative map will be consistent with applicable general and specific plans as required by Government Code § 66473.5. The tentative map for this project would allow 54 condominium units to be constructed on the site. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development.
- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed Project is consistent with the General Plan in that the project is a 54-unit condominium project, which is compatible with the high-density housing either attached or detached allowed in the high density residential category. There is no specific plan adopted for this area.
- C. The site is physically suitable for the type of development and the proposed density of the development. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet; under the regulations of the High Density Zone requirements, this lot size could accommodate up to 14 units (as the High Density Residential Zone allows for a building density of 1 unit per 2,400 square feet of lot area for a lot at least 150 feet wide and 25,000 square feet in size). The proposed application is for a 54-unit senior citizen housing condominium project. The size of the lot will accommodate the type and density of the Project.
- D. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area. The property is not located within a natural watershed or wildlife corridor and therefore is not likely to disrupt environmentally sensitive areas outside of the immediate project area.
- E. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications. The site on which the property is located is not identified as a hazardous site and is not located in close proximity to any known health hazards. The type of use of the property is to be residential, which is unlikely to result in serious health problems.
- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

RESOLUTION NO.
PAGE 5 of 6

SECTION 5: Conditional Use Permit Findings. Based upon Section 2, the City Council finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 6: Approvals. Subject to the Zone Change contemplated in this Resolution along with conditions listed in attached Exhibit "A," which is incorporated into this Resolution by reference, the City Council approves Tentative Map No. 74731 and CUP CU-18-01.

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: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

RESOLUTION NO.
PAGE 6 of 6

SECTION 12: This Resolution will become effective immediately upon adoption.

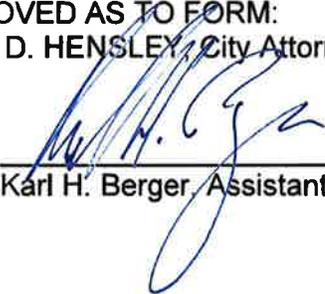
ADOPTED AND APPROVED this ____ day of June 2019.

Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

Karl H. Berger, Assistant City Attorney

CITY COUNCIL RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

130-206 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Latigo Canyon Development, LLC agrees that it will comply with the following conditions for the City of Monterey Park's approval of Tentative Map No. 73741 (TM-18-02), Conditional Use Permit (CU-18-01), and Zone Change (ZC-18-01) ("Project Conditions").

PLANNING:

1. Latigo Canyon Development LLC (the "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 TM-18-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-18-01, CU-18-01, and ZC-18-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the City Council and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Divisions. Any subsequent modification must be referred to the Director of the Community and Economic Development Department for a determination regarding the need for City Council review and approval of the proposed modification.
3. The tentative map expires twenty-four 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. Three one-year extensions may be granted by the City Council upon finding of good cause.
4. The conditional use permit expires twelve 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 Planning Commission upon finding of good cause.

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5. 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.
6. 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.
7. The real property subject to TM-16-02, CU-16-04, and ZC-16-01 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. A final map must be approved and recorded before the City issues a certificate of occupancy.
11. The Homeowner's Association (HOA) must retain the services of a professional property management company to oversee the maintenance and operation of the property. The management company must provide an Annual Verification Report to the Community and Economic Development Department to confirm that all the occupants of the property comply with the age and income restrictions.
12. The developer is to submit a complete master landscape and irrigation plan to the Planning Division of the Community and Economic Development Department with the required fee for review.
13. The developer must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.
14. Construction or demolition work must be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
15. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(5).
16. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.

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17. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.
18. Block walls must be constructed with decorative materials, including slump stone, split face block, river rock, brick, stucco covered precision, combination of block pilaster with wrought iron, or similar material, subject to the review and approval of the Planner.
19. The developer must submit an Ownership Selection Plan to the Community and Economic Development Director, or designee, for approval, which at a minimum gives priority to veterans and to persons displaced by the construction of the project for ownership.
20. The developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

21. Mitigation Measures:

- A-1 The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.
- A-2 During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of rubbish and construction debris.
- A-3 In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.
- A-4 The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west.
- A-5 Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes.
- C-6 Before excavating and constructing of the project site, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources and removing artifacts, human

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remains, bottles and other cultural materials from the project site. A signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant must bear the cost of implementing this mitigation.

- C-7 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor is required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code § 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.
- N-8 During excavation and grading activities, construction contractors must equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.
- N-9 Construction contractors must place all stationary construction equipment in a central site location, where possible, to maximize the distance from nearby receptors.
- N-10 Construction contractors must locate equipment and materials staging in areas that will create the greatest distance between equipment and materials staging and nearby receptors.
- T-11 Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

BUILDING:

- 22. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
- 23. A validly issued building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.

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24. The site plan must be approved before the City issues building permits. Among other things, it must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
25. A soils and geology report prepared by a civil engineer is required as part of plan check submittal.
26. The applicant must submit a valid permit obtained from CAL-OSHA to the City before the City issues a building permit.
27. A compaction report for demolition of previous buildings must be submitted to the City of Monterey Park before the City issues grading permits for excavating new foundations.
28. The building must conform to the current or applicable Edition of the Energy Efficiency Standards by the California Energy Commission.
29. Access and accessibility requirements, per the California Building Code, apply to this newly constructed, privately funded, multi-family dwelling units building.
30. The applicant must provide mechanically operated exhaust ventilation for S-2 garage.

ENGINEERING:

31. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. This project will require the preparation of a Low Impact Development (LID). Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
32. Applicant must deposit a refundable \$187 cash deposit to guarantee that developer will provide the City with the (1) transparent 4 mil thick mylar tracing; one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two (2) blueprints of the recorded final map which must be filed with the Public Works Department within three (3) months of recordation. If recorded copy is not submitted by the end of the three month time period, developer will forfeit the \$187 cash deposit.
33. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes

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or special assessments; submit L.A. County tax bill, tax payment receipt, and copy of cancelled check.

34. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.
35. The applicant must record covenants, conditions and restrictions ("CC&Rs") and establish a homeowner's association to address common maintenance and utilities. CC&Rs must be reviewed and approved by the City Attorney and the City Engineer at the applicant's sole cost. Applicant is responsible for securing the CC&R requirements from the Public Works Department. A copy of the recorded CC&Rs must be submitted to the Public Works Department before the City performs final inspection and issues a certificate of occupancy.
36. All improvement plans, including grading and public improvement plans, must be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.
37. A water plan must be submitted for review and approval by the Public Works Director, or designee. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be confirmed by the Public Works Director, or designee, before the City issues building permits.
38. The applicant must submit water meter sizing sheet to the Public Works Department. The Public Works Department will then determine what water requirements must be met. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed before final inspection approval.
39. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the Public Works Director, or designee, before the approval of the final map. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the Public Works Director, or designee. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the Public Works Director, or designee.
40. A site drainage plan must be prepared for review and approval by the Public Works Director, or designee before the City issues building permits. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the Public Works Director, or designee. Drainage from

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contiguous properties cannot be blocked and must be accommodated to the satisfaction of the Public Works Director, or designee. A hydrology and hydraulic study of the site may be required for submittal to the Public Works Director, or designee for review and approval.

41. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the Public Works Director, or designee before the issuance of building permits.
42. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the Public Works Director, or designee. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
43. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the Public Works Director, or designee. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
44. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted before the City issues building permits, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
45. A sewer connection reconstruction fee will be assessed at the time that the City issues a building permit in accordance with MPMC Chapter 14.06.
46. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the Public Works Director, or designee, before the City issues building permits.
47. The grading and drainage plan and a separate street improvement plan must be submitted by the first plan check. The street improvement plan must include the removal and reconstruction of the sidewalk, driveway approach, and curb and gutter along the entire property frontage. It must also include asphalt pavement removal and replacement to the centerline of the street.

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48. The shoring design plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.
49. Parkways must be irrigated and landscaped per plans submitted for review and approval by the Public Works Director, or designee, before final inspection approval. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Recreation and Parks Director, or designee.
50. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

FIRE:

51. All conditions identified by the Monterey Park Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
52. The minimum required fire flow is 6,000 gallons per minute (gpm) for 4-hour duration. Plans must include fire flow test data obtained within one-year of the submittal date. The fire flow may be reduced by 50 percent by written request to the Fire Chief, or designee, per California Fire Code (CFC) Appendix B as adopted by the MPMC.
53. A minimum of 6 fire hydrants must be provided within 150 feet of the structure with an average spacing of 250 feet. Show all existing and proposed fire hydrants on the site plan, per CFC Appendix C.
54. The building height and area will be determined by the CBC Table 503, per CBC §§ 504.2 and 506.3, installation of an automatic fire sprinkler system in the R-1 occupancy will allow either an increase in stories/height or allowable floor area, but not both.
55. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the CBC and CFC § 905.
56. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907.
57. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
58. Smoke alarms must be installed in accordance with the manufacturers' instructions. Indicate the smoke alarm locations on the plans, per CFC § 907.2.11.1

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59. Carbon monoxide alarms must be provided either within all the sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas, per CBC § 420.6.
60. Dwelling units and common areas must be provided with alarm notification appliances, per CFC § 907.2.9.
61. All dwelling units assigned as accessible must be provided with visual notification appliances, per CFC § 907.5.2.3.4.
62. Provide approved stairway identification signs located approximately 5 feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department, per CFC § 1022.8.
63. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided, per CBC § 3002.8.
64. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½ stroke and be a contrasting background, per CFC § 505.1.
65. A Knox box must be provided adjacent to the main entrance at an approved location, per CFC § 506.1.
66. Portable fire extinguishers must be installed on all floors per the CFC § 510.0.
67. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access, per CFC § 3313.
68. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief. The on-site inspector must be approved by the Fire Chief.
69. A building code and egress analysis report of the applicable portions of the 2013 California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction, CFC § 104.7.2.
70. If “as-built” plans are required, additional fees will be due for the review of the drawings.

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POLICE:

71. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
72. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.
73. The shrubbery on the property must be installed and maintained in such condition to permit visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
74. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
75. All common open areas must be well lit during the hours of darkness.
76. Signs identifying guest parking spaces must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unwanted guests.
77. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

RECREATION:

1. On the site plan, show the existing trees in the parkway. One street tree may be removed for the new driveway. If an existing street tree is closer than 10 feet from the new driveway, the tree must be removed and a new tree must be planted per planting requirements. The new street tree must be a ~~Pyrus Calleryana "Bradford Pear"~~ Chanticleer Pear "Pyrus Calleryana" 24-inch box size.

2.

MISCELLANEOUS:

3. The maximum floor area for a senior housing development unit is 900 square feet per MPMC § 21.16.080.
4. The raised landscape planter must be increased in size to accommodate the size of a mature tree.

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5. The location of all access gates and doors must avoid recessed areas and be relocated within the front portion of the driveway. The driveway access gate must
6. Stormwater mitigation system must be similar to the Initial Study/Mitigated Negative Declaration.

By signing this document, Latigo Canyon Development LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Latigo Canyon Development LLC, Applicant

ATTACHMENT 3

Architectural Plans and Tentative Map No. 74731

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

Council Members were provided a copy.

ATTACHMENT 4

Initial Study/Mitigated Negative Declaration

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

CHANDLER SENIOR HOUSING 130-206 SOUTH CHANDLER AVENUE MONTEREY PARK, CALIFORNIA

**ZONE CHANGE (ZC)
CONDITIONAL USE PERMIT (CUP)
AFFORDABILITY COVENANT (AC)
AFFORDABLE HOUSING DENSITY BONUS AGREEMENT
TENTATIVE PARCEL MAP (TPM)
DESIGN REVIEW (DR)**



LEAD AGENCY:

**CITY OF MONTEREY PARK
DEVELOPMENT SERVICES DEPARTMENT
320 WEST NEWMARK AVENUE
MONTEREY PARK, CALIFORNIA 91754**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

OCTOBER 22, 2018

MTPK 008

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Chandler Senior Housing

PROJECT ADDRESS: 130-206 South Chandler Avenue, City of Monterey Park.

CITY AND COUNTY: City of Monterey Park, Los Angeles County

PROJECT: The City of Monterey Park (the designated lead agency) is reviewing an application to allow for the construction and occupation of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 68 parking stalls will also be provided. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The project site’s legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 020, and 021. Discretionary Actions that would be required as part of the proposed project’s implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.

FINDINGS: This document was prepared in conformance with the California Environmental Quality Act (“CEQA”); Public Resources Code [PRC] §21000, *et seq.*); the CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000, *et seq.*); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Monterey Park.

MITIGATED NEGATIVE DECLARATION (CONTINUED)

The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of Monterey Park finds that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The construction and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The construction and subsequent occupancy of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The construction and subsequent occupancy of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The construction and subsequent occupancy of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

Signature
City of Monterey Park Community Development Department

Date



SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

The City of Monterey Park (the designated lead agency) is reviewing an application to permit the construction and occupancy of a new affordable senior housing development. The proposed 54 units would be located within a new four-story, 47,134 square-foot building within an existing 35,520 square-foot (0.82-acre) site. A total of 68 parking stalls will be provided and these parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space as part of the individual units. The project site's legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 5257-004-020, and 5257-004-021.

The proposed project is considered to be a project under the California Environmental Quality Act (CEQA).¹ The City of Monterey Park is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² While the Initial Study was prepared by a consultant, it represents the independent judgment of the City of Monterey Park. The Applicant is Latigo Canyon Development L.L.C, 602 Fairview Avenue, Suite 15, Arcadia, California 91007.

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Monterey Park with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), a mitigated negative declaration, or a negative declaration, for the project;
- To facilitate the proposed project's environmental assessment early in the planning phases;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated with the proposed project.

¹ California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the format and content of this Initial Study.

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the affected area along with a description of the proposed project.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the implementation of the proposed project.
- *Section 4 - Conclusions*, identifies the Mandatory Findings of Significance related to the proposed project's approval and subsequent implementation.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

1.3 REVIEW OF THIS INITIAL STUDY

The City of Monterey Park, in its capacity as the designated Lead Agency, determined that a 20-day review period was warranted for this project's review. Public agencies and other interested parties (including the public at large) may comment on the proposed project and the supporting environmental analysis included in this Initial Study. While verbal comments may be made at the public hearing(s), written comments are desirable so that these comments and the Lead Agency's responses may be considered by the decision-makers. Questions and/or comments should be submitted to the following individual:

Ms. Samantha Tewart, Senior Planner
City of Monterey Park, Planning Division
320 West Newmark Avenue
Monterey Park, California 91754
626-307-1324

1.4 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the implementation of the proposed project would not result in any significant adverse unmitigable impacts on the environment. For this reason, the City of Monterey Park determined that this Mitigated Negative Declaration is the appropriate CEQA document for the proposed project's environmental review. The following findings may be made based on the analysis completed as part of this Initial Study's preparation:

- The proposed project *would not* have the potential to degrade the quality of the environment.
- The proposed project *would not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *would not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *would not* have environmental effects that would adversely affect humans, either directly or indirectly.

The conclusions of this Initial Study's analysis are summarized in Table 1-1 provided on the following pages.

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.1 AESTHETIC IMPACTS. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?		X		
SECTION 3.2 AGRICULTURE & FORESTRY RESOURCES IMPACTS. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c) Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?				X
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X
SECTION 3.3 AIR QUALITY IMPACTS. <i>Would the project:</i>				
a) Conflict with or obstruct the implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
SECTION 3.4 BIOLOGICAL RESOURCES IMPACTS. <i>Would the project have a substantial adverse effect:</i>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) On Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X
SECTION 3.5 CULTURAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		X		
c) Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.6 GEOLOGY IMPACTS. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides?			X	
b) Substantial soil erosion or the loss of topsoil?			X	
c) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?		X		
e) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
SECTION 3.7 GREENHOUSE GAS EMISSIONS IMPACTS. <i>Would the project:</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			X	
SECTION 3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
SECTION 3.9 HYDROLOGY & WATER QUALITY IMPACTS. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?			X	
j) Result in inundation by seiche, tsunami, or mudflow?				X
SECTION 3.10 LAND USE & PLANNING IMPACTS. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?			X	
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
SECTION 3.11 MINERAL RESOURCES IMPACTS. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?				X
SECTION 3.12 NOISE IMPACTS. <i>Would the project result in:</i>				
a) Exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of people to, or the generation of, excessive ground-borne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			X	
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
SECTION 3.13 POPULATION & HOUSING IMPACTS. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
SECTION 3.14 PUBLIC SERVICES IMPACTS. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in any of the following areas:</i>				
a) Fire protection services?			X	
b) Police protection services?			X	
c) School services?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
d) Other governmental services?			X	
SECTION 3.15 RECREATION IMPACTS. <i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
SECTION 3.16 TRANSPORTATION IMPACTS. <i>Would the project:</i>				
a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
SECTION 3.17 TRIBAL CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.?			X	

**Table 1-1
 Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
SECTION 3.18 UTILITIES IMPACTS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X



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SECTION 2 - PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Monterey Park is reviewing an application that would permit the construction and occupancy of a new four-story, 47,134 square-foot residential building that will include 54-units. These units will be affordable, senior units located within the 35,520 square-foot (0.82-acre) site. A total of 68 parking stalls will be provided within a 28,351 square-foot subterranean parking garage. Approximately 17,407 square feet of open space will also be provided.³ The project will be described in further detail in Section 2.4.

2.2 PROJECT LOCATION

The project site is located in the western portion of the City of Monterey Park. The City is located in Los Angeles County at the extreme western end of the San Gabriel Valley. Monterey Park is bounded on the north by Alhambra, on the east by Rosemead and Montebello and unincorporated South San Gabriel, on the south by Montebello and unincorporated East Los Angeles, and on the west by unincorporated East Los Angeles and the City of Los Angeles.⁴ Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. A regional location map is provided in Exhibit 2-1. The project site's location in the City of Monterey Park is shown in Exhibit 2-2.

Regional access to the project site is provided by the San Bernardino Freeway (I-10), located 0.63 miles to the north; the Pomona Freeway (SR-60), located 2.04 miles to the south; and by the Long Beach Freeway (I-710), located 2.43 miles to the southwest. Major roadways in the vicinity of the project site include Atlantic Boulevard, located 633 feet to the west; Garvey Avenue, located 418 feet to the north; and Garfield Avenue; located 0.48 miles to the east. The project site itself is located on east side of Chandler Avenue. The project site's legal address is 130, 202, and 206 South Chandler Avenue. The corresponding APNs are 5257-004-019, 5257-004-020, and 5257-004-021. Exhibit 2-3 shows a map of the area surrounding the project site.

2.3 ENVIRONMENTAL SETTING

The project site is located along the east side of Chandler Avenue and is located in the midst of residential dominated area. Exhibit 2-4 includes an aerial photograph and of the project site and surrounding areas. Existing uses found in the vicinity of the project site are summarized below:

- *North of the site.* Residential development abuts the project site to the north. Garvey Plaza, a local retail shopping center, is located further north along the south side of Garvey Avenue.⁵

³ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

⁴ Quantum GIS and Google Maps.

⁵ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

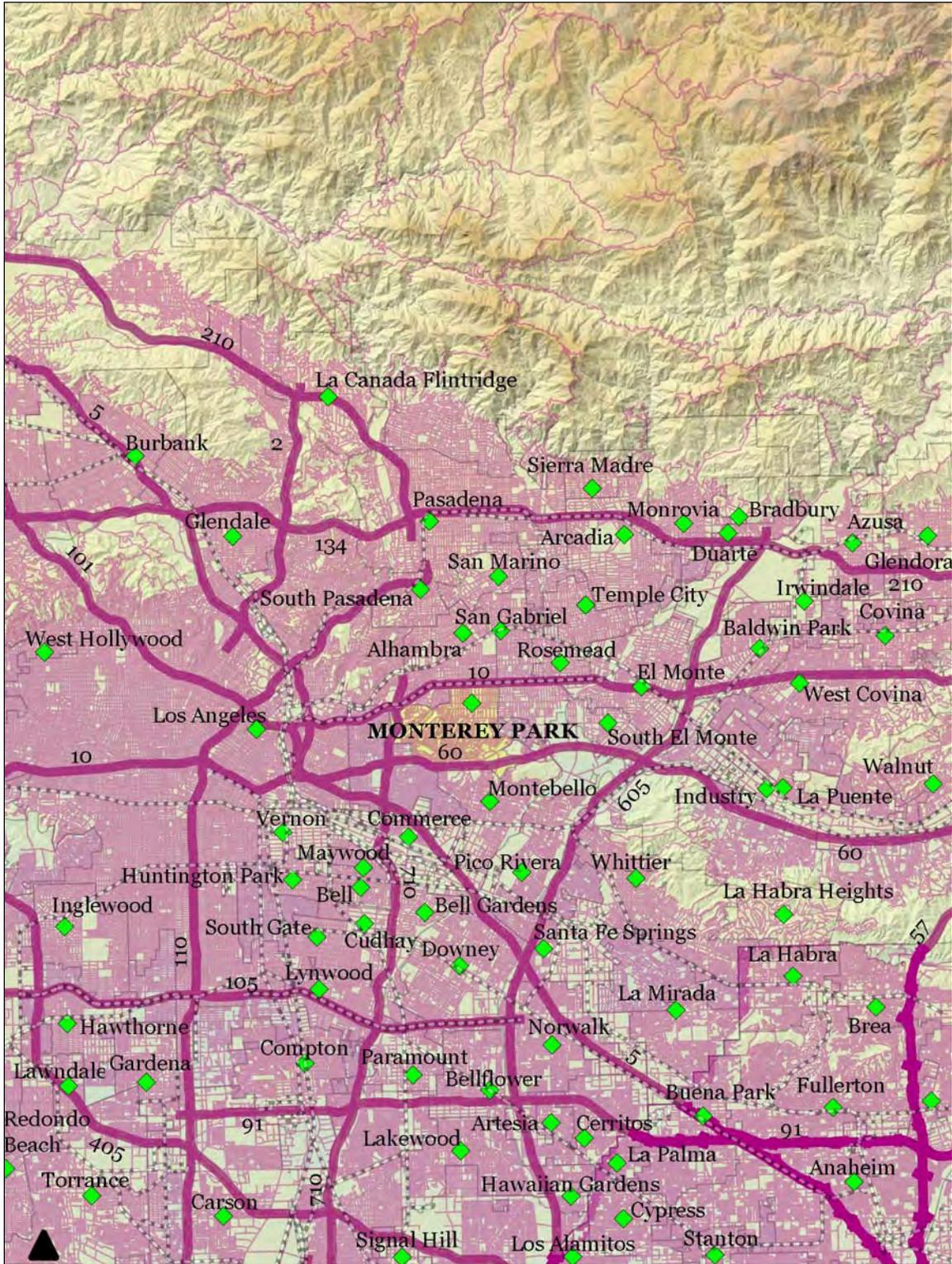


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

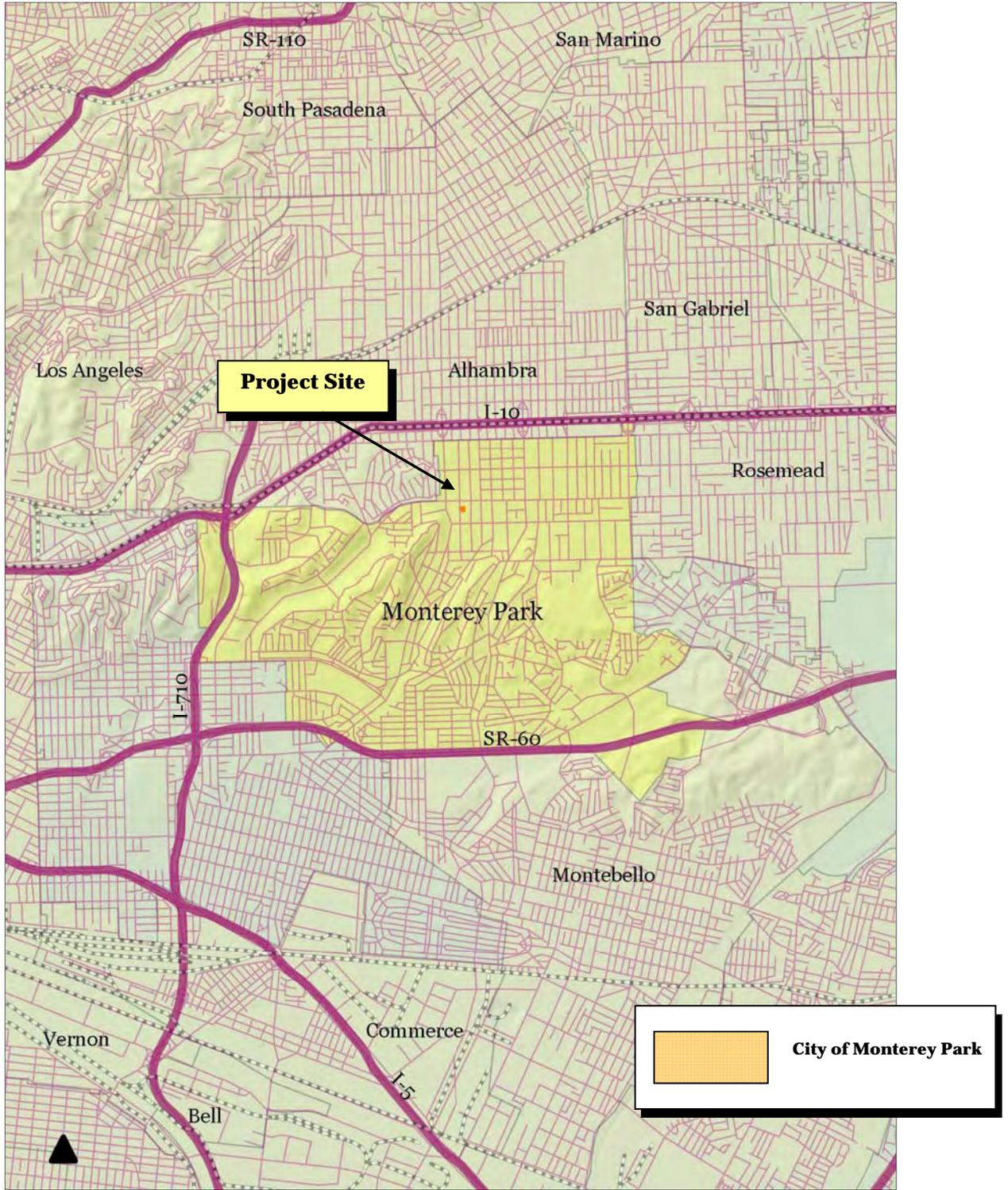


EXHIBIT 2-2
PROJECT LOCATION WITHIN THE CITY
SOURCE: QUANTUM GIS



EXHIBIT 2-3
VICINITY MAP
SOURCE: QUANTUM GIS

- *South of the site.* Higher density residential units are located south of the project site. These units include duplexes, triplexes, and apartments.⁶
- *East of the project site.* Townhouses, apartments, and duplexes are located adjacent to the project site. This residential development occupies frontage along the west side of Moore Avenue.⁷
- *West of the project site.* Chandler Avenue extends in a north-south orientation along the west side of Chandler Avenue. Apartment complexes and duplexes occupy frontage along the west side of Chandler Avenue, opposite of the project site.⁸

As indicated previously, the project site is divided into three parcels. The northern half of the project site consists of two parcels. This portion of the project site is currently undeveloped, is covered over in dirt and ruderal vegetation, and has been graded and leveled. A utility pole and two trees are located in this area. The southern half of the project site presently occupied by a multi-family residential complex. A total of eight units are located in this portion of the project site. Access to this existing residential development is provided by a single driveway connection located along the east side of Chandler Avenue. The northern and eastern sides of the entire project site are fenced off by a concrete block wall. The west side of the project site (along the Chandler Avenue frontage) is fenced off by both a chain link fence and a white wooden fence. Finally, the south side of the entire project site is fenced off by a chain link fence.⁹ An aerial photograph of the project site and surrounding area is presented in Exhibit 2-4. Photographs of the project site are provided in Exhibit 2-5.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction and subsequent occupation of 54 units that are affordable and reserved for seniors (55+ years). The proposed project will consist of the following elements:

- *Site Plan.* The 35,520 square-foot (0.82-acre) project site consists of three parcels located on two properties. The entire project site has a lot width of 185 feet (north-to-south) a lot depth (west-to-east) of 192 feet. Once constructed, the proposed building will occupy a majority of the site. In addition, the building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.32.¹⁰

⁶ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

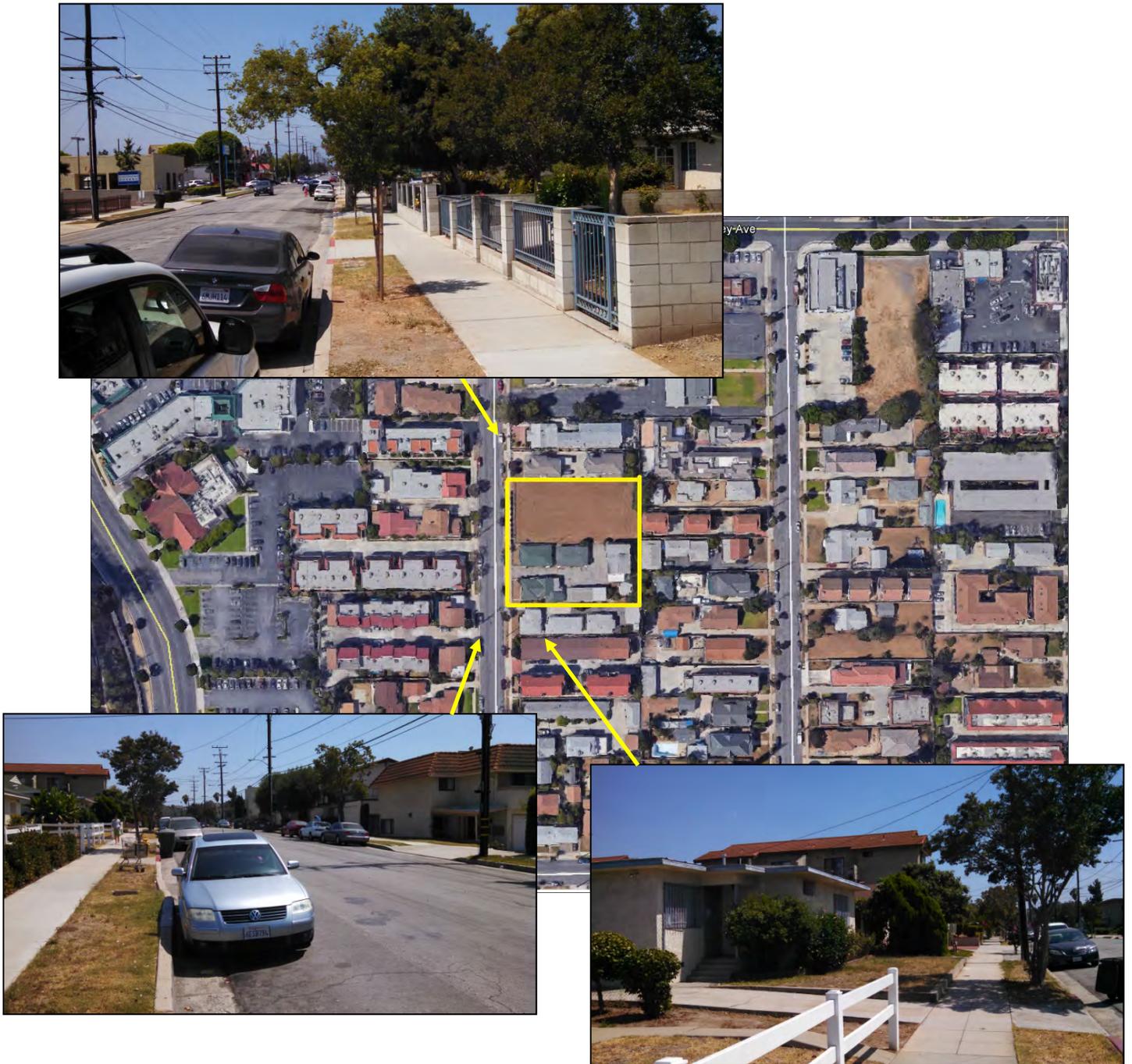


EXHIBIT 2-4
AERIAL PHOTOGRAPH AND PHOTOGRAPHS OF THE
SURROUNDING USES
SOURCE: GOOGLE EARTH AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Photograph of the undeveloped parcel in the northern portion of the project site.



Photograph of the existing residential development present in the southern portion of the project site.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- ***New Building.*** The new 47,134 square-foot building will consist of four stories and contain 54 units.¹¹ The new building will also contain a 2,175 square-foot community room, an 881 square-foot manager's office, and nine different floor plans for the unit. Five of the nine unit floor plans (2A, 2B, 2C, 2D, and 2E) will have two-bedrooms while the four remaining floor plans (1A, 1B, 1C, 1D) will have a single bedroom. A total of three 1A units will be provided. These units will total 647 square feet. The Applicant will also provide three 1B units consisting of 645 square feet; four 1C units consisting of 726 square feet; and, one 1D unit totaling 791. The 2A units total 12 units and each unit will have a total floor area of 881 square feet. The 2B units total 23 units and each unit will have a total floor area of 825 square feet. The 2C units total three units and each unit will have a total floor area of 957 square feet. The 2D units will include two units and each unit will have a total floor area of 888 square feet. The 2E units will total three units and each unit will have a total floor area of 771 square feet.¹²
- ***First Floor.*** A total of nine units will be located on the first floor. Of the total number of units, five will be Type 2B units, one will be Type 2A units, one will be a Type 2C unit, one will be a Type 1C unit, and the remaining unit will be a Type 1D unit. The first floor will also contain the manager's office and the community room. A 6,180 square-foot group activity open air courtyard will be located in the center of the building on the first floor.¹³
- ***Second Floor.*** The second floor will house a total of 15 units, of which six will be Type 2B units, three will be Type 2A units, one will be a Type 2C unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁴
- ***Third Floor.*** The third floor will house a total of 16 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2C unit, one will be a Type 2D unit, one will be Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁵
- ***Fourth Floor.*** The fourth floor will feature a total of 14 units, of which six will be Type 2B units, four will be Type 2A units, one will be a Type 2E unit, one will be a Type 1A unit, one will be Type 1B unit, and one will be a Type 1C unit.¹⁶

¹¹ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

¹² The Architect Group. *Site/First Floor Plan*. Plan dated April 18, 2017.

¹³ The Architect Group. *Second Floor Plan*. Plan dated April 18, 2017.

¹⁴ The Architect Group. *Third/Fourth Floor Plan*. Plan dated April 18, 2017.

¹⁵ Ibid.

¹⁶ Ibid.

- *Parking and Access.* A total of 68 parking stalls will be striped. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Access to the parking garage will be provided by a new 26-foot wide driveway connection. This new driveway will be located at the southwest corner of the project site.¹⁷
- *Open Space.* Approximately 17,407 square feet of open space will be provided. Of the total amount of open space, 11,791 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The private open space will be located in the balconies that will be provided for the individual units. A 6,180 square-foot group activity courtyard will be installed in the center of the building on the first floor. In addition, 4,625 square feet will be dedicated for backyard open space.¹⁸

The proposed project is summarized in Table 2-1. The project site plan, shown on Exhibit 2-6, is provided on the following page. Floor plans of the four above-ground levels and the single subterranean parking level are shown in Exhibits 2-7 through 2-10. Conceptual elevations are shown in Exhibits 2-11 through 2-12.

**Table 2-1
 Overview of Proposed Project**

Project Element	Description
Site Area	35,520 square feet (0.82 acres).
Total Building Floor Area	47,134 square feet.
Maximum Building Height	40 feet.
Floor Area Ratio (FAR)	1.32 to 1.0.
Total Number of Units	54.
First Floor	9 units.
Second Floor	15 units.
Third Floor	16 units.
Fourth Floor	14 units.
Parking	68 spaces.
Open Space	17,407 square feet.
Common Open Space	11,791 square feet.
Private Open Space	5,616 square feet.
Affordability Component	13 units total.

Source: The Architect Group

¹⁷ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

¹⁸ Ibid.

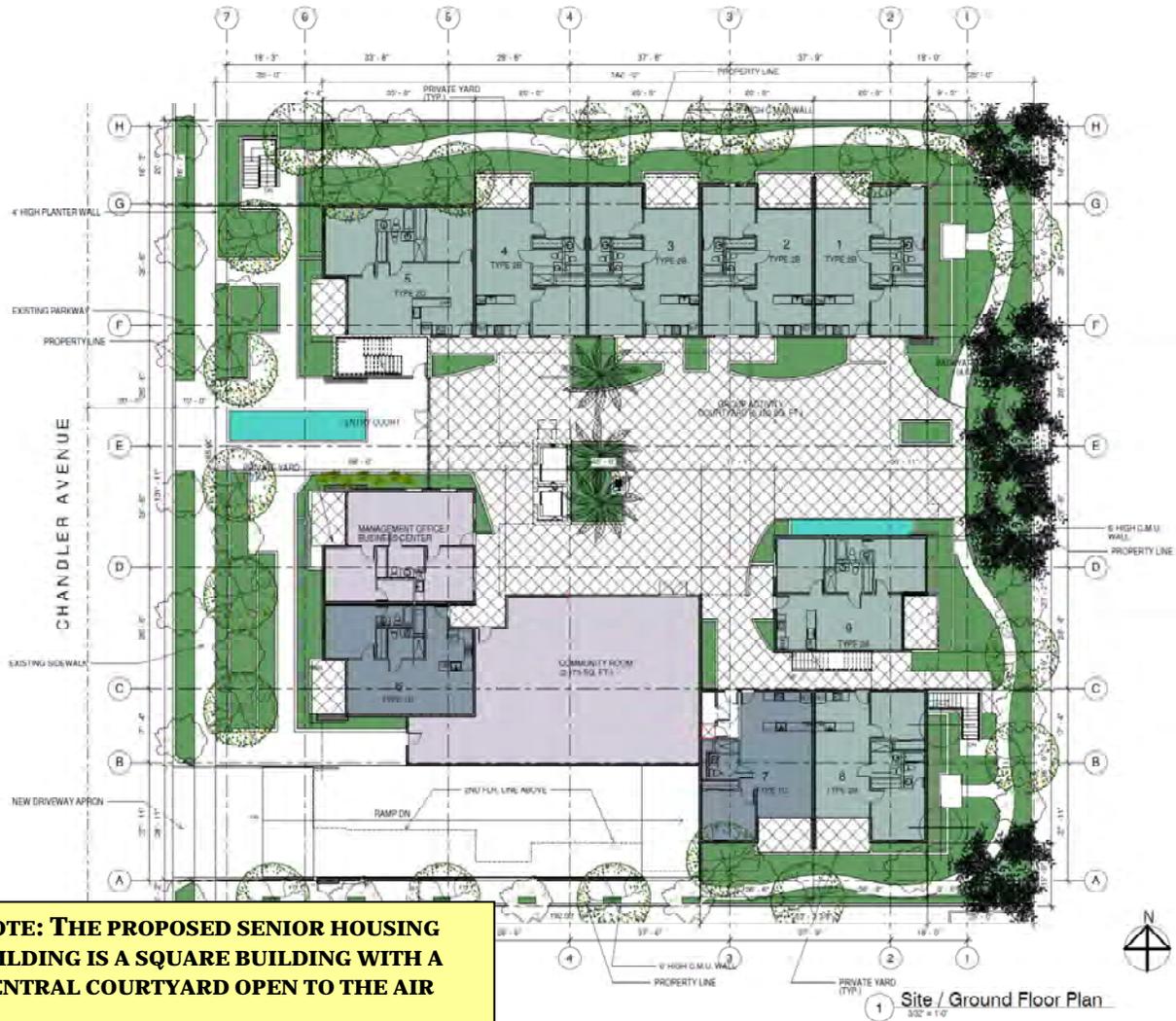


EXHIBIT 2-6
SITE PLAN AND FIRST FLOOR
SOURCE: THE ARCHITECT GROUP

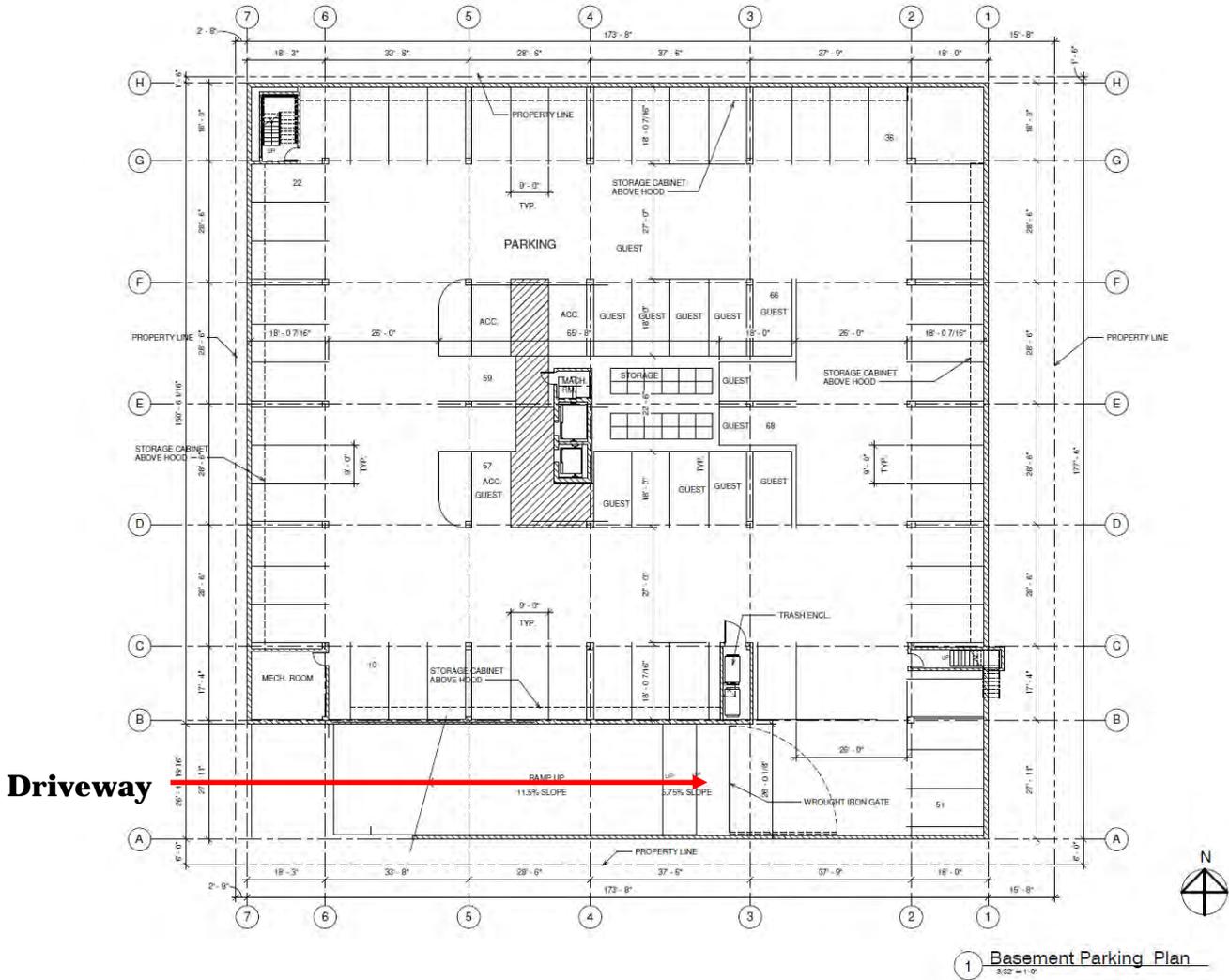


EXHIBIT 2-7
BASEMENT PLAN
 SOURCE: THE ARCHITECT GROUP



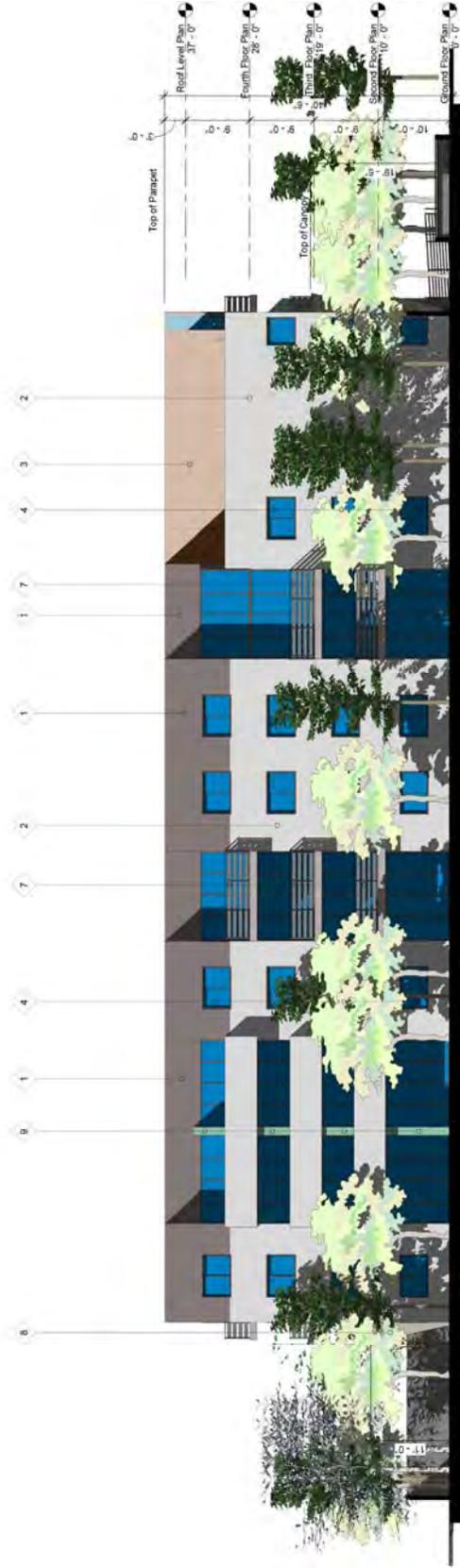
1 Second Floor Plan
3/22 = 1/17

EXHIBIT 2-8
FLOOR PLAN - SECOND FLOOR
SOURCE: THE ARCHITECT GROUP

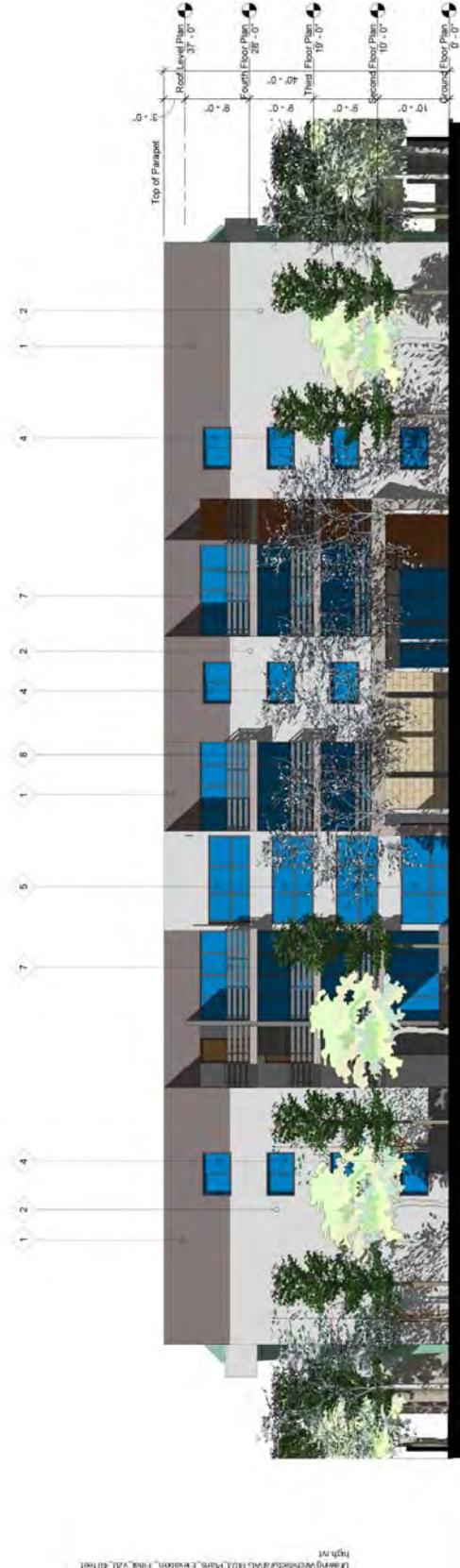


1 Third Floor Plan
5/22 = 1-0

EXHIBIT 2-9
FLOOR PLAN – THIRD FLOOR
SOURCE: THE ARCHITECT GROUP



2 North Elevation
 1/8" = 1'-0"

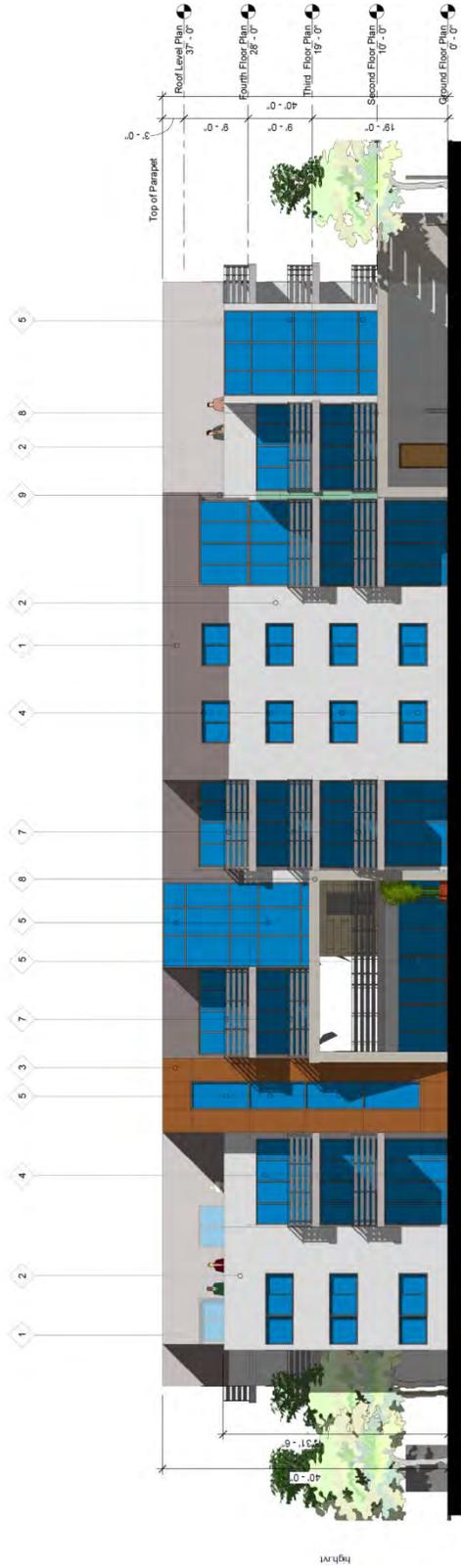


1 East Elevation
 1/8" = 1'-0"

EXHIBIT 2-10
NORTH AND EAST ELEVATIONS
 SOURCE: THE ARCHITECT GROUP



2 South Elevation
1/8" = 1'-0"



1 West Elevation
1/8" = 1'-0"

EXHIBIT 2-11
SOUTH AND WEST ELEVATIONS
 SOURCE: THE ARCHITECT GROUP

2.4.2 OCCUPANCY CHARACTERISTICS

As stated throughout the project description, the project will consist of 54 units. A total of 41 units will be market rate. The remaining 13 units will be below market rate. An Affordability Covenant is required for the 13 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 13 units remain affordable for a specified period of time. According to California law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income.

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the phase for the proposed project would take approximately 15 months to complete. The key construction phases are outlined below:

- *Demolition.* This initial phase will involve the demolition and removal of the existing on-site improvements and eight residential units. This phase will take approximately one month to complete. Equipment on-site during this phase would include concrete industrial saws, rubber tired dozers, tractors/backhoes, and loaders.
- *Site Preparation.* The project site will then be readied for the construction of the new senior housing development. This phase will take approximately one month to complete. Equipment on-site during this phase would include graders, tractors, backhoes, and loaders.
- *Grading.* This phase will involve the removal of approximately 14,416 cubic yards of earth to accommodate the construction of the subterranean parking garage. This phase will take approximately two months to complete. Equipment on-site during this phase would include excavators, graders, rubber tire dozers, tractors, backhoes, and loaders.
- *Paving.* The single level subterranean parking garage will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, other paving equipment. This phase will take approximately two months to complete.
- *Construction.* The senior housing complex will be constructed during this phase. Equipment on-site during this phase will include cranes, generators, forklifts, tractors, backhoes, and loaders. The average number of off-road equipment will total seven pieces. This phase will take approximately six months to complete.
- *Landscaping and Finishing.* This phase will involve the installation of the landscaping and the completion of the on-site improvements. Equipment on-site during this phase will include cement and motor mixers, pavers, rollers, other paving equipment, tractors, backhoes, and loaders. The average number of off-road equipment will total five pieces. This phase will last approximately three months.

2.5 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Monterey Park) that calls for an exercise of judgment in deciding whether to approve a project. Discretionary Actions that would be required as part of the proposed project's implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.



SECTION 3 - ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include:

- Aesthetic Impacts (Section 3.1);
- Agricultural & Forestry Resources Impacts (Section 3.2);
- Air Quality Impacts (Section 3.3);
- Biological Resources Impacts (Section 3.4);
- Cultural Resources Impacts (Section 3.5);
- Geology & Soils Impacts (Section 3.6);
- Greenhouse Gas Impacts; (Section 3.7);
- Hazards & Hazardous Materials Impacts (Section 3.8);
- Hydrology & Water Quality Impacts (Section 3.9);
- Land Use Impacts (Section 3.10);
- Mineral Resources Impacts (Section 3.11);
- Noise Impacts (Section 3.12);
- Population & Housing Impacts (Section 3.13);
- Public Services Impacts (Section 3.14);
- Recreation Impacts (Section 3.15);
- Transportation Impacts (Section 3.16);
- Tribal Cultural Resources Impacts (Section 3.17);
- Utilities Impacts (Section 3.18); and
- Mandatory Findings of Significance (Section 3.19).

The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of Monterey Park in its environmental review process pursuant to the CEQA Guidelines. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Monterey Park or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- The potential of the project to substantially degrade the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project affect a scenic vista? • Less than Significant Impact.

The project's implementation will not result in the loss of scenic views. A field survey conducted around the project site indicated that there are no scenic view sheds located in the vicinity of the project site. Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. Views of the San Gabriel Mountains are available facing north along Chandler Avenue while views of the Repetto Hills are available facing south along Chandler Avenue.

The project site is located in a residential area and is bound to the north and east by townhouses and on the south by a triplex.¹⁹ The project will involve the development of a townhouse complex that will be within the line between the aforementioned scenic vistas and the adjacent residential development. The building will be set back 25 feet from its frontage along the east side of Chandler Avenue. The building will also have a rear setback of 25 feet and a side yard setback of 6 feet in the south and 15 feet in the north.²⁰ The building's height will be 40 feet.²¹ The project will not exceed the City's maximum building height of 40 feet. In addition, the proposed project will meet the City's setback requirements: front and rear yard setbacks of 25 feet; and side yard setbacks of five feet minimum for the first floor and ten feet minimum for the second floor.²² Since the project conforms to all of the City's development requirements and will

¹⁹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

²⁰ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

²¹ Ibid.

²² City of Monterey Park. Monterey Park Municipal Code ("MPMC") *Section 21.08.080 Development Standards for Residential Zones*. Site accessed October 5, 2018.

improve the appearance of the neighborhood, the potential impacts are expected to be less than significant.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.

According to the California Department of Transportation (Caltrans), Chandler Avenue is not a designated scenic highway.²³ In addition, the vegetation present on-site consists of species typically used for landscaping (palm trees, turf, etc.). The project site is currently developed and does not contain any scenic rock outcroppings.²⁴ Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? • Less than Significant Impact with Mitigation.

The 0.81-acre project site is located in the midst of an existing residential neighborhood. The site is comprised of three parcels, two of which are located on the northern half of the site while the southern portion of the site is currently occupied by a multi-family residential complex. This residential complex features a dated façade and is landscaped with vegetation that is not in conformance with local attempts to curb water consumption. The project will feature modern architecture, a new paved driveway, new walkways, and drought tolerant landscaping. A new six-foot tall concrete masonry unit wall will be installed along the project site's northern, eastern, and southern boundaries. Conceptual three-dimensional views of the project are provided in Exhibit 3-1. Views of the building in relation to the surrounding uses are provided in Exhibit 3-2.

The project's implementation will represent a substantial change over the existing on-site conditions. The project will replace an undeveloped lot and a single level residential complex that has a maximum height of 23 feet with a new structure that will be up to 40 feet tall. Although the building's size exceeds the maximum permitted height and density in the base zoning district, the change from R-3 zoning to S-C-H overlay will allow the height and density sought as part of the project application. The project's proposed height and density are consistent with the standards regulating building height and density within the S-C-H senior housing overlay zone. Although the project will be the tallest building on the street, the project will not exceed the City's density and height requirements (after a zone change). The following mitigation is required to reduce any potential aesthetic impacts that may arise during the project's construction and occupation phase:

- The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.

²³ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

²⁴ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

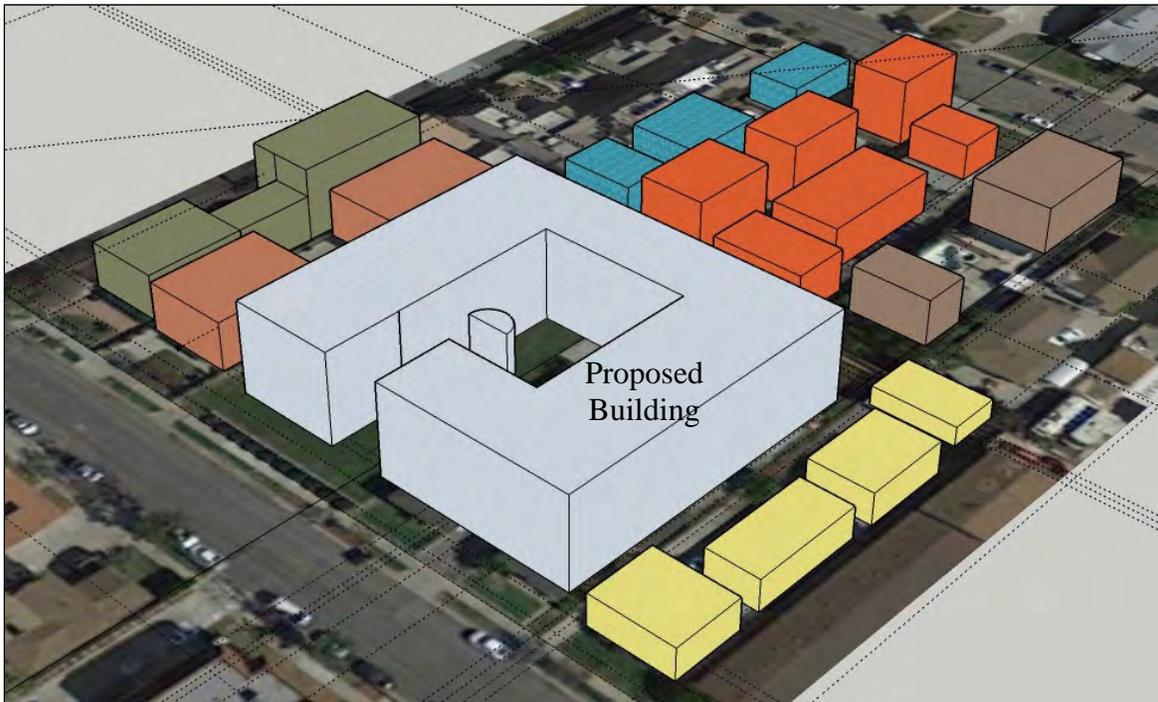


View of the proposed building from Chandler Avenue

EXHIBIT 3-1
CONCEPTUAL THREE DIMENSIONAL RENDERINGS
SOURCE: THE ARCHITECT GROUP



View of the site in its current state



View of the building in comparison to the surrounding uses

EXHIBIT 3-2
VIEW OF THE BUILDING IN COMPARISON TO THE SURROUNDING USES
SOURCE: SKETCHUP

- During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.
- In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate. The nearest sensitive receptors to the project site include the multiple-family residential development located immediately north, south, and east of the project site. Since the project abuts residential, the following mitigation is required:

- The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.
- Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

The mitigation identified above will reduce the potential impacts to levels that are less than significant.

Glare is related to light trespass and is defined as visual discomfort resulting from high contrast in brightness levels. Glare-related impacts can adversely affect day or nighttime views. As with lighting trespass, glare is of most concern if it would adversely affect sensitive land use or driver's vision. The exterior façade surfaces will consist of non-reflective materials, such as stucco. However, the individual units will be equipped with energy efficient windows. The energy-efficient window and glazing systems

that will be used for the project will dramatically reduce energy consumption because of lower heat loss, less air leakage, and warmer window surfaces. These windows feature double or triple glazing and specialized transparent coatings that will reduce or eliminate reflective glare. As a result, no significant glare-related impacts are anticipated.

Nighttime glare and illumination has the potential to result in potentially significant impacts to sensitive receptors. The project site is located along a residential street and is located in close proximity to light sensitive uses. Many sources of light contribute to the ambient nighttime lighting conditions. These sources of nighttime light include street lights, security lighting, wall packs, vehicular headlights, and interior lighting. The proposed project will not introduce nighttime lighting that could potentially impact nearby sensitive receptors. As indicated previously, the closest sensitive receptors are the residential units abutting the property to the east, north, and south. These residential units will not be exposed to spillover lighting during the evening hours because the project will be in compliance with the City's Municipal Code. As a result, the project's potential impacts would be less than significant.

A shade and shadow analysis was prepared for the proposed project since the project involves the construction of a four-story senior housing complex. In order to generate a range of potential shade and shadow impacts, the shade and shadow analysis considered four time periods when the shadows are at their greatest during the winter solstice and when they are at their shortest during the summer solstice. During the winter solstice, the sun appears at its lowest point in the sky. Due to the tilt of the earth, light emanating from the sun has to travel a greater distance before it reaches the Northern Hemisphere, creating the winter season. During the summer solstice, the tilt of the earth in the Northern Hemisphere is more inclined towards the sun. Thus, the sun is at its highest point during this time.

A total of two times were analyzed during the winter solstice. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-3A, the shadows generated by the proposed building will extend northwest and will cover Chandler Avenue, portions of the two residential complexes located directly north of the site, and the easternmost portions of three residential complexes occupying frontage along the west side of Chandler Avenue. Exhibit 3-3B depicts the afternoon time period during the winter solstice (4:00 PM). This exhibit indicated that the shadows from the building will extend northeast and will cover six different residential complexes as well as portions of the church located at 119 South Moore Avenue.

Two times were also analyzed for the summer solstice shadow impacts. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-4A, (9:00 AM), the shadows generated by the project will have a minimal effect on the adjacent development because the sun is located at its highest angle during the summer solstice. In addition, since the sun rises to the east, all shadows generated by the proposed office buildings will extend west. No sensitive receptors abut the project site to the west. Chandler Avenue extends along the site's western boundary. The shadows will extend into the centerline of the street, but will not extend into the residential units located further west. A fourth and final exhibit was completed for 4:00 PM during the summer solstice (Exhibit 3-4B). As indicated in the fourth exhibit, the shadows generated by the building will extend east into the adjacent properties, though only small portions of the residential units that occupy the aforementioned properties will be affected by the shadows. As a result, the impacts will be less than significant.

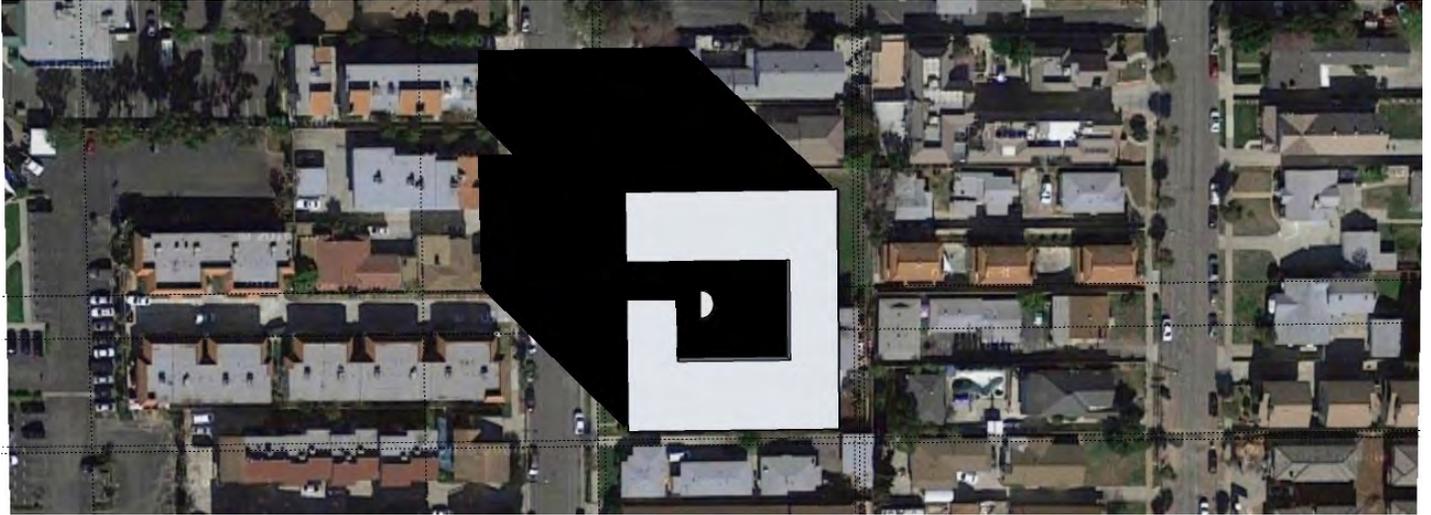


Exhibit 3-3A: Morning (9:00 AM) Winter Solstice Renderings

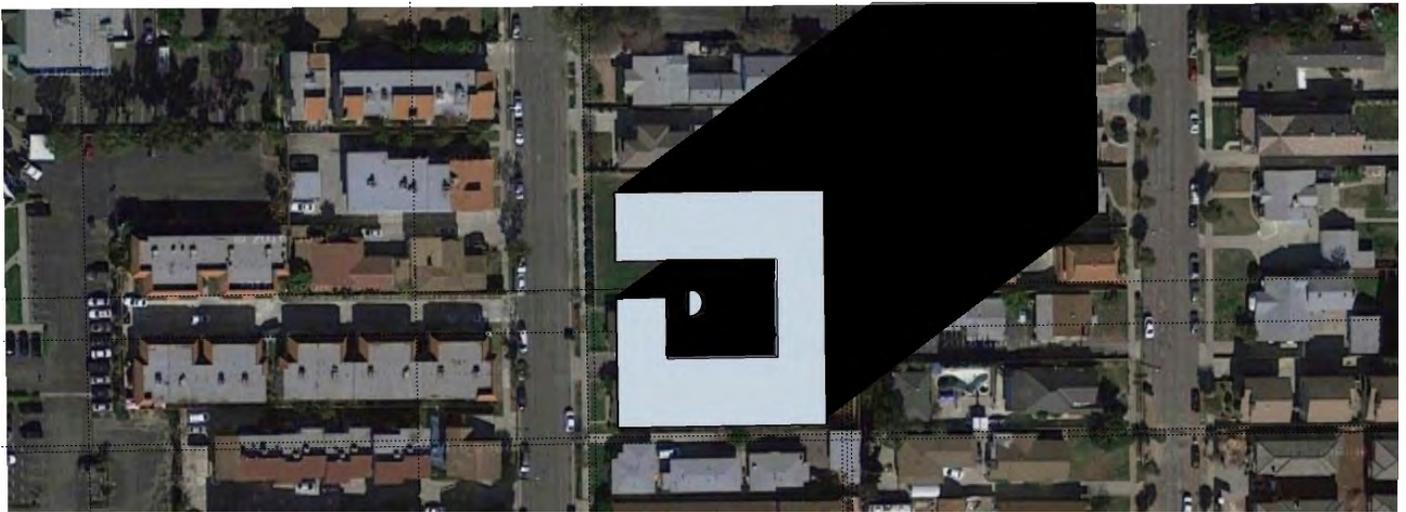


Exhibit 3-3B: Afternoon (4:00 PM) Winter Solstice Renderings

EXHIBIT 3-3
WINTER SOLSTICE RENDERINGS
Source: SketchUP

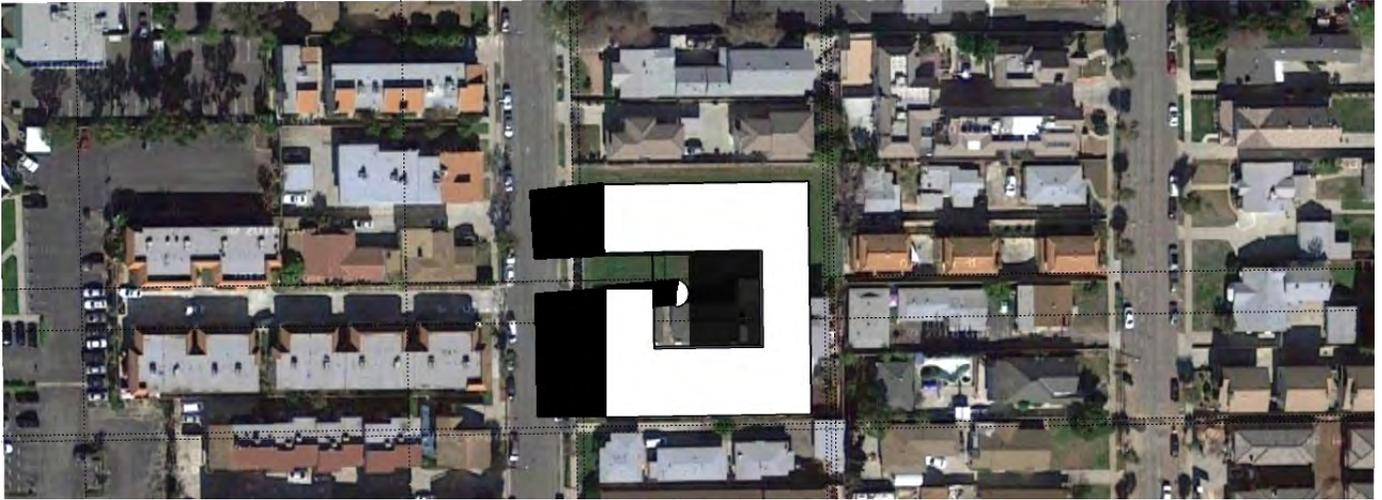


Exhibit 3-4A: Morning (9:00 AM) Summer Solstice Renderings

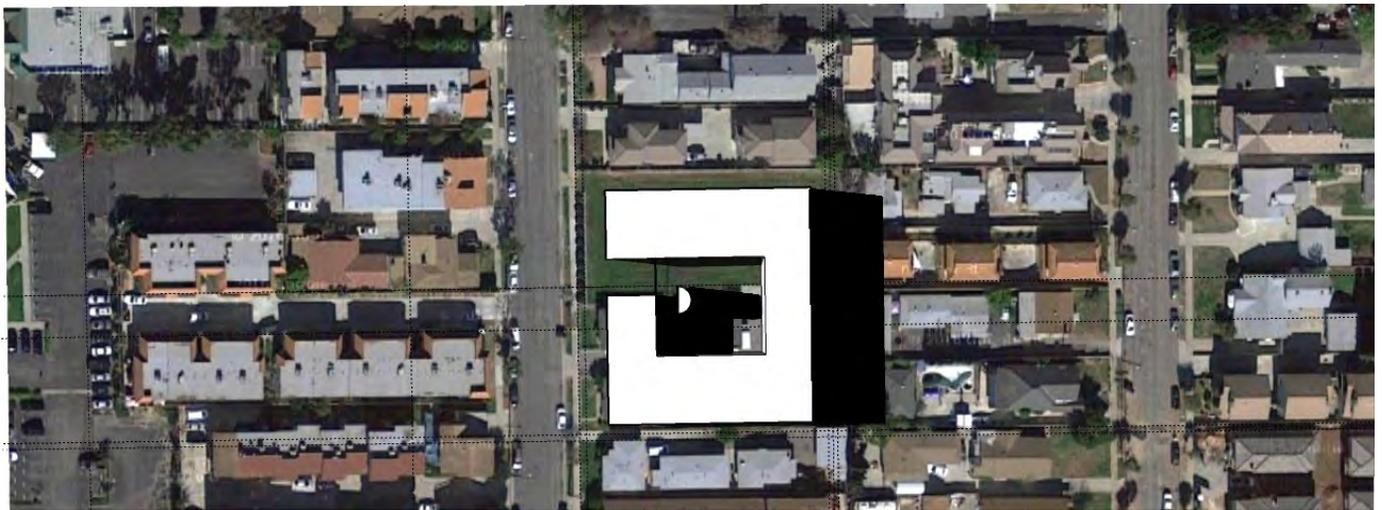


Exhibit 3-4B: Afternoon (4:00 PM) Summer Solstice Renderings

EXHIBIT 3-4
SUMMER SOLSTICE RENDERINGS
Source: SketchUP

3.1.3 MITIGATION MEASURES

The following mitigation will be required to address potential aesthetic impacts related to visual buffering, site maintenance, and light and glare:

Mitigation Measure 1 (Aesthetic Impacts). The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.

Mitigation Measure 2 (Aesthetic Impacts). During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.

Mitigation Measure 3 (Aesthetic Impacts). In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

Mitigation Measure 4 (Aesthetic Impacts). The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.

Mitigation Measure 5 (Aesthetic Impacts). Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

3.2 AGRICULTURE & FORESTRY IMPACTS

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on agricultural and/or forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;

- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g));
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? • No Impact.

According to the California Department of Conservation, the City of Monterey Park does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.²⁵ The entire City is urban and there are no areas within the City that are classified as “Prime Farmland.” The project site’s northern end is undeveloped, while the southern end is presently occupied by a multi-unit residential complex. The project’s implementation will require the approval of a zone change to accommodate the new overlay zone. The change in zoning will not result in a loss of land zoned for agricultural uses (see subsection 3.2.2.B). Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

B. Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? • No Impact.

The project site is currently zoned as *High Density Residential Zone (R-3)*. Agricultural uses are not listed as permitted uses within residential zoning districts.²⁶ As a result, no loss in land zoned for or permitting agricultural uses will occur with the implementation of the proposed project. In addition, according to the California Department of Conservation, Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁷ Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract.

²⁵ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.

²⁶ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 8, 2018.

²⁷ California Department of Conservation. *State of California Williamson Act Contract Land*. ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code § 51104(g))? • *No Impact.*

The City of Monterey Park and the project site are located in the midst of an urban area and no forest lands are located within the City. The zoning designation that is applicable to the project site does not provide for any forest land preservation.²⁸ Thus, no impacts on forest land or timber resources will result.

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? • *No Impact.*

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impacts will occur.

E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 MITIGATION MEASURES

The analysis of agriculture and forestry resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.3 AIR QUALITY IMPACTS

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;

²⁸ City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed October 5, 2018.

- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur Dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Though SO₂ concentrations have been reduced to levels below State and Federal standards, further reductions are desirable since SO₂ is a precursor to sulfates and PM₁₀.
- *PM₁₀ and PM_{2.5}* refers to particulate matter ten microns or less and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.²⁹

A project would be considered to have a significant effect on air quality if it violated any ambient air quality standard (AAQS), contributed substantially to an existing air quality violation, or exposed sensitive receptors to substantial pollutant concentrations. In addition to the Federal and State AAQS standards, there are daily and quarterly emissions thresholds for construction activities and the operation of a project have been established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or
- 150 pounds per day of sulfur oxide.³⁰

²⁹ South Coast Air Quality Management District. *Final 2016 Air Quality Plan*. Adopted 2017.

³⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

A project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or
- 150 pounds per day of sulfur oxide.³¹

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • *No Impact.*

The City of Monterey Park is located within the South Coast Air Basin (SCAB). The SCAB covers a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the SCAB is monitored by the SCAQMD at various monitoring stations located throughout the area. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).³² The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).³³ The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:³⁴

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.³⁵

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). Projects that are consistent with the projections of employment and population

³¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

³² *Ibid.*

³³ *Ibid.*

³⁴ *Ibid.*

³⁵ *Ibid.*

forecasts identified in the Regional Comprehensive Plan (RCP) prepared by SCAG are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.³⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).³⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents.

The population increase from the proposed project's implementation is within the expected population projection provided by SCAG. Therefore, the proposed project would also conform to Consistency Criteria 2 since it would not significantly affect any regional population, housing, and employment projections prepared for the City of Monterey Park by the SCAG. In addition, the project conforms to the City's density requirements and General Plan goals. The project will not require any variance or other deviation from the City's zoning standards. As a result, the proposed project would not be in conflict with or result in an obstruction of an applicable air quality plan and no impacts would occur.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • Less than Significant Impact.

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod V.2016.3.2 (the worksheets are included in the Appendix A). The entire project construction period is expected to take approximately 15 months (refer to Section 2) and would include the site clearance, grading and excavation, erection of the new building, and the finishing of the project (paving, painting, and the installation of landscaping).

As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant. The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, watering of the active grading areas and unpaved surfaces at least three times daily and the use of low VOC paint. As indicated previously, the project site is located in a non-attainment area for ozone and particulates, the project will be required to adhere to all SCAQMD regulations related to fugitive dust generation and other

³⁶ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

³⁷ United States Census Bureau. *Quickfacts for Monterey Park.* <http://www.census.gov/quickfacts/table/AGE775215/0648914,06>

construction-related emissions. According to SCAQMD Regulation 403, all unpaved demolition and construction areas shall be regularly watered up to three times per day during excavation, grading, and construction as required (depending on temperature, soil moisture, wind, etc.). Watering could reduce fugitive dust by as much as 55%. Rule 403 also requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of fugitive dust. Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD.

**Table 3-1
 Estimated Daily Construction Emissions**

Construction Phase	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Demolition (on-site)	3.51	35.78	22.06	0.03	1.79	1.66
Demolition (off-site)	0.07	0.05	0.67	--	0.16	0.04
Total Demolition Phase	3.58	35.83	22.73	0.03	1.95	1.70
Site Preparation (on-site)	4.33	45.57	22.06	0.03	20.45	12.12
Site Preparation (off-site)	0.08	0.06	0.80	--	0.20	0.05
Total Site Preparation	4.41	45.63	22.86	0.03	20.65	12.17
Grading (on-site)	2.58	28.34	16.29	0.02	7.51	4.60
Grading (off-site)	0.34	9.69	2.52	0.02	0.78	0.23
Total Grading	2.92	38.03	18.81	0.04	8.29	4.83
Paving (on-site)	1.26	12.76	12.31	0.01	0.71	0.66
Paving (off-site)	0.09	0.06	0.89	--	0.22	0.06
Total Paving	1.35	12.82	13.20	0.01	0.93	0.72
Building Construction (on-site) 2019	2.36	21.07	17.16	0.02	1.28	1.21
Building Construction (off-site) 2019	0.28	1.31	2.52	--	0.63	0.17
Total Building Construction 2019	2.64	22.38	19.68	0.02	1.91	1.38
Building Construction (on-site) 2020	2.11	19.18	16.84	0.02	1.11	1.05
Building Construction (off-site) 2020	0.25	1.20	2.29	--	0.63	0.17
Total Building Construction 2020	2.36	20.38	19.13	0.02	1.74	1.22
Architectural Coatings (on-site)	8.46	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.04	0.03	0.40	--	0.11	0.03
Total Architectural Coatings	8.50	1.71	2.23	--	0.22	0.14
Maximum Daily Emissions	8.51	45.63	22.87	0.05	20.65	12.18
Daily Thresholds	75	100	550	150	150	55

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated

with vehicular and bus traffic and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEMod V.2013.2.2 computer model. As indicated in Table 3-2, the projected long-term emissions will also be below thresholds considered to be a significant impact.

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	1.30	0.05	4.47	--	0.02	0.02
Energy (lbs/day)	0.02	0.21	0.09	--	0.01	0.01
Mobile (lbs/day)	0.51	2.45	5.87	0.02	1.61	0.44
Total (lbs/day)	1.84	2.72	10.43	0.02	1.65	0.48
Daily Thresholds	55	55	55o	15o	15o	55

Source: California Air Resources Board CalEEMod [computer program].

Since the project area is located in a non-attainment area for ozone and particulates, the project Applicant will be required to adhere to all pertinent regulations outlined in SCAQMD Rule 403 governing fugitive dust emissions. As a result, the potential impacts will be less than significant.

C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less than Significant Impact.

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The proposed project will not exceed the adopted projections used in the preparation of the RTP (refer to the discussion included in Subsection 3.3.2A). The potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants.

Future truck drivers visiting the site during the project's construction must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. In addition, the project's construction contractors must adhere to SCAQMD Rule 403 regulations, which significantly reduce the generation of fugitive dust. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant and no mitigation is required.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

Most vehicles generate carbon monoxide (CO) as part of the tail-pipe emissions and high concentrations of CO along busy roadways and congested intersections are a concern. The areas surrounding the most congested intersections are often found to contain high levels of CO that exceed applicable standards and are referred to as *hot-spots*. Three variables influence the creation of a CO hot-spot: traffic volumes, traffic congestion, and the background CO concentrations for the source receptor area.

Typically, a CO hot-spot may occur near a street intersection that is experiencing severe congestion (a LOS E or LOS F) where idling vehicles result in ground level concentrations of carbon monoxide. However, within the last decade, decreasing background levels of pollutant concentrations and more effective vehicle emission controls have significantly reduced the potential for the creation of hot-spots. The SCAQMD stated in its CEQA Handbook that a CO hot-spot would not likely develop at an intersection operating at LOS C or better. Since the Handbook was written, there have been new CO emissions controls added to vehicles and reformulated fuels are now sold in the SCAB. These new automobile emissions controls, along with the reformulated fuels, have resulted in a lowering of both ambient CO concentrations and vehicle emissions. The number of trips that will be generated by the proposed project will not result in a degradation of any intersection's LOS.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate.³⁸ These population groups are generally more sensitive to poor air quality. Sensitive receptors, including homes and schools in the vicinity of the proposed project site, are identified in the map provided in Exhibit 3-5. The nearest sensitive receptors to the project include the residential uses located to the north, south, and east of the project site.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or *LSTs*. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction; PM₁₀ emissions from construction; and PM_{2.5} emissions from construction. The use of the "look-up tables" is permitted since each of the construction phases will involve the disturbance of less than five acres of land area. As shown in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 25 meters.

³⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].



EXHIBIT 3-5
SENSITIVE RECEPTORS

Source: Quantum GIS

**Table 3-3
 Local Significance Thresholds Exceedance SRA 11 for 1-Acre Sites (the site is 0.81 acres)**

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	45.63	Construction	83	84	96	123	193
CO	22.87	Construction	673	760	1,113	2,110	6,884
PM ₁₀	9.63	Construction	5	13	29	60	153
PM _{2.5}	6.12	Construction	2	3	5	9	25

Based on the analysis of LST impacts summarized above in Table 3-3, the project is anticipated to exceed the thresholds of significance for construction PM₁₀ and PM_{2.5}. These values take into account the watering of the site three times per day. These numbers do not reflect the inclusion of other Rule 403 Best Management Practices such as the use of dust covers, the watering of trucks leaving the site, and the limiting of all clearing, earthmoving, or excavation activities during periods of high winds (i.e. greater than 15 mph). Finally, the contractors must comply with other SCAQMD regulations governing construction equipment idling and emissions controls. The aforementioned SCAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the SCAQMD. As a result, the potential impacts are considered to be less than significant.

E. Would the project create objectionable odors affecting a substantial number of people? • Less than Significant Impact.

The SCAQMD identifies land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³⁹ No odor emissions are anticipated given the nature of the proposed use (senior housing development). Although the project is not an odor generating use, the operation of diesel equipment during the project's construction phase may generate temporary odors. The project will require substantial grading to accommodate the subterranean parking garage. Since the project's implementation will require the use of diesel equipment, the project Applicant will be required to adhere to all pertinent SCAQMD protocols regarding diesel emissions and limiting the idle time of diesel equipment and less than significant impacts will occur.

3.3.3 MITIGATION MEASURES

As indicated previously, the proposed project will not result in any significant adverse operational air quality impacts.

³⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

3.4 BIOLOGICAL RESOURCES IMPACTS

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 *et seq.*) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • *No Impact.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Los Angeles Quadrangle (the City of Monterey Park is located within the aforementioned quadrangle) indicated that out of a total of 34 native plant and animal species, five are either threatened or endangered.⁴⁰

⁴⁰ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

These species are described in detail on the following page and include:

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the lack of habitat suitable for the California gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.⁴¹
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.⁴² As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.⁴³ These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.
- The *California red-legged frog* will not be found on or near the project site due to its specific habit requirements.⁴⁴ According to the National Wildlife Federation, California red-legged frogs can be found near still or slow moving ponds, pools, or streams (wetland areas).⁴⁵ The chances of encountering this species within the project site are limited since there are no natural wetlands or habitats present in the area.
- The *bank swallow* populations located in Southern California are extinct.⁴⁶

The proposed project will not have an impact on the aforementioned species because there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, according to the California Department of Fish and Wildlife, the site falls under the category of "urban development."⁴⁷

An additional search was conducted using the California Native Plant Society's Inventory of Rare and Endangered Plants to ascertain any rare or endangered plant species which may occur in the Los Angeles Quadrangle. The search yielded five results. The following five plants have been identified in the Los Angeles Quadrangle: Davidson's saltscare; Los Angeles sunflower; mesa horkelia; prostrate vernal pool

⁴¹ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

⁴² California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

⁴³ Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

⁴⁴ National Wildlife Foundation. *California Red-Legged Frog*. Website <http://www.nwf.org/wildlife/wildlife-library/amphibians-reptiles-and-fish/california-red-legged-frog.aspx> Website accessed on August 2014.

⁴⁵ Ibid.

⁴⁶ California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia)*. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html

⁴⁷ California Department of Fish and Wildlife. *California Vegetation Mapping Projects*. file:///C:/Documents%20and%20Settings/William%20Blodgett/My%20Documents/Downloads/NVCSCurrentAndInProgressandInitialSurveyAug_2014_CAStandardCompliant.pdf

navarretia; and Greata's aster.⁴⁸ None of these plants were encountered during the site survey. As indicated previously, the only vegetation that is present on-site consists of ruderal species typically found in an urban environment. As a result, no impacts on any candidate, sensitive, or special status species will result.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

The field survey that was conducted for the property indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper. In addition, there are no designated "blue line streams" located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project's implementation.

C. Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 et seq.) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means? • No Impact.

As indicated in the previous subsection, the project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.⁴⁹ The project area is located in the midst of a residential neighborhood. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.

The site is surrounded by urbanization and lacks suitable habitat. Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicles travelling on the adjacent roadways limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides and lacks suitable habitat, the site's utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.

Title 9 (Peace, Safety, and Morals) Chapter 9.63-Property Damage Section 9.63.060 serves as the City's "Tree Preservation Ordinance." The tree ordinance establishes strict guidelines regarding the removal or tampering of trees and shrubs located in parks and along City streets. There are over 15 trees and shrubs

⁴⁸ California Native Plant Society, Rare Plant Program. 2018. *Inventory of Rare and Endangered Plants of California* (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 5 October 2018]

⁴⁹ U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

presently located on-site. These trees, shrubs, and grass will be removed during the project's site preparation phase. Although the project's implementation will require the removal of the existing trees and vegetation, the project will include the planting of new drought tolerant landscaping. In addition, all of the trees and shrubs located in the public right-of-way between the property line and street will be removed. Per Section 9.63.060, the project Applicant must obtain a permit in order to remove any tree and/or shrub located in a park or along a public street. Compliance with the aforementioned Section will reduce potential impacts to levels that are less than significant.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? • No Impact.

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan. The closest habitat conservation area is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from the project site.⁵⁰ The project will not affect this SEA and no impacts will occur.

3.4.3 MITIGATION MEASURES

The analysis of biological resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES IMPACTS

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5;
- A substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

⁵⁰ Google Earth. Website accessed October 5, 2018.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?* • *No Impact.*

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.⁵¹ To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements.⁵²

State historic preservation regulations include the statutes and guidelines contained in the California Environmental Quality Act (CEQA) and the Public Resources Code (PRC). A historical resource includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, that is historically or archaeologically significant. The State regulations that govern historic resources and structures include Public Resources Code Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). According to Section 5024.1(c) of the State Public Resources Code:

- (c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:
- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (2) Is associated with the lives of persons important in our past.
 - (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains.

⁵¹ U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://nrhp.focus.nps.gov>. 2010. Site accessed on April 19, 2018

⁵² *Ibid.*

CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State. A Sacred Lands File Search was conducted for the project and the results came back negative.

The City of Monterey Park does not contain any sites listed in the National Registrar.⁵³ However, the City does have a historical site that is listed in the California Registrar.⁵⁴ Cascades Park and Jardin El Encanto, listed in the State Register, were designed to be the designated focal point of the larger development known as the Midwick View Estates. Constructed in the late 1920's by Peter N Snyder, the Jardin El Encanto was intended to serve as the administration building and community center for his proposed garden community (Midwick View Estates). The Jardin El Encanto building features Spanish style architecture and is now occupied by the Monterey Park Chamber of Commerce. Mr. Snyder also proposed an amphitheatre atop of a slope looking down at Jardin El Encanto. The amphitheatre was never built though an observation terrace was constructed in its place. The stepped cascading water fountain flows from the observation deck, where the Jardin El Encanto complex is visible.⁵⁵

The project site does not meet any criteria for listing on the National Register. Furthermore, none of the existing residential units are listed in the National or State Registers. As indicated previously, the nearest historical site listed on the State registrar is Cascades Park and Jardin El Encanto, which is located approximately one mile to the south/southwest of the proposed project.⁵⁶ Since no properties are eligible for listing, no impacts will result from the proposed project's implementation.

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less than Significant Impact with Mitigation.

The Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe first settled in this region approximately 7,000 years ago.⁵⁷ Before Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁵⁸ Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. While no major coastal rivers traverse the City, Monterey Park's proximity to other known village sites throughout the San Gabriel Valley make it likely that Native Americans either lived or traveled through the City.⁵⁹ A Sacred Lands File Search was conducted for the project on October 5, 2018, the

⁵³ National Registrar of Historic Places. Website <http://nrhp.focus.nps.gov/natreghome.do?searchtype> Website accessed in October 2018.

⁵⁴ California Department of Parks and Recreation. *California Historical Resources*. Website <http://ohp.parks.ca.gov/ListedResources> Website accessed in October 2018.

⁵⁵ City of Monterey Park. *Historical Sites, El Encanto*. Website. <http://www.montereypark.ca.gov/677/Historical-Sites> (Site accessed in October 2018).

⁵⁶ Google Earth. Website Accessed on October 5, 2018.

⁵⁷ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in December 2014).

⁵⁸ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

⁵⁹ Tongva People. *Villages*. http://www.tongvapeople.org/?page_id=696. Website accessed in December 2014).

results of which came back negative. Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

- The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor wills photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities must be halted and the Los Angeles County Sheriff's Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided above as part of the AB-52 consultation, will reduce potential impacts to levels that are less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • Less than Significant Impact with Mitigation.

The underlying soils are alluvial in nature and are classified as Old Alluvial Fan Deposits (Qof).⁶⁰ Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene. Old Alluvial Fan Deposits are aged 781,000 to 11,000 years.⁶¹ Due to the age of the underlying soils, the following mitigation is required:

⁶⁰ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report, Figure 6-3 BRT Alternative Project Area Geology*. Report prepared March 14, 2014.

⁶¹ California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report*. Report prepared March 14, 2014.

- If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?*
- *No Impact.*

There are no cemeteries located in the immediate area of the project site. The closest cemetery to the project site is the Resurrection Cemetery, located approximately 2.11 miles to the southeast along Potrero Grande Drive in the City of Rosemead. The proposed project will be restricted to the designated project site and will not affect the aforementioned cemetery. The potential for encountering human remains during the project's construction is limited due to the level of disturbance that has occurred on site. However, in the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Monterey Park Police Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided in Subsection 3.5.2.B will reduce potential impacts to levels that are less than significant. As a result, no impacts are anticipated.

3.5.3 MITIGATION MEASURES

The following mitigation measures would be required in the event that an archaeological or paleontological resource is discovered during the construction of the proposed project:

Mitigation Measure 6 (Cultural Resource Impacts). The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor wills photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA

Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

Mitigation Measure 7 (Cultural Resource Impacts). If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

3.6 GEOLOGY IMPACTS

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code (2012), creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? • Less than Significant Impact.*

The City of Monterey Park is located in a seismically active region as is the entire Los Angeles Basin. Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁶² The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁶³ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the California Department of Conservation website. The City of Monterey Park is not on the list.⁶⁴ As a result, there are no known faults located within the City's corporate boundaries that may be subject to a fault rupture hazard. Even though the City is not on the list, there are a number of known faults within close proximity to the City. The closest known fault is the Raymond Fault located approximately five miles northwest of the project site (refer to Exhibit 3-6).

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from fault rupture. Therefore, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The intensity of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed project will be constructed in compliance with the 2016 Building Code, which contains standards for building design to minimize the impacts from ground shaking.

Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-6). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity.

⁶² California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx> Website accessed in July 2016.

⁶³ Ibid.

⁶⁴ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

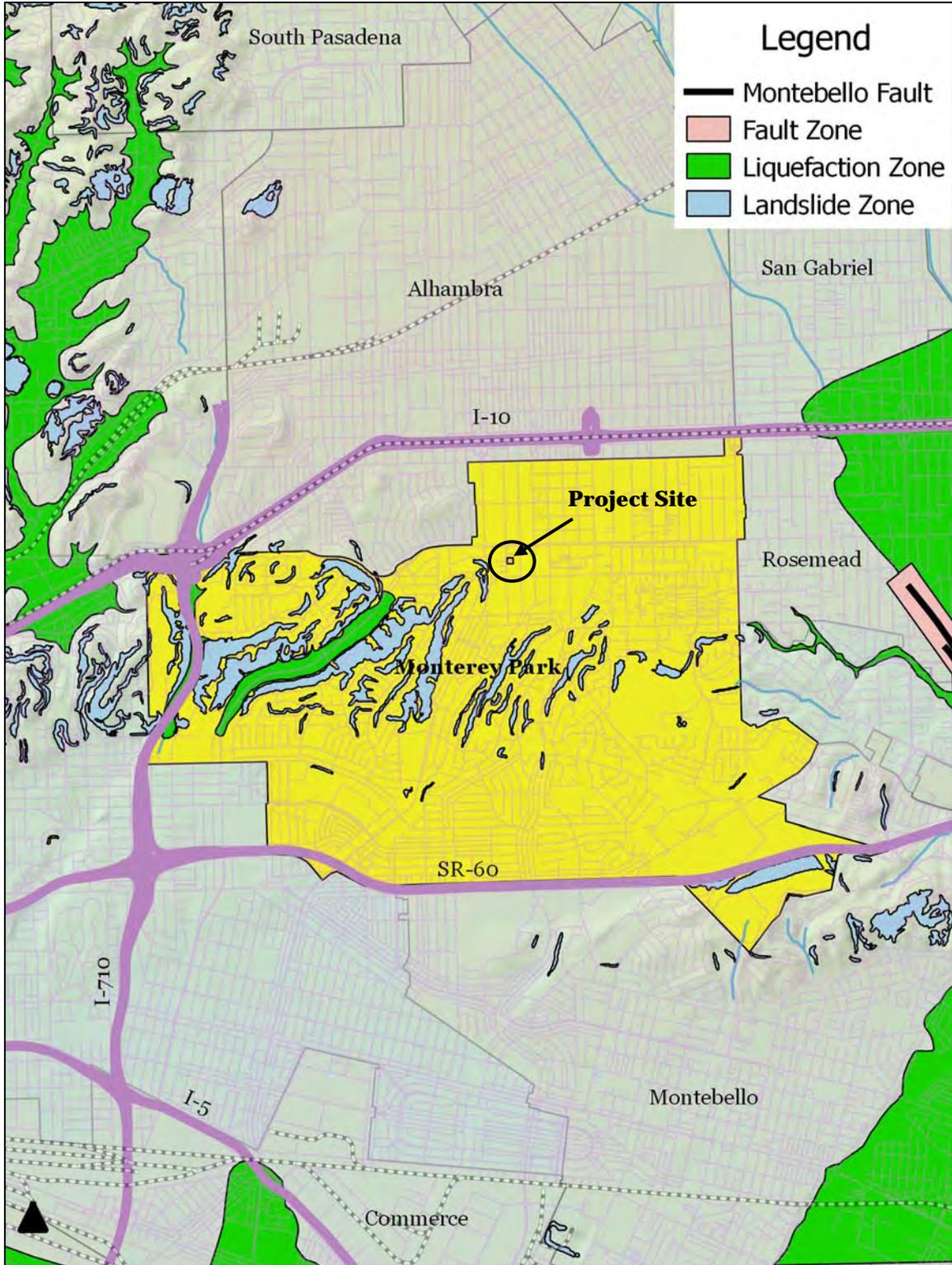


EXHIBIT 3-6
SEISMIC HAZARDS MAP
Source: Quantum GIS and California Geologic Warehouse

Lastly, the project site is not subject to the risk of landslides (refer to Exhibit 3-6) because there are no hills or mountains within the vicinity of the project site.

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed hotel development because the site is not located in an area that is subject to liquefaction. Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. As a result, the potential impacts in regards to liquefaction and landslides are less than significant.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • Less than Significant Impact.

The United States Department of Agriculture's (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the project site. According to the USDA Web Soil Survey, the site is underlain by Azuvina and Montebello complex soils.⁶⁵ The project will require grading to accommodate the subterranean parking garage and approximately 14,416 cubic yards of fill will be removed. All grading activities will be performed under the supervision of the project engineer. The site is, and would continue to be level and no slope failure or landslide impacts are anticipated to occur. Once operational, the project site would be paved over and landscaped, which would minimize soil erosion.

The project's construction will not result in soil erosion. During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁶⁶ These BMPs will restrict the discharge of sediment into the streets and local storm drains. As a result, the impacts will be less than significant.

C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.

The project site is underlain by Azuvina and Montebello complex soils. Azuvina and Montebello complex soils are well-drained, have a slight to moderate erosion risk, have a low to medium runoff rate, and are primarily used for urban development.⁶⁷ The surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-6). Lateral spreading is a phenomenon that is characterized by the

⁶⁵ United States Department of Agriculture. *Web Soil Survey*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

⁶⁶ City of Monterey Park. *Form OCl, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

⁶⁷ *Ibid.*

horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils.

Liquefaction induced lateral spreading would not affect the proposed development because the site is not located in an area that is subject to liquefaction (refer to Exhibit 3-6). Therefore, lateral spreading caused by liquefaction would not affect the project. The Azuvina and Montebello soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building would be constructed with the strict adherence to the most pertinent State and City building codes. In order to address potential impacts due to the presence of clay-based soils, the project's engineer may recommend structural reinforcements consistent with the California State Building Code.

The soil that underlies the project site may be prone to subsidence due to its shrink swell characteristics.⁶⁸ Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁶⁹ The project would be required to be connected to the City's water lines; therefore, the project's operation would not directly affect any underlying groundwater reserves. However, groundwater drawdown from off-site wells may affect groundwater located below the site. The project's engineer would recommend mandatory design features consistent with the State Building Code to minimize potential impacts related to clay-based soils. As a result, the potential impacts are anticipated to be less than significant.

D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Building Code (2012), creating substantial risks to life or property? • Less than Significant Impact with Mitigation.

The underlying soils consist of Azuvina and Montebello soils, which exhibit certain shrink swell characteristics. The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.⁷⁰ Up to 31% of Azuvina soils consist of clay loam, while clay loam comprises up to 28% of Montebello soils.⁷¹ If soils consist of expansive clay, damage to foundations and structures may occur. Foundation damage would be prevented by the following mitigation:

- Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

⁶⁸ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidenceupport.co.uk/what-causes-subsidence.html>

⁶⁹ Ibid.

⁷⁰ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

⁷¹ UC Davis. *SoilWeb: Soil Survey Browser.* https://casoilresource.lawr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296138. And UC Davis. *SoilWeb: Soil Survey Browser.* https://casoilresource.awr.ucdavis.edu/soil_web/property_with_depth_table.php?cokey=14296139

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.

No septic tanks will be used as part of proposed project. The proposed project will be required to connect to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

3.6.3 MITIGATION MEASURES

The following mitigation is required due to the potential for soil expansion and subsidence:

Mitigation Measure 8 (Geology Impacts). Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

3.7 GREENHOUSE GAS IMPACTS

3.7.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

3.7.2 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less Than Significant Impact.

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be

about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.

The SCAQMD has established multiple draft thresholds of significance though only one for industrial development is a quantified threshold. This single quantified threshold is 10,000 metric tons of CO₂E (MTCO₂E) per year for industrial projects. These draft thresholds include 1,400 metric tons of CO₂E (MTCO₂E) per year for commercial projects, 3,500 MTCO₂E per year for residential projects, 3,000 MTCO₂E per year for mixed-use projects, and 7,000 MTCO₂E per year for industrial projects.

Table 3-4 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-4, the CO₂E total for the project is 2,376 pounds per day or 1.07 MTCO₂E per day. This translates into a generation of approximately 390 MTCO₂E per year, which is below the threshold of 3,500 MTCO₂E for residential projects. The project’s operational GHG emissions were calculated using the CalEEMod V.2016.3.2. The GHG emissions estimates reflect what a “retirement community” building of the same location and description would generate once fully operational. The type of activities that may be undertaken once the building is occupied have been predicted and accounted for in the model for the selected land use type.

In addition, the project’s construction will result in a generation of 5,948 pounds per day, or 2.69 metric tons per day of CO₂E. This translates into a generation of approximately 982 MTCO₂E per year. When amortized over a 30-year period, these emissions decrease to 32.73 MTCO₂E per year. These amortized construction emissions were added to the project’s operational emissions to calculate the project’s true GHG emissions. As shown in the table, the project’s total operational emissions would be 422.73 MTCO₂E per year, which is still below the threshold of 3,500 MTCO₂E per year for residential projects. The aforementioned estimate of operational GHG emissions does not take into account the existing dwelling units that occupy the site. When taking the existing dwelling units into account, the net increase in GHG emissions will be less.

**Table 3-4
 Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-term Area Emissions	8.03	--	--	8.23
Long-term Energy Emissions	279.50	--	--	281.16
Long-term Mobile Emissions	2,084.17	0.1043	--	2,086.78
Total Long-term Emissions	2,371.71	0.1175	--	2,376.17
Total Construction Emissions	5,920.26	1.19	--	5,948.42
Total Long-term Emissions (MTCO ₂ E) with Amortized Construction Emissions				422.73 MTCO₂E per year
Thresholds of Significance				3,500 MTCO₂E per year

Source: CalEEMod V.2016.3.2

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? • Less Than Significant Impact.

The City of Monterey Park adopted a Climate Action Plan (CAP) in 2012. The CAP was the first step in the City's development of a long-range, comprehensive plan to move from business-as usual growth and current development practices to a more sustainable model of growth and development. Actions at the local level are important because local jurisdictions hold a unique and influential position in the day-to-day activities of local residents and businesses. This allows local jurisdictions to design and implement a wide range of strategies that help to combat climate change locally, which is supported and informed by larger Federal, regional, and State efforts.

The CAP's primary purpose is to aid local governments in the identification of those strategies that are unique to the community as a means to achieve GHG emission reductions. The CAP is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. The requirements are rooted in the California Global Warming Solutions Act that are designed to reduce California's GHG emissions to 1990 levels by 2020.⁷² The Monterey Park CAP includes the following five categories of GHG reduction strategies:

- *Building Efficiency Measures.* Energy that is used to cool, heat, and power homes and business account for up to 24% of total community's GHG emissions. These measures (designated as E1 through E4) will assist the City to achieve the targeted GHG emission reductions.
- *Increased Renewable Energy Generation Measures.* Green building and energy conservation practices are creating a new framework for how people can save energy. This energy consumption may be accomplished by reducing the building's overall energy demand (by using energy efficient appliances), creating an energy-efficient building using properly sealed doors, windows, and ducts, and installing renewable energy technologies (such solar water heaters and solar panels). The City's corresponding strategies are referred to as R1 and R2.
- *Land Use Measures.* Land use patterns can affect the modes of transportation used to move within a City. Where there are many services and amenities located near residential or employment centers, the opportunity to walk, bike, or use public transit increases. By encouraging mixed-use development and more development concentrated near transit facilities (refer to LU 1 and LU 2); substantial reductions in GHG may be realized.
- *Transportation Measures.* The transportation of goods and people accounted for approximately 63% of Monterey Park's GHG emissions in 2009. The majority of these trips (commuting, shopping, and recreational) are done in private automobiles. The City developed three primary actions (refer to measures T1 through T3) to help achieve the City's emissions-reduction goals.

⁷² The State Attorney General's Office has stated that community-wide GHG reduction targets should align with an emissions trajectory that Evaluates current GHG emissions and forecasts "business-as-usual" emissions.

- *Water Conservation/Waste Disposal Measures.* Less than five percent of the Monterey Park’s GHG emissions are related to water use. The City has developed two main water conservation and waste disposal measures to aid in achieving the City’s emissions-reduction goals. Each of these strategies (W1 and W2) indicates how the City intends to achieve the targeted GHG emission reductions by 2020.⁷³

The aforementioned programs will be the CAP elements that may translate into a direct or indirect physical impact on the on the environment. The CAP’s programs are summarized below and on the following pages in Table 3-5.

**Table 3-5
 Monterey Park’s Climate Action Plan Programs**

Program	Description	GHG Reductions
Building Efficiency Measures E1. Efficiency Requirements for New Development	The City, in coordination with the California Building Standards Commission and the California Energy Commission, will adopt energy efficiency regulations for new construction projects that comply with the Tier I energy efficiency standards. The Tier I energy efficiency standards require a building’s energy performance to exceed Title 24 standards by 15% for both residential and nonresidential development.	The project will be constructed using energy efficient lighting.
Building Efficiency Measures E2. Building Retrofits	Approximately 25% of total GHG emissions in Monterey Park are the result of energy used for commercial and residential buildings. Because increasing building energy efficiency can significantly reduce GHG emissions, there are a range of State and Federal incentives to help promote implementation of these upgrades. The City is also considering making energy efficiency retrofits a condition of sale, which would greatly increase the level of GHG reductions achievable.	The project will be constructed using energy efficient lighting and appliances.
Building Efficiency Measures E3. Appliance Upgrades	The City will partner with SCE, the Southern California Gas Company, and the Metropolitan Water District to provide to increase awareness about rebate and incentive programs, the efficiencies that may be gained from Energy-Star-rated appliances, and the cost savings associated with Energy Star appliances.	All of the appliances that will be provided for the project will be energy efficient.
Building Efficiency Measures E4. Smart Meters	Emerging energy management systems or Smart Meters are currently being installed by SCE as a means to improve how electricity consumption is managed. These Smart Meters will eventually provide utility customers with access to detailed and instantaneous energy use and cost information, new pricing programs based on peak-energy demand, and the ability to program home appliances and devices to respond to cost, comfort, and convenience.	The project Applicant will be required to install smart meters to control electricity consumption.

⁷³ City of Monterey Park and AECOM. *City of Monterey Park Climate Action Plan*. [Revised Public Draft] January, 2012.

**Table 3-5
 Monterey Park's Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
<p>Increased Renewable Energy Generation Measures</p> <p>R1. Solar Water Heater</p>	<p>The California Solar Water Heating and Efficiency Act of 2007 (AB 1470) created a 10-year program aimed at installing solar water heaters in homes and businesses. AB 1470 was designed to lower the initial costs of purchasing a system.</p>	<p>Not Applicable to the Project.</p>
<p>Increased Renewable Energy Generation Measures</p> <p>R2. Solar Photovoltaic Systems</p>	<p>The City will promote PV installations to provide 5% of residential electricity and 2% of commercial electricity energy use from solar PV generation by 2020. The City will provide targeted outreach to developers and builders about renewable energy incentives and energy efficiency programs when they apply for permits.</p>	<p>Not Applicable to the Project.</p>
<p>Land Use Measures</p> <p>LU1. Mixed-Use Development</p>	<p>To meet the 0.5% VMT reduction target, the City will create incentives to facilitate new mixed-use development near existing and planned transit corridors. With a combination of existing commercial center retrofits and mixed-use infill development, the City may increase local access to goods and services along with transportation options to reach those amenities reducing the need for automobile trips.</p>	<p>The project site is located 330 feet south of a bus stop (Metro Line 70 at the corner of Chandler Avenue and Garvey Avenue) and 619 feet to the east of Atlantic Boulevard.</p>
<p>Land Use Measures</p> <p>LU2. Service Nodes</p>	<p>Through changes proposed under the new Zoning Ordinance, the City will provide more opportunities for walking, biking, and short-distance vehicular trips by allowing eating establishments, coffee shops, day care, dry cleaners, and other services to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the zoning code to allow for commercial and retail services in employment centers.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T1.1. Lower Cost of Riding Transit</p>	<p>The City currently provides discounts to older adults on the purchase of transit passes, which are accepted locally and by regional transit providers. Pending funding availability, the City will expand the program to provide discounts to resident, such as students, or increase the subsidy in order to further promote transit use. Citywide VMT could be reduced 1% by 2020.</p>	<p>The project consists of senior housing. A total of 13 of the 54 units proposed will be reserved for low income households. The transit discounts will be available to the future residents.</p>
<p>Transportation Measures</p> <p>T1.2. Promote Use of Transit Network</p>	<p>The majority of the City's residents work outside of Monterey Park and most of those working in the City come from other areas. The City will develop marketing or outreach programs to promote increased use of the Spirit Bus and other transit options. The potential VMT reduction with the implementation of this measure is 1% by 2020.</p>	<p>Not Applicable to the Project.</p>

**Table 3-5
 Monterey Park's Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
<p>Transportation Measures</p> <p>T2.1. Expand Pedestrian Network and Increase Bicycle Parking</p>	<p>The City will focus on implementation of traffic-calming projects and other necessary pedestrian amenities and safety improvements to enable walking as an attractive travel mode. In addition, the City will identify opportunities to install bicycle parking in public spaces or to modify existing parking requirements for bicycles, with the aim of increasing the supply of bicycle parking. These actions have the potential to reduce VMT in the City by 1.5% by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T2.2. Provide End-Of-Trip Facilities</p>	<p>As part of this measure, the City will work with local employers to facilitate the expansion or provision of multimodal facilities. As part of the outreach, the City will spotlight the facilities offered to its own employees, which includes a ride-share program for employees. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Transportation Measures</p> <p>T3. Transportation Demand Management</p>	<p>The City will designate a TDM Coordinator who will be responsible for promoting these programs at local businesses, showcasing the current municipal program, and encouraging additional TDM at existing and future businesses. With up to a 3% of commute-related VMT reduction possible, this measure would equate to a 1.5% Citywide reduction in VMT by 2020.</p>	<p>Not Applicable to the Project.</p>
<p>Water Conservation and Waste Reduction Measures</p> <p>W1 Conserving Water</p>	<p>The City, in partnership with the San Gabriel Valley Water District, will continue to develop pilot or demonstration projects related to water conservation. The City will continue to work with the San Gabriel Valley Water District to complete irrigation and revegetation of medians throughout Monterey Park with water-efficient irrigation equipment and native vegetation.</p>	<p>There are mitigation measures included in Section 3.17 require the use of water efficient landscaping, appliances, and fixtures.</p>
<p>Water Conservation and Waste Reduction Measures</p> <p>W2. Reducing Waste</p>	<p>This program allows the City to meet the 50% landfill diversion mandate required by state law while providing a service to residents and businesses. In addition to the MRF program, the City has additional waste diversion and recycling programs, ranging from backyard composting/smart gardening workshops to participation in county-wide Household Hazardous Waste collection events.</p>	<p>Not quantified since the reduction is already being implemented.</p>

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Revised Public Draft] January, 2012.

The proposed project will be required to comply with those pertinent CAP programs and measures. In addition, the project is consistent with both the Monterey Park Municipal Code and General Plan and will provide affordable housing.

It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁷⁴ Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel farther since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

3.7.3 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required.

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;

⁷⁴ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council’s member agencies.

- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List Site Cleanup (Cortese List).⁷⁵ In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).⁷⁶ A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.⁷⁷ The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the aforementioned lists.⁷⁸ The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency. Due to the nature of the

⁷⁵ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁷⁶ California State Water Resources Control Board. *GeoTracker*. <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=montereypark.ca>.

⁷⁷ CalEPA. *Envirostor*. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=montereypark.

⁷⁸ United States Environmental Protection Agency. *Multisystem Search*. Site accessed October 5, 2018.

proposed project (senior housing), no hazardous materials beyond what is typically used in a household setting will be used once the project is occupied. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

Multiple-family dwellings occupy the southern portion of the project site. According to the Los Angeles County Assessor, the on-site improvements were constructed and expanded between 1921 and 1953. In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). Therefore, the project's implementation will result in less than significant impact.

B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.

Due to the nature of the proposed project (a senior housing development), no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The use and storage of these materials will not lead to a significant impact since their use and transport is governed by the Environmental Protection Agency.

In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. In addition, septic tanks may be present on-site due to the age of the existing single-family units. Any septic tanks encountered on-site may have the potential to leak if not properly handled. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil) and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). As a result, the potential impacts are considered to be less than significant.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.

The project site is located within one-quarter of a mile from a school. The nearest school is Ynez Elementary School, located 969 feet to the northeast of the project site along the south side of Garvey Avenue.⁷⁹ Because of the nature of the proposed use (a senior housing development), no hazardous or

⁷⁹ Google Earth. Website accessed October 5, 2018.

acutely hazardous materials will be emitted that may affect a sensitive receptor. As a result, no impacts from the future uses are anticipated. The project will involve the grading of the site and the removal of the existing on-site improvements. During these activities, lead and/or asbestos containing materials may be encountered though the handling, removal, and disposal are governed by State regulations. No additional mitigation is required and no impacts will occur.

D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.

The “Cortese List,” also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on an annual basis. The list is maintained as part of the DTSC’s Brownfields and Environmental Restoration Program referred to as EnviroStor. A search of the Envirostor Hazardous Waste and Substances Site List website was completed to identify whether the project site is listed in the database as a Cortese site. The site was not identified on the list.⁸⁰ Therefore, no impacts will result with the implementation of the proposed project and no mitigation is required.

E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.⁸¹ The site is not located within the designated Runway Protection Zone and the proposed project will not penetrate the airport’s 20:1 slope.⁸² Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing the aforementioned airport. The runway protection zones for approaches and takeoffs are 1,000 feet. This protection zone does not extend to the project site.

The proposed project will be 40 feet in height and will be exempt from Federal Aviation Administration (FAA) lighting requirements per FAA AC 70/7460-1L – Obstruction Marking and Lighting with Change. According to Federal Aviation Administration (FAA) and International Civil Aviation Organization (ICAO) tower lighting requirements, all structures exceeding 200 feet above ground level (AGL) must be appropriately marked with tower lights or tower paint. In addition, the Federal Communications Commission governs monitoring requirements. As a result, the proposed project’s implementation would

⁸⁰ CalEPA. *DTSC’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Site accessed on October 5, 2018.

⁸¹ Google Earth. Website accessed October 5, 2018.

⁸² Los Angeles County Department of Regional Planning. *Los Angeles County Airport Landuse Commission (ALUC), Airport Layout Plan*. http://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf

not present a safety hazard to aircraft and/or airport operations at a public use airport, and no impacts will occur.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.⁸³ The project will not introduce a building that will interfere with the approach or take off of helicopters utilizing the aforementioned heliport. Helicopters typically take off and land in a vertical manner. Therefore, a building will need to be constructed directly over the existing helipad in order to represent a significant safety hazard. Since the proposed senior housing development will be restricted to the project site, no impacts will result.

G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will any designated emergency evacuation routes be closed to vehicular traffic as a result of the proposed project's implementation. The project contractors will be required to submit a construction and staging plan to the City for approval. Thus, no impacts on emergency response or evacuation plans will result from the project's construction.

H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

As indicated previously, the adjacent properties are urbanized and there are no areas of native or natural vegetation found within the vicinity of the project site. There is no chaparral present on-site or within the adjacent properties that would result in a heightened wild land fire risk. The project site is located outside of any wildfire risk designation area.⁸⁴ As a result, no risk from wildfire is anticipated with the approval and subsequent occupation of the proposed project.

3.8.3 MITIGATION MEASURES

The environmental analysis determined that there may be a potential for hazardous materials to be encountered during the land clearance and grading phases of development. However, this removal, handling, and disposal are regulated through Federal, State, and County regulations. As a result, no mitigation is required.

⁸³ Google Earth. Website accessed October 5, 2018.

⁸⁴ Cal Fire. *Fire Hazard Severity Zone in SRA for Los Angeles County*.
http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf

3.9 HYDROLOGY & WATER QUALITY IMPACTS

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • Less than Significant Impact.*

A Low Impact Development Report (LID) dated August 13, 2016 was prepared for the project Applicant by Cal Land Engineering, Inc. According to the report, the project site in its current state is 36% impervious

and 64% pervious. Once constructed, the project site will be 88% pervious and 12% impervious. The increase in the amount of impervious surfaces could introduce additional sources of polluted runoff. Therefore, the project will include the installation of a Modular Wetlands Stormwater Filtration System that will filter out potential contaminants and reduce the volume of runoff discharged into the local storm drains.⁸⁵

The Modular Wetlands Linear biofiltration system emulates the function and benefits provided by natural wetlands through the incorporation of an advanced pre-treatment chamber that includes separation and pre-filter cartridges. In this chamber, sediment and hydrocarbons are removed from runoff before it enters the biofiltration chamber, in turn reducing maintenance costs and improving performance. Furthermore, the Modular Wetlands Liner system is a multi-stage stormwater treatment system. The stages that comprise the Modular Wetlands Linear system include screening, separation, pre-filtration, and biofiltration. The horizontal flow promoted by the linear system allows the runoff to enter the pre-treatment chamber, which removes stage sediment and hydrocarbons before entering the biofiltration area.⁸⁶ The runoff then passes through the wetland biofiltration chamber, which contains vegetation and soil atop of the chamber. The biofiltration areas will facilitate proper filtration and discharge of storm water runoff.⁸⁷ As part of the biofiltration device, an underground storage will be constructed to ensure the required volume is treated. Additionally, a sump pump will be constructed to pump water to on-site storm drain system. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). The stenciling and signage will prohibit the dumping of waste into the nearby drains. Water efficient irrigation will eliminate excess water discharge.

During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁸⁸ Adherence to the construction and post construction BMPs will ensure that all potential impacts remain at a level that is less than significant.

The project Applicant would also be required to prepare a Stormwater Pollution Prevention Program (SWPPP) pursuant to General Construction Activity NPDES regulations since the project would connect to the City's MS4. The SWPPP would contain additional construction BMPs that would be the responsibility of the project Applicant to implement. Furthermore, the applicant would also be required to submit a Notice of Intent to comply with the General Construction Activity NPDES Permit to the State Water Resources Control Board. As a result, the potential impacts are considered to be less than significant.

⁸⁵ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁸⁶ Modular Wetlands. *Modular Wetlands System, Stormwater products*. <http://www.modularwetlands.com/stormwater-products/>

⁸⁷ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁸⁸ City of Monterey Park. *Form OCl, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • Less than Significant Impact.

Grading related activities are not anticipated to deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. In addition, the proposed project will be connected to the City's water lines and is not anticipated to deplete groundwater supplies through the consumption of the water. As a result, no dewatering will occur as part of the proposed project's construction. Therefore no direct construction related impacts to groundwater supplies or groundwater recharge activities will occur. The project will continue to be connected to the City's water lines and will not result in a direct decrease in underlying groundwater supplies. Furthermore, the project's contractors will be required to adhere to the applicable Best Management Practices (BMPs) for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant and no mitigation is required.

C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? • Less than Significant Impact.

The project site will maintain the existing drainage patterns and will continue discharge to the street through catch basins and curb drains located in the northwest corner of the property.⁸⁹ The project's implementation will reduce the amount of pervious surfaces on-site. The site in its current state is 64% pervious. Following construction, only 12% of the site will be pervious. The Applicant proposes to install a Modular Wetlands Linear biofiltration system to treat contaminated runoff and reduce the volume that will be discharged into the local storm drains. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Drainage for the subterranean parking garage will be provided by an underground storage tank, which will receive all of the runoff generated on-site. Excess water will be pumped from the underground storage chamber to local storm drains via a sump pump.

The closest body of water to the project site is the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹⁰ The proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel. No other bodies of water are located in and around the project site. As a result, the impacts are considered to be less than significant.

⁸⁹ Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

⁹⁰ Google Earth. Website accessed October 5, 2018.

D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? • No Impact.

Implementation of the proposed project will decrease the amount of pervious surfaces on-site. The project will include the installation of a Modular Wetlands Linear system to filter out contaminants and accommodate the additional runoff. This storm water runoff control will reduce runoff flow rates and volume over the present conditions. Once operational, runoff will continue to drain into storm drains located along Chandler Avenue, though the volume of runoff will be less than the present amount. In addition, the proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.⁹¹ No other bodies of water are located in and around the project site. As a result, no impacts are anticipated.

E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? • Less Than Significant Impact.

Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system because the implementation of the proposed project will include the installation of a Modular Wetlands Linear system. The vegetation used in the Modular Wetlands system will filter polluted runoff. From there, the filtered runoff will either be absorbed by the vegetation or diverted into the local storm drains. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). During construction, the contractors must adhere to the minimum BMPs for construction sites. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.⁹² Implementation of the above-mentioned BMPs will reduce potential impacts to levels that are less than significant.

F. Would the project otherwise substantially degrade water quality? • No Impact.

Adherence to the BMPs discussed in Sections 3.9.2.A, 3.9.2.B, and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. Furthermore, the Modular Wetlands system and pre-treatment grate inlet filters will remove potential contaminants that may be present in surface runoff. As a result, no other impacts are anticipated.

⁹¹ Google Earth. Website accessed October 5, 2018.

⁹² City of Monterey Park. *Form OCl, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁹³ As a result, no impacts related to flood flows are associated with the proposed project's implementation.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁹⁴ Therefore, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows and no impacts will occur.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? • Less than Significant Impact.

Per the Monterey Park General Plan, the areas surrounding the Garvey Reservoir and Laguna Basin are at risk for flooding following a dam failure.⁹⁵ According to the General Plan, the Garvey Reservoir is contained by two dams, the north dam and the south dam. Should the north dam fail, the flood waters would cascade down the hillside into two directions. Flood waters would either flow east down the adjacent hillsides, or flow north to Garvey Avenue, affecting the properties located between Alhambra Avenue and New Avenue. The project site is located outside of the aforementioned flood boundaries for the Garvey Reservoir (refer to Exhibit 3-7). As a result, the potential impacts related to dam and/or levee failure are considered to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The City of Monterey Park and the project site are located inland approximately 21 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁹⁶ A seiche in the Laguna Channel is not likely to happen due to the volume of water present. Lastly, the project site will not be subject to mudslides because the project site and surrounding areas are generally level. As a result, no impacts are likely to occur.

⁹³ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁹⁴ Los Angeles Department of Public Works and FEMA.

⁹⁵ City of Monterey Park General Plan. Safety and Community Services Element. Flood and Dam Inundation Hazards and Los Angeles County Department of Public Works and ESRI. 2014.

⁹⁶ Google Earth. Website accessed October 5, 2018.

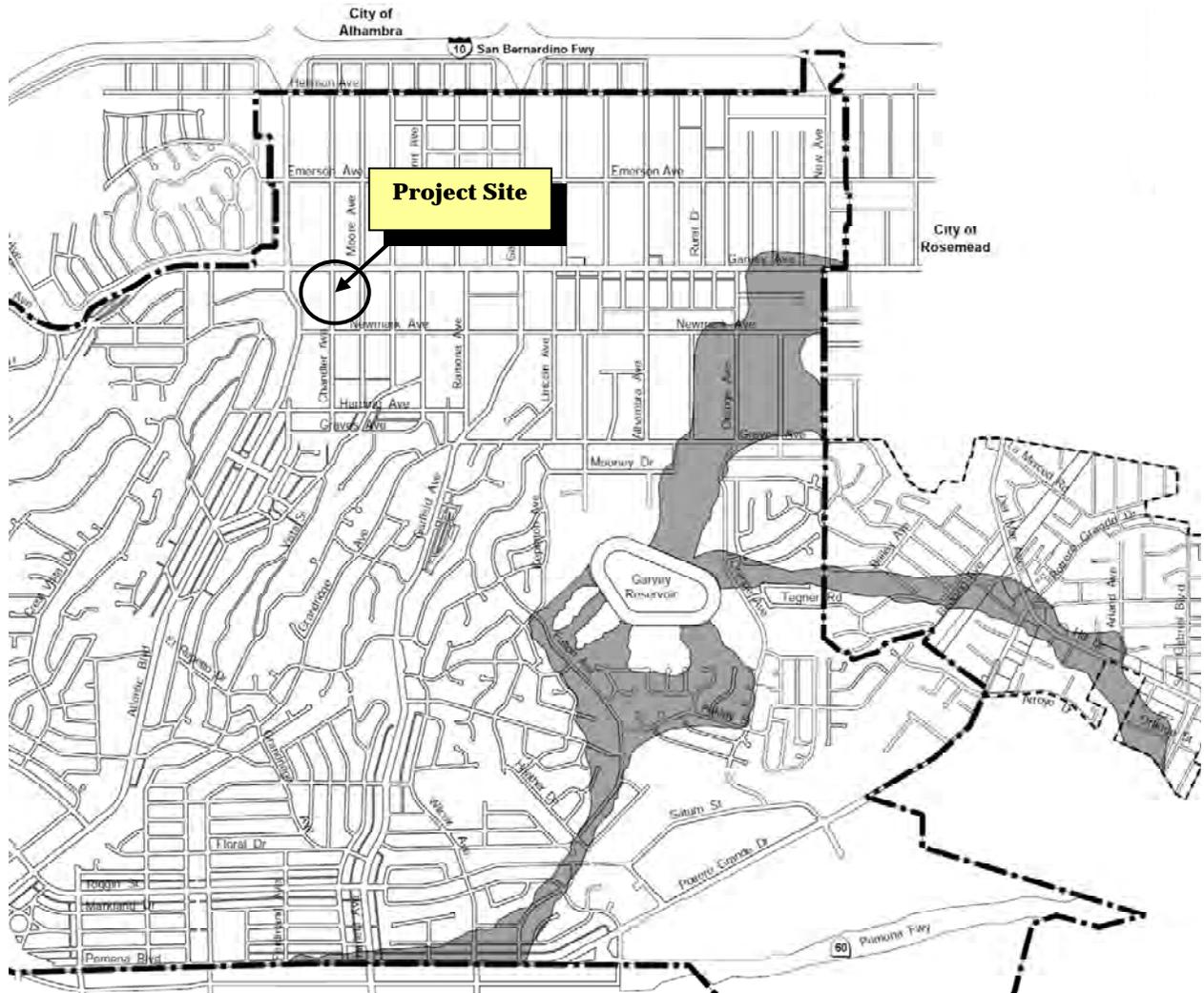


EXHIBIT 3-7
GARVEY RESERVOIR INUNDATION MAP
Source: City of Monterey Park General Plan

3.9.3 MITIGATION MEASURES

The implementation of the proposed project will not result in any significant adverse impacts related to hydrology and water quality. The project Applicant will be required to implement the construction BMPs discussed in Section 3.9.2.A. These construction BMPs will prevent the discharge of polluted runoff into the local storm drain system. The Applicant will also be required to implement the post construction BMPs identified in the previous subsections. The BMPs will prevent the contamination of runoff once the project is occupied. As a result, no additional mitigation measures are required.

3.10 LAND USE IMPACTS

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use? • Less than Significant Impact.

The project site is currently zoned as *High Density Residential (R-3)* (refer to Exhibit 3-8 for the zoning map). The project site's General Plan land use designation is *High Density Residential (HDR)* (refer to Exhibit 3-9). The project is neither consistent with the site's underlying zoning district, nor is it consistent with the development standards identified for the R-3 zone. For this reason, the implementation of the project will require the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site; a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development; an Affordability Covenant (AC) to maintain the development as an affordable housing development; an Affordable Housing Density Bonus Agreement to permit the utilization of a density bonus; a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums; and a design Review approval for a project greater than 10,000 square feet.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the maximum permitted height of 30 feet or two stories for the R-3 zone. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15).

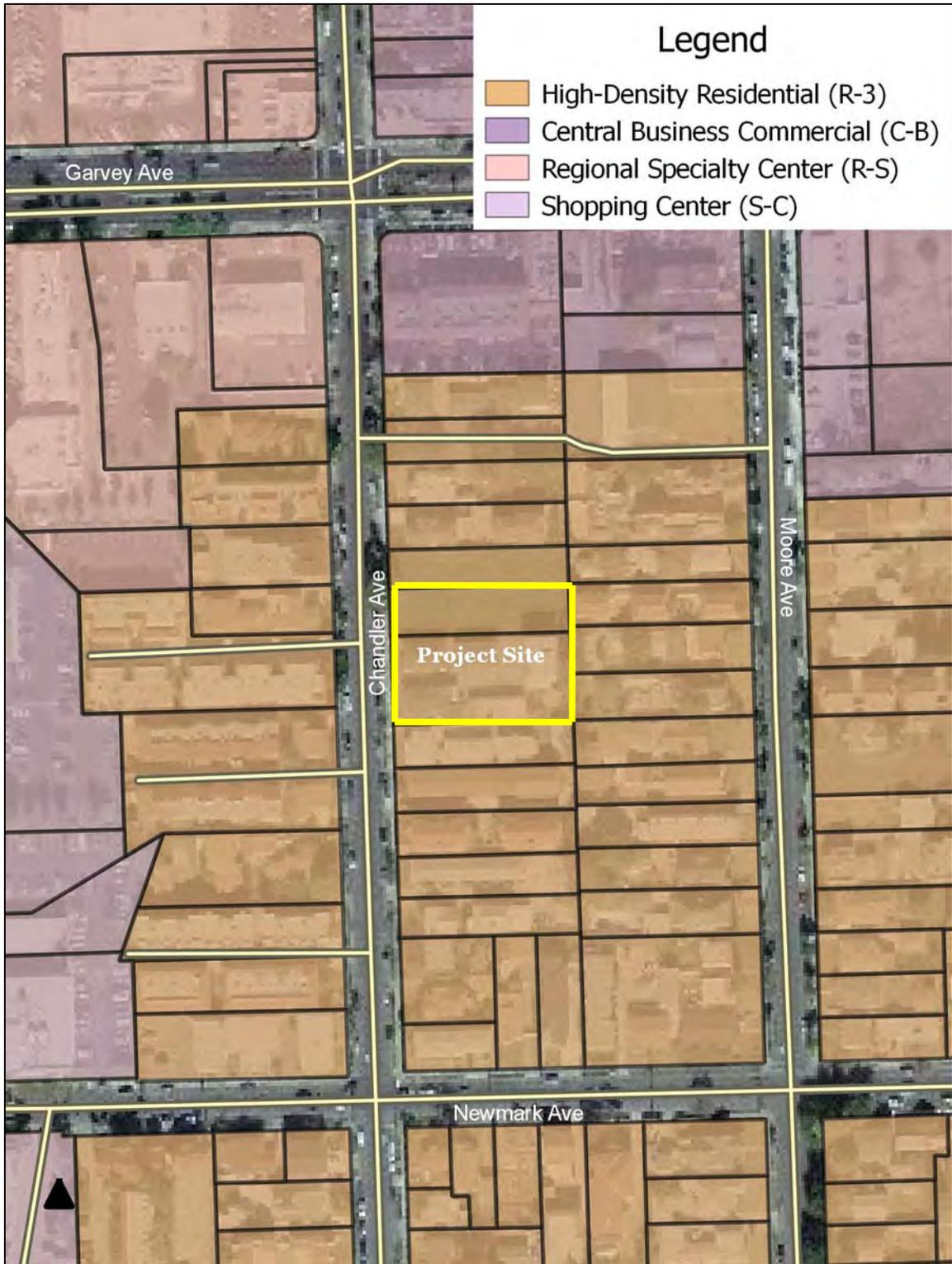


EXHIBIT 3-8
ZONING MAP

Source: City of Monterey Park and Quantum GIS

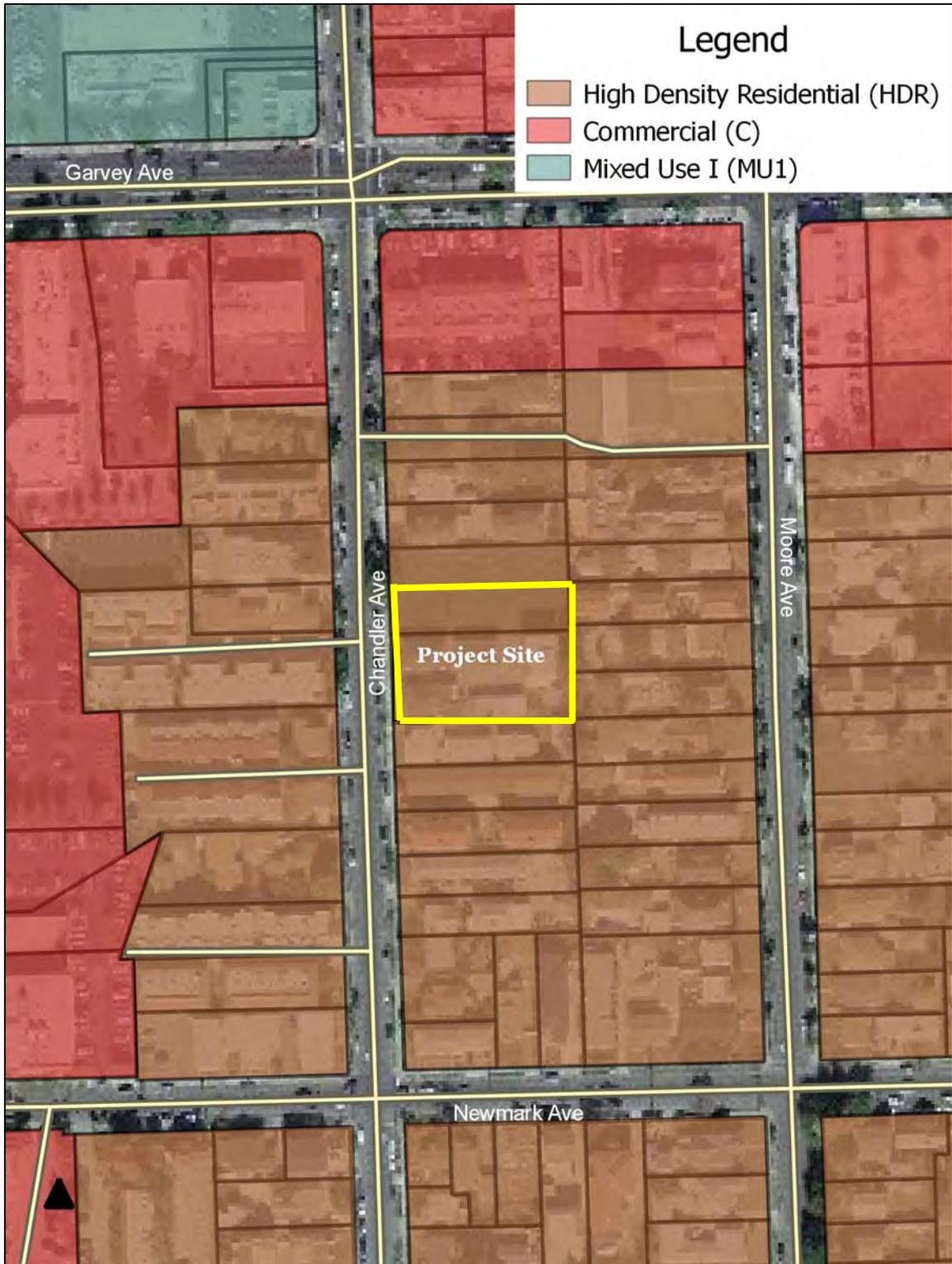


EXHIBIT 3-9
GENERAL PLAN MAP
Source: City of Monterey Park and Quantum GIS

The new building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁷ Although the project exceeds the R-3 zone's height and density requirements, the project is consistent with the development standards provided for the S-C-H overlay zone. The approval of the Zone Change, CUP, and Density Bonus will permit the construction and occupation of the proposed project. Therefore, the project's implementation is expected to result in impacts that will be less than significant.

B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.

The project as it is currently proposed is not permitted within the R-3 zone without the S-C-H Overlay. In addition, the project's design elements do not conform to the development standards set for the R-3 zone. In order to permit the construction and occupation of the project, a number of discretionary actions are required. These discretionary actions include the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone; a Conditional Use Permit (CUP); a Tentative Parcel Map (TPM); and a design Review approval.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the zone district's maximum permitted height of 30 feet or two stories. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15). The building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29%.⁹⁸ The project exceeds the R-3 zone's height and density requirements. The implementation of the Zone Change will permit the construction and operation of the project. All of the project elements are consistent with the development standards provided for the S-C-H overlay zone. The project does not exceed the maximum permitted height or density for the S-C-H overlay. Additionally, the project site is not subject to a local coastal program or a specific plan.⁹⁹ The project's impacts are considered to be less than significant because the project will not be in conflict with any applicable zoning and development standards upon the approval of the aforementioned discretionary actions.

C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? • No Impact.

The closest Significant Ecological Area (SEA) to the project site is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from

⁹⁷ The Architect Group. *Title Sheet*. Plan dated May 11, 2017.

⁹⁸ Ibid.

⁹⁹ Google Earth. Website accessed October 5, 2018.

the project site.¹⁰⁰ The construction and operation of the proposed project will not affect the Whittier Narrows Dam County Recreation Area SEA. Therefore, no impacts will occur.

3.10.3 MITIGATION MEASURES

The analysis of land use and development impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the proposed project. As a result, no mitigation measures are required.

3.11 MINERAL RESOURCES IMPACTS

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan.

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? • No Impact.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located on-site or in the vicinity of the project site.¹⁰¹ The nearest well is located 0.55 miles to the north of the project site along Chandler Avenue.¹⁰² The well is presently plugged and abandoned.¹⁰³

In addition, according to SMARA, study area maps prepared by the California Geological Survey, the City of Monterey Park is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).¹⁰⁴ However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the

¹⁰⁰ Google Earth. Website accessed October 5, 2018.

¹⁰¹ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>

¹⁰² Google Earth. Website accessed August 1, 2016.

¹⁰³ California, State of. Department of Conservation. *Well Details*. <https://secure.conservation.ca.gov/WellSearch/Details?api=03705318>

¹⁰⁴ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

project site is not located in an area where there are significant aggregate resources present.¹⁰⁵ In addition, the project site is not located in an area with active mineral extraction activities. As a result, no impacts to mineral resources will occur.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan? • No Impact.

A review of the San Gabriel Valley P-C region MRZ-2 map indicated that the project site is not located in an area that contains aggregate resources.¹⁰⁶ Therefore, the project's implementation will not contribute to a loss of availability to locally important mineral resources. Furthermore, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, no impacts will result with the implementation of the proposed project.

3.11.3 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.12 NOISE IMPACTS

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, where the project would expose people to excessive noise levels; or,

¹⁰⁵ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

¹⁰⁶ Ibid.

- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact with Mitigation.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB is the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-10. An interior CNEL of 45 dB is mandated for all multiple family residential uses pursuant to Title 24 of the California Code of Regulations. This interior noise level standard of 45 dB is also considered to be a desirable noise exposure limit for single-family residential development.¹⁰⁷ The typical noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dB (CNEL) is generally the noise/land use compatibility guideline for new residential dwellings.

In most urban environments, an exterior noise level of 65 dB CNEL is, therefore, considered a good indicator of acceptable noise exposure for sensitive land uses while 70 to 75 dB (CNEL) are appropriate for less noise-sensitive commercial and industrial land uses, respectively. The ambient noise levels in the vicinity of the project site are dominated by traffic on the adjacent roadways and noise emanating from the surrounding residential uses. MPMC § 9.53.040 includes the following regulations:

- No person shall, at any location within the City, create nor allow for the creation of noise on any property which causes the noise level to exceed the applicable noise standards except as set forth in this section.
- The noise standards that are applicable to the residential zones establishes the allowable noise levels for the daytime, evening, nighttime, and morning periods. The allowable noise levels are 55 dBA between 7:00 AM and 10:00 PM and 50 dBA between 10:00 PM and 7:00 AM.
- If the intruding noise source is continuous and cannot be reasonably discontinued for sufficient time in which the ambient noise level can be determined, the above presumed ambient noise levels shall be used.
- If the property where the noise is received is located on the boundary between two different noise zones, the lower noise level standard applicable to the quieter zone shall apply.

¹⁰⁷ California Building Standards Commission, Guide to Title 24 California 2013 Building Standards Code, 2014

Noise Levels – in dBA

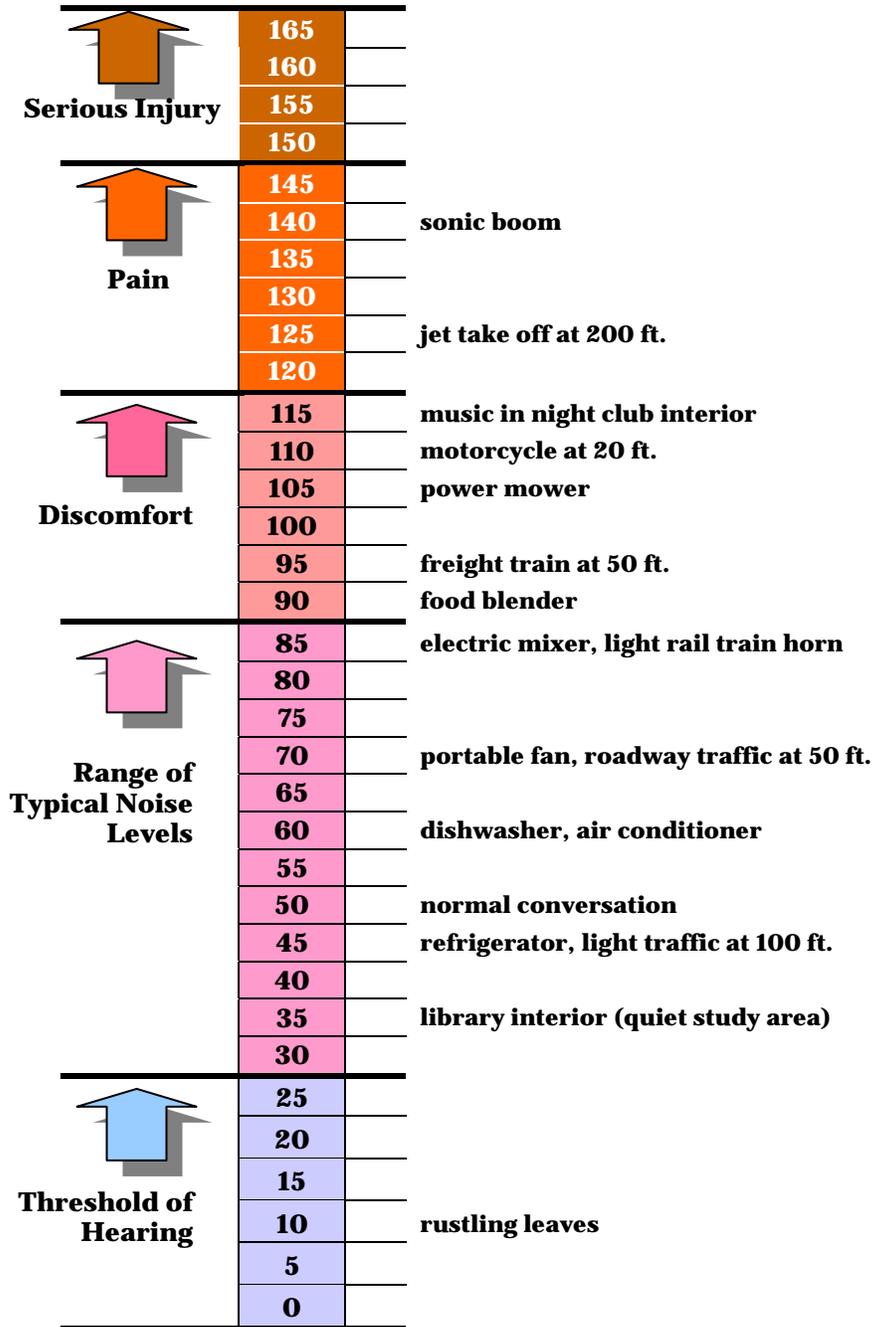


EXHIBIT 3-10
TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylous Environmental Planning

A Westward Digital Sound Level Meter Model: 5URG5 was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along the east side of Chandler Avenue in front of the project site. The results of the survey are summarized in Table 3-6. The measurements were taken on a Tuesday afternoon at 2:00 PM. Table 3-6 indicates the variation in noise levels over time during the measurement period.¹⁰⁸

**Table 3-6
 Noise Measurement Results**

Noise Metric	Noise Level (dBA)
L ⁵⁰ (Noise levels <50% of time)	58.9 dBA
L ⁷⁵ (Noise levels <75% of time)	60.6 dBA
L ⁹⁰ (Noise levels <90% of time)	62.2 dBA
L ⁹⁹ (Noise levels <99% of time)	65.2 dBA
L _{min} (Minimum Noise Level)	54.6 dBA
L _{max} (Maximum Noise Level)	73.0 dBA
Average Noise Level	59.3 dBA

Source: Blodgett Baylosis Environmental Planning.
 July 2016

As shown in Table 3-6, the average noise levels along Chandler Avenue during the measurement period was 59.3 dBA. The project site is located outside of the 65 CNEL boundaries for the Garvey Avenue and Newmark Avenue right-of-ways. However, the average ambient noise levels of 59.3 dBA are higher than the 55 dBA discussed in the Noise Standards section of the City’s noise regulations. These noise levels will decrease once the project is constructed, since the walls, windows, and doors will properly attenuate the noise.

Future sources of noise generated on-site will include noise from vehicles and trucks traveling to and from the proposed project and from future residents, visitors, and employees. Noise associated with vehicles such as starting, idling, car alarms, and music is not likely to affect the adjacent sensitive receptors because the vehicles will be located below grade in a subterranean parking garage. The walls and gate of the parking structure will adequately attenuate noise emanating from vehicles. Nevertheless, the following mitigation will be required to control potential sources of nuisance noise:

- Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install “silent alarms” for the building.
- All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

¹⁰⁸ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

- Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.
- Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Adherence to the operational noise mitigation will reduce potential impacts to levels that are less than significant.

B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels? • Less than Significant Impact.

The abutting residential development may potentially be impacted from ground borne vibration and noise (primarily from the use of heavy construction equipment). As noted in Subsection 3.12.2.D, the noise levels from construction are estimated to average 106.4 dBA. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Mitigation has been provided in Subsection 3.12.2.D to alleviate potential noise impacts generated during the project's construction phase. In addition, vibration from construction equipment will not affect the nearby residents. The distances of the existing buildings from the construction activity areas would largely attenuate the effects of construction-borne vibration (refer to Subsection 3.12.2.D for a more detailed analysis).

The future tenants will be required to adhere to the City's noise control requirements. When considering the traffic generated by the existing use, the *net increase* in traffic will be 133 daily trip ends, 34 morning (AM) peak hour trips, and 42 evening (PM) peak hour trips. These levels are far less than the doubling of traffic that would be required to generate a perceptible increase in traffic noise.¹⁰⁹ The proposed project will not result in the exposure of people to the generation of excessive ground-borne noise once the project is occupied due to the nature of the proposed use (no heavy machinery or equipment are anticipated to be in operation once the project is complete). As a result, the potential impacts will be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The traffic generated by the proposed use will be 186 daily trip ends including 38 morning (AM) peak hour trips, and 47 evening (PM) peak hour trips. The existing use generates 53 total trips and 4 AM trips and 5 peak hour trips. The project's traffic volumes will not be great enough to result in an increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

¹⁰⁹ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

D. Would the project result in a substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact with Mitigation.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-11. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.¹¹⁰ The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. The model assumes a recommended 5.0 dBA reduction for the wall that is located along the project site's boundaries. As indicated by the model, the project's construction will result in average ambient noise levels of up to 106.4 dBA at the nearest sensitive receptor.

Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernable vibrations at moderate levels, and actual building damage at the highest levels.

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernable in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Vibration in buildings caused by construction activities may be perceived as motion of building surfaces or rattling of windows, items on shelves, and pictures hanging on walls. Building vibration can also take the form of an audible low-frequency rumbling noise, which is referred to as ground-borne noise. Ground-borne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when the structure and the construction activity are connected by foundations or utilities, such as sewer and water pipes.

The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within building such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible ground borne vibration include construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which the general threshold where minor damage can occur in fragile buildings.¹¹¹

¹¹⁰ USEPA, Protective Noise Levels. 1971.

¹¹¹ Federal Transit Administration Noise and Vibration Impact Assessment, May 2006.

Typical noise levels 50 ft. from source

			<u>70</u>	<u>80</u>	<u>90</u>	<u>100</u>
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrapers, Graders				
		Pavers				
		Trucks				
	Materials Handling Equipment	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	Stationary Equipment	Pumps				
		Generators				
		Compressors				
	Impact Equipment	Pneumatic Wrenches				
Jack Hammers						
Pile Drivers						
Other Equipment	Vibrators					
	Saws					

EXHIBIT 3-11
TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

Table 3-7, shown on the following page, summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. Therefore, adherence to the mitigation provided later in this subsection which restricts the route of empty haul trucks and other construction vehicles will reduce potential vibration impacts.

Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

**Table 3-7
 Common Effects of Construction Vibration**

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for person exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, however tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table

3-8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (velocity in decibels 0.5 inches per second [inches/sec]) or higher is considered safe and would not result in any construction vibration damage. At a distance of 60 feet, the on-site pile driving would generate a vibration level of up to 0.25 in/sec.¹¹² Significant grading activities will occur throughout the project site. The project will include the installation of a single level subterranean parking garage. The nearest sensitive receptors are the residential units located to the north, south, east, and west of the project site.

**Table 3-8
 Vibration Source Levels for Construction Equipment**

Construction Equipment		PPV @25 ft. (inches/sec.)	Noise Levels (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

The proposed project will include the installation of a single level subterranean parking garage. In order to accommodate the building foundations and basement level parking, the underlying soils/fill material will be excavated. The use of heavy grading equipment may result in the generation of excessive vibration. In addition, vibration resulting from the operation of empty haul trucks may affect the residents located along Chandler Avenue. Strict adherence to the mitigation described below will reduce the number of houses and residents potentially affected by ground-borne vibration. As a result, the following mitigation is required:

- The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

¹¹² Federal Transit Administration. *Transit Noise and Vibration Impact Assessment*. May 2006.

- The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.
- The Applicant must provide signage placed on the site's main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community and Economic Development Director, or designee.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.¹¹³ The proposed project is not located within the Runway Protection Zone (RPZ) for the San Gabriel Valley Airport.¹¹⁴ Furthermore, the project site is located outside of the 65 CNEL noise contour boundaries for the aforementioned airport. Thus, the project will not expose future residents and visitors to excessive noise levels and no impacts will occur.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.¹¹⁵ All noise emanating from the aforementioned heliports will gradually lose intensity according to the phenomenon of "spreading loss." The project site's distance from the aforementioned heliports will help reduce potential noise associated with the approach and take off of helicopters. As a result, the project will not expose future residents and visitors to excessive noise levels and no impacts are anticipated.

¹¹³ Google Earth. Website accessed October 5, 2018.

¹¹⁴ Los Angeles County Department of Regional Planning. *Los Angeles County Airport Land Use Plan, Hawthorne Airport Influence Area Map.* http://planning.lacounty.gov/assets/upl/data/pd_alup.pdf

¹¹⁵ Google Earth. Website accessed October 5, 2018.

3.12.3 MITIGATION MEASURES

The following measures will further ensure that on-site construction and operational activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure 9 (Noise Impacts). Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install “silent alarms” for the building.

Mitigation Measure 10 (Noise Impacts). All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

Mitigation Measure 11 (Noise Impacts). Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.

Mitigation Measure 12 (Noise Impacts). Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Mitigation Measure 13 (Noise Impacts). The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

Mitigation Measure 14 (Noise Impacts). The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

Mitigation Measure 15 (Noise Impacts). The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Mitigation Measure 16 (Noise Impacts). The Applicant must provide signage placed on the site’s main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City’s Community and Economic Development Director, or designee.

3.13 POPULATION & HOUSING IMPACTS

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?* • *No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts are described below:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently occupied by multiple-family units. In addition, the site is located in the midst of an urban area.
- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways and sidewalks. The new driveway that will be provided will only serve the project and its future residents.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development.
- *Major off-site public projects (treatment plants, etc.).* The project is a proposal to construct 54 condominium units on a 0.81-acre lot. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is occupied by eight market rate housing units that will be replaced by 54 new residential units, including 13 new affordable units.

- *Additional population growth leading to increased demand for goods and services.* The project will result in a potential population increase of up to 194 new residents. This incremental increase in the City's population will lead to an increase in demand for municipal services, though the payment of all required development impact fees will help alleviate the marginal increase in demand.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is an infill development that will utilize existing roadways and infrastructure. The new utility lines that will be provided will not extend into undeveloped areas and will not result in unplanned growth. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 3,700 new residents between the year 2016 and 2040.¹¹⁶ The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).¹¹⁷ The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 43 out of the 54 new units will be two-bedroom units and the remaining 11 units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 194 new residents. As a result, no impacts will occur.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.

There are currently eight residential units located within the project site.¹¹⁸ These units must be demolished to accommodate the proposed project. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. Seniors will be the only permitted occupants of the project. A total of 41 units will be market rate. The remaining 13 units will be below market rate.¹¹⁹

The Affordability Covenant is required for the 13 below market rate units. The Affordability Covenant will control the price of the units and will ensure that the 13 units remain affordable for specified period of time. According to California Law, low income housing units are reserved for households whose income equals 80% of the mean family income. Very low income housing is reserved for households whose income equals 50% or less than the median family income. The project's implementation will be beneficial in providing affordable senior housing units. As a result, no impacts related to housing dislocation will occur.

¹¹⁶ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

¹¹⁷ United States Census Bureau. *Quickfacts for Monterey Park.* <http://www.census.gov/quickfacts/table/AGE775215/0648914.06>

¹¹⁸ Blodgett Baylosis Environmental Planning. Site Survey (Site survey was conducted on July 5, 2016).

¹¹⁹ Ibid.

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • Less than Significant Impact.

As indicated in the previous subsection, there are eight residential units located within the project site. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. This project will also include 13 affordable units, which will provide the City with much needed housing options. As a result, the potential population displacement impacts are considered to be less than significant.

3.13.3 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

3.14 PUBLIC SERVICES IMPACTS

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *governmental services*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The City maintains its own fire department with fire stations located at the Civic Center, on Monterey Pass Road, and on Garfield Avenue. The three stations include the following:

- *Monterey Park Station 61* is located at 350 W. Newmark Avenue. This station houses Quint 61, Engine 61, and Rescue Ambulance 61.¹²⁰ This station is located approximately 0.24 miles to the southeast of the project site.
- *Monterey Park Station 62* is located at 2001 S. Garfield Avenue. This station houses Engine 62, and Rescue Ambulance 62. This station is located approximately 1.39 miles to the southeast of the project site.
- *Monterey Park Station 63* is located at 704 Monterey Pass Road. This station houses Engine 63 and is located approximately 1.26 miles to southwest of the project site.

These stations allow for an average response time for “fire calls” of 5.01 minutes and an average response time of 4.37 minutes for emergency service calls.¹²¹ The Department also maintains standards to assist in fire prevention and protection throughout the City.

These standards are consistent with the California Fire Code, which has been adopted by the Monterey Park Municipal Code. All future development within the City is subject to the requirements of Title 17 (Fire Code), as adopted by the Monterey Park Municipal Code. The proposed project will place an incremental demand on the Department’s services with the greatest potential increase being related to requests for paramedic assistance. The new residential complex will be fully sprinklered and fire hoses, extinguishers, and other fire suppression equipment will be provided. The Fire Department will also review the pertinent construction plans to ensure that their requirements are being adhered to. The Fire Department must also review the business safety plan, fire and emergency lanes, employee safety programs, and the building evacuation plan.

Due to the nature of the proposed project (senior housing), an increase in the amount of emergency calls may result with the implementation of the proposed project. All of the new residents will be older (aged 55+) and may be more susceptible to life threatening illnesses. The frequency of calls and first responder trips will increase over the current amount, though the increase will not be enough to impact response times and service ratios. As a result, the potential impacts are considered to be less than significant.

¹²⁰ A “quint” refers to a combination fire service apparatus that serves the dual purpose of an engine and a ladder truck.

¹²¹ City of Monterey Park Website <http://www.montereypark.ca.gov/138/Operations>. Website accessed on October 5, 2018.

B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection? • Less than Significant Impact.

Monterey Park has had its own police department since 1916 when the City was incorporated. The Police Department operates out of its facility located in the Civic Center. The Police Department is a full service police agency with 72 sworn police officers and 46 civilian personnel supported by over 100 community volunteers through the police reserves, emergency communications, citizen patrol, explorer programs, and other civilian volunteers. The Police Station is located approximately 0.28 miles to the southeast of the project site.

The project Applicant proposes to construct a 54-unit senior housing development. The frequency of emergency calls may increase due to the age of the future tenants (aged 55+). However, the increase in the number of calls will not affect emergency response times or service ratios. In addition, the Applicant will provide security cameras and surveillance equipment will be installed throughout the common areas. The Police Department will review the plans and specifications to ensure that Department policies and requirements are adhered to. The Police Department will also review the alarm systems and monitoring equipment, security camera placement, and on-site security personnel requirements. The aforementioned standard conditions will reduce the potential impacts to levels that are less than significant.

C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? • Less than Significant Impact.

Due to the nature of the proposed project (senior citizen's housing), no increase in demand for local school services will result. The project is designed to serve and house senior citizens and no children are permitted to inhabit the new residential development. In addition, the Applicant will not provide amenities that cater to children or families. Nevertheless, the Applicant will be required to pay school impact fees for construction of new facilities in accordance with applicable law to mitigate school impacts before the City issues building permits. Evidence of payment of the school fees must be submitted to the Planning Division. As a result, the impacts will be less than significant.

D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services? • Less than Significant Impact.

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. However, the project may indirectly lead to an increase in usage of other government facilities such as parks and the City library if future residents elect to use the aforementioned services and facilities. As a result, the impacts will be less than significant.

3.14.3 MITIGATION MEASURES

The analysis of potential public service impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

3.15 RECREATION IMPACTS

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • Less than Significant Impact.

The City of Monterey Park Recreation and Parks Department is responsible for the maintenance and operation of the City's public parks and recreational facilities.¹²² The nearest park to the project site is Barnes Park located approximately 0.26 miles to the southeast of the project site. Barnes Park is located at 350 South McPherrin Avenue and includes approximately 17 acres. Improvements located within this park include a community center, basketball gym, a memorial bowl, a sheltered picnic pavilion, an Olympic-sized pool, a lighted softball field, tennis courts, and a children's play area. Granada Park, located within the corporate boundaries of the City of Alhambra, is located 0.88 miles to the northwest of the project site. The aforementioned parks may experience an increase in usage by seniors who chose to use the parks for group exercise.

This increase in demand is not anticipated to affect the aforementioned parks because the project will be provided with adequate amounts of private and common open space. The project will also include the dedication of a 6,180 square-foot courtyard. This courtyard will be located in the center of the proposed development and will host various group activities. Since the project will be provided with both common and private open space, the project's implementation will not lead to a measurable increase in demand for park services and facilities. The project Applicant will be required to pay Quimby Act fees (park development fees) to the City to offset any potential impacts to the City's parks and recreation facilities. The payment of all pertinent park development and/or Quimby Act fees will reduce potential impacts to parks and recreational facilities to levels that are less than significant.

¹²² City of Monterey Park Website. <http://www.montereypark.ca.gov/Facilities>. Website accessed on August 25, 2016.

B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • Less than Significant Impact.

Implementation of the proposed project would not physically affect any existing parks and recreational facilities in the City. The nearest public park is Barnes Park, located approximately 0.26 miles to the southeast. The project Applicant will be required to pay all pertinent Quimby Act fees and/or park development fees to the City to offset any potential impacts to the City's parks and recreation facilities. The current Quimby Fee is \$2,611 per unit. In addition, the project will also include 11,791 square feet of open space and 5,616 square feet of private open space. As a result, on park facilities is expected to be less than significant.

3.15.3 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; and,
- Results in a conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

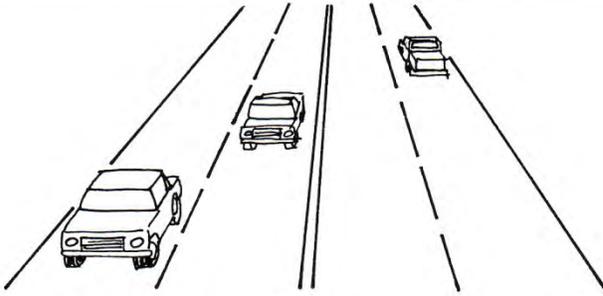
The nearest signalized intersections sections include Atlantic Boulevard/Emerson Avenue and Atlantic Boulevard/Garvey Avenue. The nearest unsignalized intersections to the project site include Chandler Avenue/Garvey Avenue (south of the project site) and Chandler Avenue/Emerson Avenue (north of the project site).

The concept of roadway level of service under the ICU methodology is calculated as the volume of vehicles at the critical movements that pass through the facility divided by the capacity of that facility. A facility is “at capacity” (ICU value of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes a function of hourly volumes by lane, signal phasing, and approach lane configuration. Level of service values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating “capacity” of a roadway. The level of service concept is illustrated in Exhibit 3-12. Table 3-9 defines the level of service criteria that was applied to the study intersections.

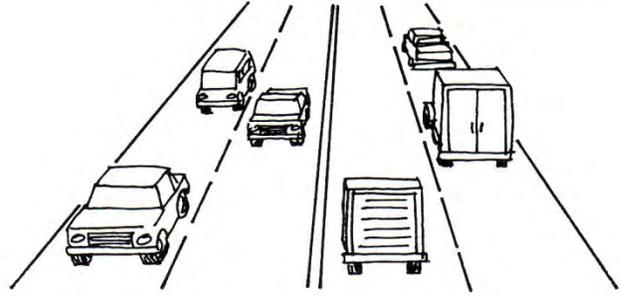
**Table 3-9
 Level of Service Definitions**

LOS	Interpretation	Signalized Intersection ICU
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Over 1.000

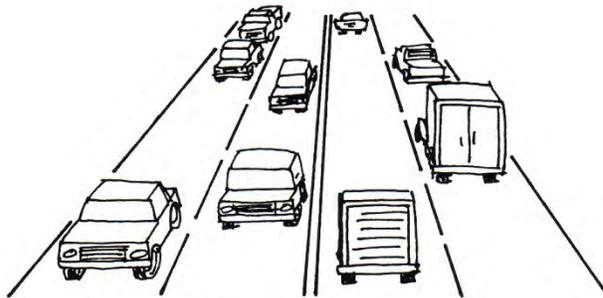
Source: KOA Corporation. Traffic Impact Study for Proposed Atlantic Gateway Project
 521-633 North Atlantic Boulevard, Monterey Park. Prepared March 3rd, 2014.



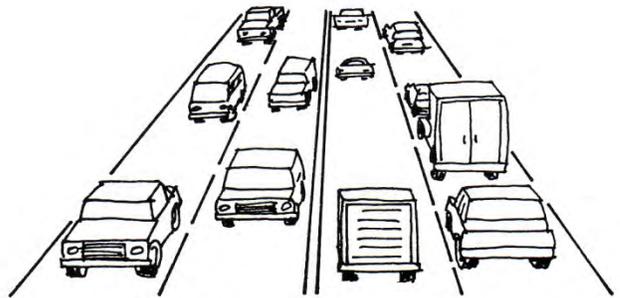
Level of Service A
Free flow in which there is little or no restriction on speed or maneuverability.



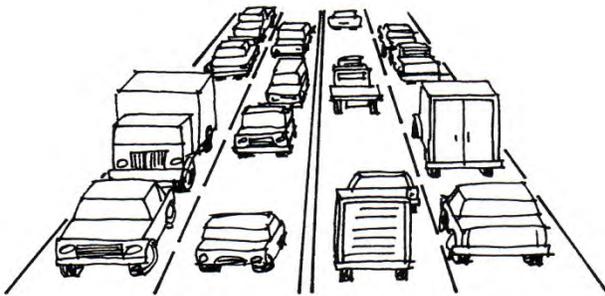
Level of Service B
Stable flow though operating speed is beginning to be restricted by other traffic.



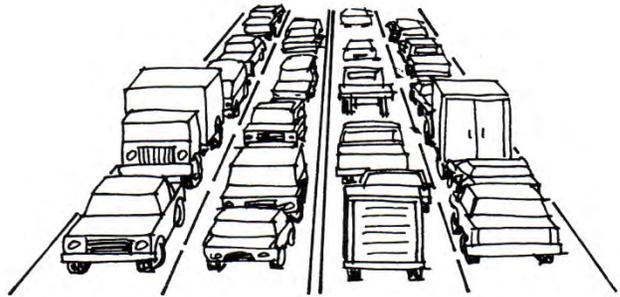
Level of Service C
Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



Level of Service D
Tolerable average operating speeds are maintained but are subject to considerable sudden variation.



Level of Service E
Speeds and flow rates fluctuate and there is little independence on speed selection or ability to maneuver.



Level of Service F
Speeds and flow rates are below those attained in Level E and may, for short periods, drop to zero.

EXHIBIT 3-12 STUDY INTERSECTION

Source: Blodgett Baylosis Environmental Planning

A significant impact is typically identified if project-related traffic will cause service levels to deteriorate beyond a threshold limit specified by the overseeing agency. The City of Monterey Park has established specific thresholds for project-related increases in the Intersection Capacity Utilization (ICU) values of signalized study intersections; however, the City of Monterey Park does not have established impact criteria for unsignalized intersections. The following increases in peak-hour ICU values, shown in Table 3-10, are considered significant traffic impacts:

**Table 3-10
 ICU Thresholds**

Existing ICU	Project Related increase in ICU
0.000 – 0.700	Equal to or greater than 0.06
> 0.701 – 0.800	Equal to or greater than 0.04
> 0.8 01 – 0.9 00	Equal to or greater than 0.02
> 0.901	Equal to or greater than 0.01

Source: City of Monterey Park

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • Less than Significant Impact.*

The proposed project involves the construction of a new four-story, 47,134 square-foot building within a 35,520 square-foot (0.82-acre) site. This new building will contain 54 units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 68 parking stalls will also be provided within the 28,351 square-foot subterranean parking garage. Direct vehicular access to the site and to the subterranean parking will be provided by a single driveway connection along the east side of Chandler Avenue. The project site’s current legal addresses include 130, 202, and 206 South Chandler Avenue. The project site is located on the east side of Chandler Avenue between Garvey Avenue (on the north) and Newmark Avenue (on the south). The key roadways that serve the project area are described below:¹²³

- *Atlantic Boulevard* is classified as a *Principal Arterial* in the City of Monterey Park General Plan. This north-south arterial roadway is located to the west of the project site approximately 483 feet. In the study area, this roadway provides two travel lanes in each direction and a striped center left-turn lane at the intersections. On-street parking is not permitted in that portion of the roadway located near the project site. Atlantic Boulevard is designated as a truck route within the City of Monterey Park.

¹²³ Blodgett Baylosis Environmental Planning. 2016

- *Garvey Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides two travel lanes in each direction. On-street parking is also permitted on both sides of the roadway. West of Atlantic Boulevard, the roadway is designated as a truck route within the City of Monterey Park.
- *Emerson Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.
- *Chandler Avenue* is classified as a Local Street in the City of Alhambra General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.

The area roadways and key intersections (including the geometrics) are provided in Exhibit 3-13. Traffic counts were collected at the study intersections in January, February, and December, 2013 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on the weekdays and from 12:00 PM to 2:00 PM on Saturdays. The highest four consecutive 15-minute vehicle counts during the AM and PM time periods were used to determine the peak-hour traffic volumes at each intersection. Table 3-11 provided below, summarizes the volume-to-capacity ratios and LOS values for two nearest signalized intersections.

**Table 3-11
 Intersection Performance – Existing Conditions**

Study Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour		Mid-day Saturday Peak Hour	
	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS	V/C or Delay (sec.)	LOS
Atlantic Boulevard & Emerson Avenue	0.560	A	0.759	C	0.842	D
Atlantic Boulevard & Garvey Avenue	0.617	B	0.749	C	0.616	B

Source: KOA Corporation. *=Denotes unsignalized intersection

As shown in Table 3-11, both of the intersections operate at an acceptable level during the weekday peak hour. The two intersections also operate at an acceptable level of service during the mid day peak hour on Saturdays.

The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) publication Trip Generation (9th Edition). Trip rates for senior housing and apartment uses were utilized to calculate the trip generation for the existing residential units and the proposed project. The trip rates and the trip generation are provided in Table 3-12.

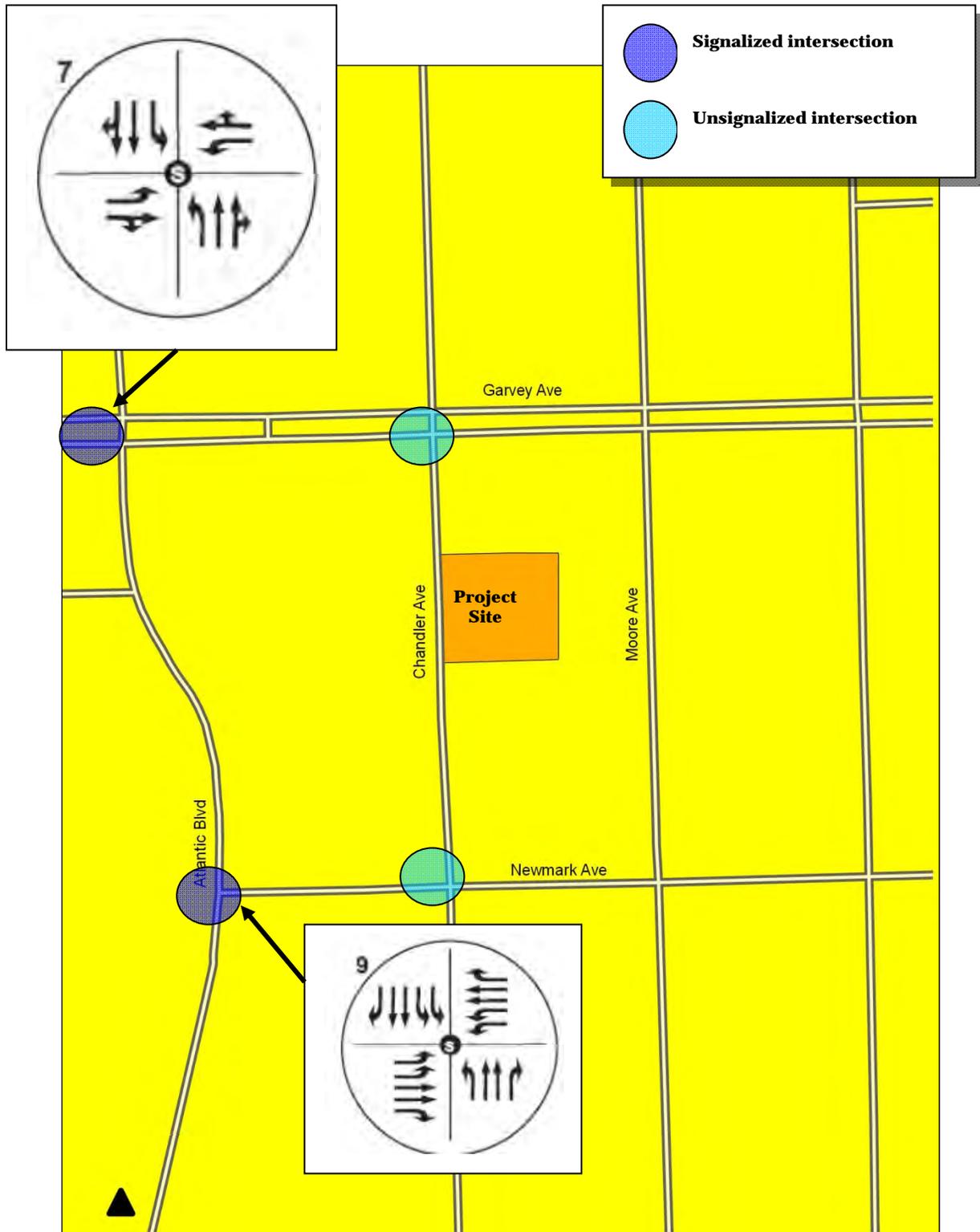


EXHIBIT 3-13
INTERSECTION GEOMETRY
Source: Blodgett Baylosis Environmental Planning

**Table 3-12
 Project Trip Generation**

Measure	Daily Total	Weekday					
		AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Trip Generation Rates							
Senior Units	3.44	0.20	34%	66%	0.25	54%	46%
Apartments	6.65	0.51	20%	80%	0.62	65%	35%
Existing Uses							
Low Rise Apartments (8 units)	53	4	1	3	5	3	2
Proposed Project							
Senior Housing (54 units)	186	38	13	25	47	25	22
Net Change							
Existing – Future Uses	133	34	12	22	42	22	20

The proposed project will generate approximately 186 new daily trips, with 38 occurring in the morning (AM) peak hour and 47 occurring during the evening (PM) peak hour. The project will result in a net increase of 133 daily trips, 34 AM peak hour trips and 42 PM peak hour trips. Trip distribution is the process of assigning the directions from which traffic will access a project site. Trip distribution is dependent upon the land use characteristics of the project, the local roadway network, and the general locations of other land uses to which project trips would originate or terminate.¹²⁴ Exhibit 3-14 illustrates the proposed project’s trip distribution. Based on the trip generation and distribution assumptions described above, project traffic was assigned to the roadway system.

The project is anticipated to add 19 AM peak hour and 23 PM peak hour trips to the intersections of Chandler Avenue and Garvey Avenue and Chandler Avenue and Newmark Avenue. This assumes that 50 percent of the project’s trips travel northbound along Chandler Avenue and 50% of the project’s trips travel southbound along Chandler Avenue. A total of 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Garvey Avenue. This assumes 50% of the trips at the Chandler Avenue/Garvey Avenue intersection travel west along Garvey Avenue and 50% of the trips at the aforementioned intersection travel east on Garvey Avenue.

In addition, 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Newmark Avenue. This assumes 50% of the trips at the Chandler Avenue/Newmark Avenue intersection travel west along Newmark Avenue and 50% of the trips at the aforementioned intersection travel east on Newmark Avenue. The additional peak hour trips will not degrade any of the surrounding intersection’s level of service. As indicated in Table 3-11, the existing level of service at the Atlantic Boulevard/Emerson Avenue intersection morning and evening LOS is “A” and “C” respectively. The morning and evening peak hour LOS for the Atlantic Boulevard/Garvey Avenue intersection is “B” and “C” respectively. These two intersections will continue to operate at an acceptable level of service when the

¹²⁴ KOA Corporation. *Traffic Impact Study for Proposed Atlantic Gateway Project, 521-633 North Atlantic Boulevard, Monterey Park*. March 3, 2014 (Revised December 30, 2014).

project is operational. The incremental increase in peak hour traffic will not adversely impact these intersections. As a result, the potential impacts are considered less than significant.

B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.

The CMP was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed Project will add 50 or more vehicle trips during either AM or PM weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the AM or PM weekday peak hours.

The nearest CMP arterial monitoring intersection to the project site is at Fremont Avenue and Valley Boulevard, which is located approximately 1.56 miles northwest of the project site. Based on the trip generation and distribution of the project, it is not expected that 50 or more new project trips per hour would be added at this CMP intersection. Therefore, no further analysis of potential CMP impacts is required. In addition, the proposed project is expected to add less than 150 new trips per hour, in either direction, to any freeway segments based on the project trip generation. Therefore, no further analysis of CMP freeway monitoring stations is required and no impacts will result.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The project site is not located within an approach or take-off aircraft safety zone for the San Gabriel Valley Airport, the Southern California Edison Company's Heliport, or the Santa Fe International Corp Heliport (refer to Section 3.12.2.E). As a result, no impacts are anticipated.

D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact with Mitigation.

The project will include the installation of a new 26-foot three-inch wide driveway along the east side of Chandler Avenue. This 26-foot wide drive way will provide adequate space to accommodate the simultaneous use of two vehicles traveling in opposite directions.



EXHIBIT 3-14
PROJECT TRAFFIC ASSIGNMENT
Source: Blodgett Baylosis Environmental Planning

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

- Landscaping, signage, and any wall and design elements must be set back so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.
- A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway “sidewalk.”
- The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.
- The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.
- The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

The aforementioned mitigation will ensure that safe access into the garage is provided. As a result, no impacts will occur.

E. Would the project result in inadequate emergency access? • No Impact.

At no time will any designated emergency evacuation route be closed to traffic due to the proposed project. The closest evacuation routes are Atlantic Avenue and Garfield Avenue. The western segment of Garvey Avenue west of Atlantic Avenue also serves as an evacuation route. City regulations require that all construction staging occur on-site. None of the aforementioned streets will be closed and the staging and queuing of trucks will not be permitted on local streets. As a result, the project will not result in any impacts.

F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

The project site is well served by both local and regional transit providers. There are no bus stops located along the Chandler Avenue frontage that would be physically impacted by the proposed project. The nearest bus stop to the project site is operated by the Los Angeles Metro at the southeast corner of the Chandler Avenue/Garvey Avenue intersection. In addition, the Monterey Park Spirit Bus provides regular

service along Emerson Avenue and Garvey Avenue. No existing bus stops will be removed as part of the proposed project's implementation. The implementation of the proposed project will not impact or decrease the performance of local pedestrian and bicycle facilities because there are no bicycle lanes or pedestrian facilities located along the project site's frontage with Chandler Avenue. The lack of the aforementioned amenities was confirmed in a survey of the project site. As a result, no impacts will occur.

3.16.3 CUMULATIVE IMPACTS

The proposed project's implementation will result in an incremental increase in citywide traffic. The project's traffic impacts together with traffic from ambient growth were considered herein in Section 3.16.2.A. This additional traffic will not significantly impact the peak hour levels of service of any area intersections. As a result, no cumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

Mitigation Measure 18 (Transportation & Circulation Impacts). Landscaping, signage, and any wall and design elements must be set back so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

Mitigation Measure 19 (Transportation & Circulation Impacts). A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway "sidewalk."

Mitigation Measure 20 (Transportation & Circulation Impacts). The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.

Mitigation Measure 21 (Transportation & Circulation Impacts). The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.

Mitigation Measure 22 (Transportation & Circulation Impacts). The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

3.17 TRIBAL CULTURAL RESOURCES

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, acting as Lead Agency, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,
- A substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? • Less than Significant Impact.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources. This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area.

The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

- B. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*
- *Less than Significant Impact.*

Formal Native American consultation was provided in accordance with AB-52. AB-52 requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation. The tribal representative of the Gabrieleño-Kizh indicated that the project site is situated in an area of high archaeological significance. As a result, Mitigation Measure Number 6 was included in Section 3.5 to address potential impacts to cultural resources.

This mitigation calls for the use of monitors during ground disturbance activities, which are defined as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) will complete monitoring logs on a daily basis that will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed. In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Monterey Park Police Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b). With the implementation of this mitigation measure, tribal cultural impacts will be reduced to levels that are considered to be less than significant and no additional mitigation is required.

3.17.3 MITIGATION MEASURES

The analysis of tribal cultural resources indicated that no significant impacts would result with the implementation of the proposed project. As a result, no mitigation is required.

3.18 UTILITIES IMPACTS

3.18.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;
- A need for new systems or substantial alterations in power or natural gas facilities; or,

- A need for new systems or substantial alterations in communications systems.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.*

The City of Monterey Park is located within the service area of the Sanitation District 2 of Los Angeles County.¹²⁵ Local sewer lines are maintained by the City of Monterey Park, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The Sanitation Districts of Los Angeles County operate ten water reclamation plants (WRPs) and one ocean discharge facility (Joint Water Pollution Control Plant), which treat approximately 510 million gallons per day (mgd), 200 mgd of which are available for reuse (reclaimed water). The City's sanitary sewer system is a gravity-flow system that connects to county trunk lines. These lines collect more than two billion gallons of raw sewage per year and convey it out of the City. The sewer system is comprised of 126 miles of main line sewers and approximately 2,498 manholes. The water reclamation plants serving the City include the Los Coyotes Water Reclamation Plant (LCWRP), the Long Beach Water Reclamation Plant (LBWRP) and the Joint Water Pollution Control Plant (JWPCP).¹²⁶

The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dyeing and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.¹²⁷ The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd.

The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd.¹²⁸ The Long Beach WRP, which began operation in 1973, is located in Long Beach, California and has a current design capacity of 25 MGD. The Long Beach WRP currently processes an average flow of 20.2 mgd.¹²⁹ The Long Beach WRP plant serves a population of approximately 250,000 people. The method of disposal when treated recycled water is not

¹²⁵ Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp. Site accessed August 9, 2016.

¹²⁶ City of Monterey Park. *2015 Urban Water Management Plan*. June 2016.

¹²⁷ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp

¹²⁸ Los Angeles County Sanitation Districts. *Joint Water Pollution Control Plant*. <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>

¹²⁹ Los Angeles County Sanitation Districts. *Long Beach Water Reclamation Plant*. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/long_beach.asp

used (non-recycled) is discharge to Coyote Creek, a tributary of the San Gabriel River that flows to the ocean. As indicated in Table 3-13, the future development is projected to generate 6,480 gallons of effluent on a daily basis. This is approximately 4,880 gallons greater than the previous use.

**Table 3-13
 Wastewater (Effluent) Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du (Dwelling Units)	120 gals/day/unit.	6,480 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gal/day/unit	1,600 gals/day
Net Difference			4,880 gals/day

Source: Blodgett Baylosis Environmental Planning, 2018.

The proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as required by the current City Code requirements. As a result, the impacts are expected to be less than significant.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No Impact.

As indicated in Table 3-14 in the previous section, the future development is projected to generate 6,480 gallons of effluent on a daily basis. The proposed project will connect to an existing sewer line located within Chandler Avenue. The future wastewater generation will be within the treatment capacity of the JWPCP, the Los Coyotes WRP, and the Long Beach WRP. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20% is managed by the Los Angeles County Department of Public Works.¹³⁰ The Los Angeles County Flood Control District (LACFCD) has the regional, countywide flood control responsibility. LACFCD responsibilities include planning for developing, and maintaining flood control facilities of regional significance which serve large drainage areas. The project will retain the site's existing drainage patterns and stormwater runoff will continue to drain to the local storm drains. The project will also include the

¹³⁰ City of Monterey Park. 2015 Urban Water Management Plan. June 2016.

installation of a Modular Wetlands Stormwater Filtration System and an underground storage tank. These stormwater runoff controls will help reduce the amount of runoff that will be discharged into the local stormwater drains. As a result, no impacts are anticipated.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact with Mitigation.

According to the City’s Urban Water Management Plan, the City’s main source of water supply is groundwater pumped from the Main Basin.¹³¹ The City pumps groundwater from the City’s seven active wells, Wells No. 1, No. 5, No. 9, No. 10, No. 12, No. 15, and Fern, which are located within the Main Basin. These wells have a combined capacity of about 11,000 gallons per minute (gpm). The City has the legal right to pump groundwater from the Main Basin. If the City pumps more than the allowed amount of water, replacement water may be purchased from San Gabriel District to recharge the Main Basin.

The City has purchased local groundwater from San Gabriel Valley Water Company (SGVWC). The City has one connection with SGVWC, with a maximum capacity of 8.2 cubic feet per second (cfs) which can supply up to approximately 3,700 gpm. The City owns one emergency connection with the Metropolitan Water District of Southern California (MWD), with a maximum capacity of 15.6 cfs which can supply up to approximately 7,000 gpm. The City historically has not utilized the MWD emergency water supply.¹³²

The City currently operates 15,230 municipal water connections, which supplied the public with approximately 8,391 acre-feet of water in 2015. Demand is projected to reach 9,782 acre-feet of water by the year 2020. Supplies are projected to equal demand, with 9,782 acre-feet of water available for consumption in 2020.¹³³ Once occupied, the project is expected to consume 10,800 gallons of water on a daily basis (refer to Table 3-14). This is 9,200 gallons more than the existing amount.

**Table 3-14
 Water Consumption (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	200 gals/day/unit	10,800 gals/day
Previous Use			
Multiple-Family Residential	8 du	200 gals/day/unit	1,600 gals/day
Total			9,200 gals/day

Source: Los Angeles County Sanitation District.

¹³¹ City of Monterey Park. 2015 Urban Water Management Plan. June 2016.

¹³² Ibid.

¹³³ Ibid.

Residential development in the City consumed approximately 7,366 acre-feet of water in 2015. Residential consumption is expected increase to 7,884 acre-feet per year by the year 2020. This represents a projected increase of approximately 168,791,039 gallons per year. The project's future water demand is within the projected five-year increase identified in the City's Urban Water Management Plan, which was revised in 2016. Even though the project will be adequately served with water, mitigation measures are required to further reduce consumption.

The State of California is in its fifth year of drought. As a response to the persistent drought, Governor Brown signed an Executive Order in April of 2015 in which cities, including Los Angeles, are required to reduce their citywide water consumption by 28%. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. The City Council adopted a resolution declaring a Stage 2 drought emergency on July 1, 2015. Once operational, the landlord and tenants will be required to adhere to the Stage 2 drought restrictions, including the limiting of watering to two days per week. In addition, the landlord and future tenants will be required to adhere to the City's water conservation ordinance. The water conservation ordinance prohibits the running of hoses, the leaking of appliances, the washing of vehicles outside of a commercial car wash, and the use of potable water in decorative fountains, ponds, or water features. Compliance with the City's water conservation ordinance will reduce potential impacts to levels that are less than significant. The following mitigation is required to help the City comply with Governor Brown's Executive Order:

- The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.
- The Applicant shall install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30%.

Adherence to the mitigation provided above will reduce potential impacts to levels that are less than significant.

E. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.

As indicated in Subsection 3.17.2.A, the proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available, and the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current Building Code, as adopted by the Monterey Park Municipal Code. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. As a result, the impacts are expected to be less than significant.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.

The City of Monterey Park currently contracts with Athens Services for all of its waste removal services. Before taking the City's waste to a landfill for final disposal, the City requires Athens to process Monterey Park's waste through a materials recovery facility (MRF) sorting center. This program allows the City to meet the 50% landfill diversion mandate required by California law while providing the greatest convenience possible to residents and businesses. The proposed project is anticipated to generate 216 pounds of solid waste on a daily basis (refer to Table 3-15).

The Athens MRF currently processes 1,920 tons per day (TPD) of trash and its maximum permitted capacity is 5,000 TPD.¹³⁴ The amount of waste that will be generated by the project will not lead to an exceedance in capacity at the Athens MRF. The proposed project, like all other uses within the City, will be required to comply with the City's solid waste reduction requirements. As a result, the impacts on solid waste generation are considered to be less than significant.

**Table 3-15
 Solid Waste Generation (gals/day)**

Use	Unit	Factor	Generation
Proposed Project			
Senior Citizen Housing	54 du	4 lbs/unit	216 lbs/day
Previous Use			
Multiple-Family Housing	8 du	4 lbs/unit	32 lbs/day
Total			184 lbs/day

Source: Blodgett Baylosis Environmental Planning, 2016.

G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. The Act required cities and counties to identify measures to divert 50% of the total solid waste stream from landfill disposal. The State has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The City's Source Reduction and Recycling Element identifies programs that must be implemented to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials.¹³⁵ Future development within the City is required to adhere to all applicable law related to waste reduction and recycling.

¹³⁴ City of Monterey Park Website <http://www.montereypark.ca.gov/552/Trash-Recycling> and Athens Services. <http://www.athensservices.com/recycling2/material-recovery-facility.html>. Websites were accessed on August 8, 2016.

¹³⁵ City of Monterey Park. <http://www.montereypark.ca.gov/491/Solid-Hazardous-Waste>. Website accessed on August 25, 2016.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

3.18.3 MITIGATION MEASURES

This mitigation will help the project reduce its water consumption:

Mitigation Measure 23 (Utilities Impacts). The project Applicant must install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50%.

Mitigation Measure 24 (Utilities Impacts). The Applicant must install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30%.



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SECTION 4 - CONCLUSIONS

4.1 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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SECTION 5 - REFERENCES

5.1 PREPARERS

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 South Hacienda Boulevard, Suite 107
Hacienda Heights, California 91745
(626) 336-0033

Marc Blodgett, Reviewer
Bryan Hamilton, Project Manager
Liesl Sullano, Project Planner

5.2 REFERENCES

Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

California Code of Regulations, *Title 24, Energy Conservation*, 1990.

California Department of Conservation, *Mineral Land Classification of the Los Angeles County Area*, 1987.

California Department of Fish and Wildlife, *Natural Diversity Database*, 2016

California Geological Survey, *Seismic Hazards Mapping Program*, 2014.

California Department of Parks and Recreation, *California Historical Landmarks*, 2016.

California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, as amended 2015.

California, State of California Public Resources Code Division 13, *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069*.1998.

Monterey Park, City of. *Monterey Park General Plan*. As amended.

Southern California Association of Governments, *Regional Housing Needs Assessment*, 2014.

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, as amended 2016

South Coast Air Quality Management District, *Air Quality Management Plan*, 2012.

U.S. Bureau of the Census, *U.S. Census*, 2010.

U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

U.S. Geological Survey, *Monterey Park 7-1/2 Minute Quadrangle*, 1986.

Monterey Park Municipal Code.



APPENDICES

- APPENDIX A – AIR EMISSIONS WORKSHEETS**
- APPENDIX B – NOISE MEASUREMENT WORKSHEETS**
- APPENDIX C – UTILITIES WORKSHEETS**

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ATTACHMENT 5

City Council Staff Report dated April 17, 2019



City Council Staff Report

DATE: April 17, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-D

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project – 130-206 South Chandler Avenue.

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) Taking the following action:
 - a. Waive first reading and introduce an Ordinance approving a Zone Change (ZC-18-01);
 - b. Adopt a Resolution approving a Tentative Map No. 73741 (TM-18-01) subject to ZC-18-01 along with conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

On February 26, 2019, the Planning Commission adopted Resolution No. 04-19 which recommends that the City Council adopt a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 73741 (TM-18-01). Collectively, these actions would allow construction of a 54-unit senior citizen housing project. The Planning Commission staff report dated February 26, 2019 and the minutes from the

February 26, 2019 Planning Commission meeting are attached for reference. The Planning Commission found that there was sufficient evidence to support the Zone Change, Conditional Use Permit, and Tentative Map for the proposed project.

BACKGROUND AND ANALYSIS:

The applicant, Latigo Canyon Development LLC, seeks a Zone Change, Conditional Use Permit, and Tentative Map to subdivide air rights to develop a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue ("Project Site"). The subject property is currently zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential (HDR). An in-depth analysis of the Project is set forth in the Planning Commission staff report dated February 26, 2019 (which is attached for reference).

The Planning Commission found that the proposed project is appropriate for the project site because of its proximity to the Central Business (C-B) zone, five lots south of West Garvey Avenue, and the walkability of the site to public transit, supermarkets, and other retail and service businesses. Additionally, the applicant has increased the number of low-income units from 6 to 10 units and the building massing has been addressed with additional and varying setbacks as well as a decrease in height at the front corners of the building. A copy of the unofficial minutes from that Planning Commission meeting is attached for reference. At the end of the public hearing, the Planning Commission found that the proposed Project met the requirements of applicable law and adopted Resolution No. 04-19.

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 **March 25, 2019** and published in the Wave on **April 4, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to **92** property owners within a 300 feet radius and current tenants of the property concerned on **March 25, 2019**.

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 by:



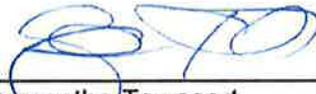
Mark A. McAvoy
Director of Public Works/City
Engineer

Approved by:

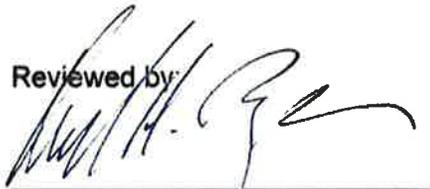


Ron Bow
City Manager

Prepared By:



Samantha Tewasart
Senior Planner

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

Attachment 1: Draft Ordinance

Attachment 2: Draft Resolution

Attachment 3: Architectural Plans and Tentative Map No. 73741

Attachment 4: Initial Study/Mitigated Negative Declaration

Attachment 5: Planning Commission Staff Report dated February 26, 2019

Attachment 6: Planning Commission Minutes dated February 26, 2019

ATTACHMENT 6

City Council Staff Report dated May 15, 2019



City Council Staff Report

DATE: May 15, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-E.

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: Continuance for decision regarding construction of a 54-unit senior citizen housing condominium project – 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Continuing a final decision regarding this application until the meeting of June 5, 2019; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On April 17, 2019, the City Council reviewed an application for constructing a 54-unit senior citizen housing project at 130-206 South Chandler Avenue. During the meeting, the City Council directed that the staff meet with the applicant to clarify the number of affordable units in the Initial Study/Mitigated Negative Declaration; provide additional parking spaces; and modify a condition of approval requiring the Bradford Pear tree in the public right-of-way. Staff met with the applicant regarding these items. Some additional time is needed to completely address the City Council's concerns regarding the proposed project before the City Council makes a final decision.

Respectfully Submitted by:


Mark A. McAvoy
Director of Public Works/City
Engineer

Prepared By:


Samantha Tawasart
Senior Planner

Approved by:


Ron Bow
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

ATTACHMENT 7

Planning Commission Staff Report dated February 26, 2019



Planning Commission Staff Report

DATE: February 26, 2019

AGENDA ITEM NO: 3-C

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 74731 (TM-18-01) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

The proposed project has been resubmitted and continued from an application originally submitted in 2016. Specifically, in November of 2016, the Planning Commission reviewed a project for the construction of a 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue; however, the application was denied on December 13, 2016. The applicant appealed this denial to the City Council. On February 1, 2017, the City Council considered the appeal, rendered a final decision (as

memorialized in Resolution No. 11897) and remanded the matter back to the Planning Commission for reconsideration. Accordingly, the applicant compiled additional information and resubmitted its revised application on January 2, 2018.

DISCUSSION:

A. Background

At its November 22, 2016 meeting, the Planning Commission reviewed the originally submitted application and expressed concerns including, without limitation, the required number of parking spaces for the affordable senior housing development, providing additional setbacks and the consideration of providing additional affordable units. In order to consider these issues further, the Planning Commission continued the public hearing to December 13, 2016.

Despite the Applicant's revisions to the proposed project, the underlying concerns addressed by the Planning Commission had not been addressed; accordingly, the Planning Commission denied the application on December 13, 2016. On December 21, 2016, the Applicant appealed the Planning Commission's denial to the City Council.

On February 1, 2017, the City Council heard the matter on appeal and partially granted the appeal by modifying the Planning Commission's decision denying the requested zone change, conditional use permit, and tentative map and sent the matter back to the Planning Commission for further action in accordance with the City Council Resolution No. 11897 (attached).

On January 2, 2018, the applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit age-restricted senior housing development, 10 of which will be income-restricted. Staff believes that the project developer has made efforts to address the concerns and comments from the City Council and Planning Commission, as explained in further detail below.

B. Compliance with Council Direction

I. Building Height and Setbacks

In the previous submittal, the second and third floor side setbacks varied from 15 feet (front portion) to 10 feet (rear portion). In response to the City Council and Planning Commission's concerns about shadow overcast onto the neighboring properties, the side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. In order to accommodate for the larger side yard setbacks, 6 of the previously 2-bedroom units have been replaced with 1-bedroom units. Additionally, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building. Furthermore, the roof lines over the balconies have been further setback to reduce the shadowing in those areas.

Those recessed areas will also assist with articulating the roof lines and building mass to a more modest scale. The project will provide on-site parking and open spaces that exceed the development standards. Lastly, according to the applicant, the front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.

II. Pro Forma

According to the applicant, the number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis, which shows the analysis of three project alternatives, including a 40-units with no income restricted units scenario, a 40-units with 10 low-income units scenario, and 54-units with 10 low-income units scenario. According to the Analysis, the percentage of return would be highest with the third alternative at 10 percent. The first alternative would result in an 8 percent return, 2 percent lesser than the third alternative. The second alternative would result in a loss of returns. The applicant is proposing the third alternative.

III. Ownership Selection Plan and Annual Reports to the City

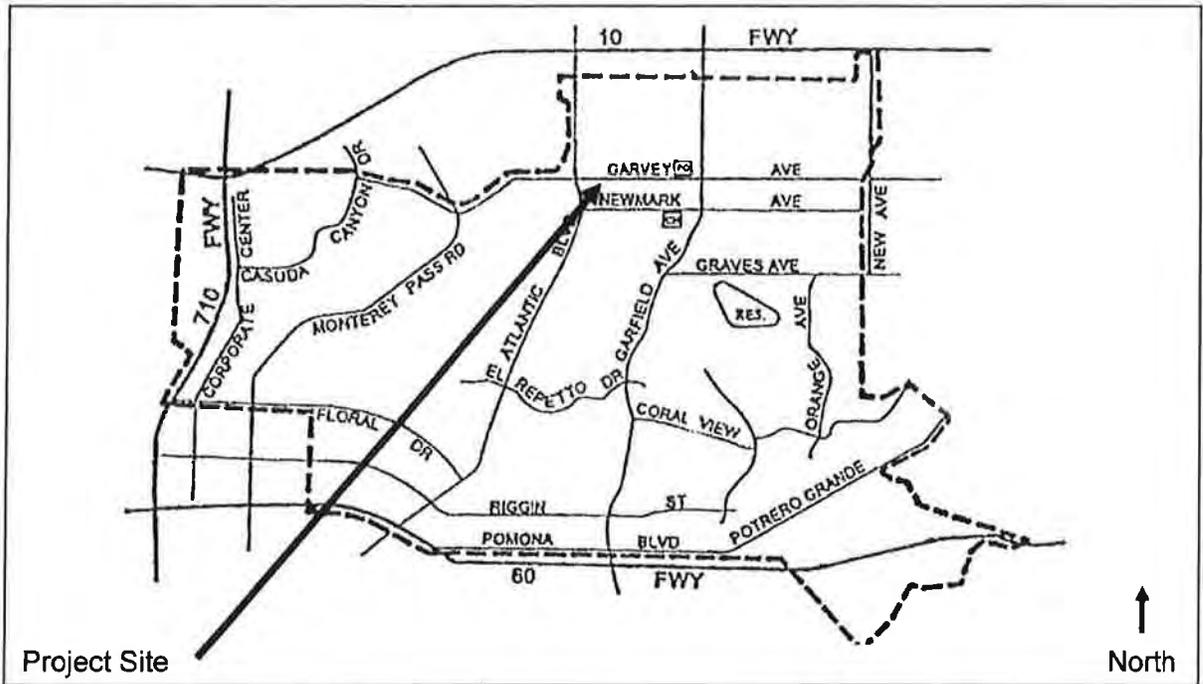
Lastly, conditions of approval have been incorporated into the draft resolution requiring the property owner/developer to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans. Also, according to the attached Conditions of Approval, the property owner/developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

OTHER ITEMS:

Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **January 3, 2019** in the Monterey Park Progress and circulated for public review for a period of 20 days (**January 3, 2019 to January 23, 2019**) and posted on **January 3, 2019**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **January 3, 2019 and February 15, 2019**.

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,



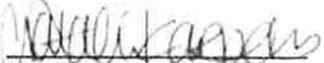
Michael A. Huntley
Community and Economic
Development Director

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, elevation plans and Tentative Map
- Attachment 3: Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances
- Attachment 4: Pro forma/Feasibility Analysis

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- F. 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");

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- G. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019;
- H. On February 26, 2019, the Planning Commission opened the public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Latigo Canyon Development LLC; and
- I. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 26, 2019 public hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual findings and Conclusions.* After considering all of the evidence in the record, the Planning Commission makes the following factual findings and conclusions:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. The average population density within the project site's vicinity is 84 persons per acre.
- C. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- D. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- E. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- F. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.
- G. The project site is zoned R-3 (High Density Residential). The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.

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- H. The project site is currently developed with a multi-unit apartment complex.
- I. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- J. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- K. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- L. The R-3 Zone allows up to 14 units on the project site. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- M. With a Senior Citizen Housing Overlay Zone, the project site may be developed up to a maximum of 50 units per acre per MPMC Chapter 21.16. All the units will be attached in a rectangular formation with a courtyard at the center of the property.
- N. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional 4 units on the project site for a total of 54 units.
- O. To obtain a density bonus, the project proposes ~~2.5 percent very-low income units for a 10 percent density bonus; and 15~~ 18.5 percent low income units for a ~~23~~ 33.5 percent density, which equates to ~~4 very-low income units and 5~~ 10 low income unit, respectively. The number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis and is proposing 54-units with 10 low-income units.
- P. The project will be 4-stories and 40 feet in height. The front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.
- Q. The project will meet the required setbacks of 25 feet for the front and rear yards and 10 feet for the side yard setbacks. The side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line

and 15 feet of the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. The roof lines over the balconies have been further setback to reduce the shadowing in those areas and the recessed areas will assist with articulating the roof lines and building mass to a more modest scale. Lastly, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building.

- R. The project will provide on-site parking and open spaces that exceed the development standards.
- S. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: SECTION 2: *Environmental Assessment.*

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.

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- E. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project. Consequently, the Planning Commission recommends that the City Council adopt the draft mitigated negative declaration.

SECTION 4: *Conditional Use Permit Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 5: *Subdivision.* Based upon Section 2, the Planning Commission cannot make any of the findings for denial set forth in in the Subdivision Map Act (Government Code §§ 66410, *et seq.*) for the following reasons:

- A. The proposed map is consistent with the General Plan per Government Code § 65451.
- B. The design of the proposed subdivision is consistent with the General Plan.
- C. The site is physically suitable for the proposed type of development in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site.
- D. Following a zone change, the site is physically suitable for the proposed density of development.
- E. The design of the subdivision or the proposed improvements is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

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SECTION 6: *Zone Change Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.38.050:

- A. The project is consistent with the goals, policies, and objectives of the General Plan.
- B. The project will not adversely affect surrounding properties.
- C. The proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 7: *Recommendations.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference along with the mitigations set forth in the Mitigated Negative Declaration ("MND"), the Planning Commission recommends that the City Council adopt the MND; approve Tentative Map No. 73741 (TM-18-01); approve Conditional Use Permit (CU-18-01); and adopt an ordinance implementing the proposed Zone Change (ZC-18-01).

SECTION 8: *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 Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: *Limitations.* The Planning Commission'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 Planning Commission'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 10: *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 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.

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SECTION 13: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 14: Except as provided in Section 13, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 26th day of February 2019.

Chairperson Delario Robinson

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26th day of February 2019, by the following vote of the Planning Commission:

AYES: Commissioners Robinson, Brossy de Dios, Choi
NOES: Commissioners Amador and Leung
ABSTAIN: None
ABSENT: None

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: _____
Natalie C. Karpeles,
Deputy City Attorney

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Exhibit A

CONDITIONS OF APPROVAL

130-206 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Latigo Canyon Development, LLC agrees that it will comply with the following conditions for the City of Monterey Park's approval of Tentative Map No. 073741 (TM-18-02), Conditional Use Permit (CU-18-01), and Zone Change (ZC-18-01) ("Project Conditions").

PLANNING:

1. Latigo Canyon Development LLC (the "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 TM-18-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-18-01, CU-18-01, and ZC-18-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Divisions. Any subsequent modification must be referred to the Director of the Community and Economic Development Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four 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. Three one-year extensions may be granted by the Planning Commission upon finding of good cause.
4. The conditional use permit expires twelve 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 Planning Commission upon finding of good cause.

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5. 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.
6. 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.
7. The real property subject to TM-16-02, CU-16-04, and ZC-16-01 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. A final map must be approved and recorded before the City issues a certificate of occupancy.
11. The Homeowner's Association (HOA) must retain the services of a professional property management company to oversee the maintenance and operation of the property. The management company must provide an Annual Verification Report to the Community and Economic Development Department to confirm that all the occupants of the property comply with the age and income restrictions.
12. The developer is to submit a complete master landscape and irrigation plan to the Planning Division of the Community and Economic Development Department with the required fee for review.
13. The developer must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.
14. Construction or demolition work must be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
15. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(5).
16. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.

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17. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.
18. Block walls must be constructed with decorative materials, including slump stone, split face block, river rock, brick, stucco covered precision, combination of block pilaster with wrought iron, or similar material, subject to the review and approval of the Planner.
19. The developer must submit an Ownership Selection Plan to the Community and Economic Development Director, or designee, for approval, which at a minimum gives priority to veterans and to persons displaced by the construction of the project for ownership.
20. The developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

21. Mitigation Measures:

- A-1 The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.
- A-2 During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of rubbish and construction debris.
- A-3 In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.
- A-4 The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west.
- A-5 Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes.
- C-6 Before excavating and constructing of the project site, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources and removing artifacts, human

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remains, bottles and other cultural materials from the project site. A signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant must bear the cost of implementing this mitigation.

- C-7 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor is required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code § 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.
- N-8 During excavation and grading activities, construction contractors must equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.
- N-9 Construction contractors must place all stationary construction equipment in a central site location, where possible, to maximize the distance from nearby receptors.
- N-10 Construction contractors must locate equipment and materials staging in areas that will create the greatest distance between equipment and materials staging and nearby receptors.
- T-11 Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

BUILDING:

- 22. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
- 23. A validly issued building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.

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24. The site plan must be approved before the City issues building permits. Among other things, it must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
25. A soils and geology report prepared by a civil engineer is required as part of plan check submittal.
26. The applicant must submit a valid permit obtained from CAL-OSHA to the City before the City issues a building permit.
27. A compaction report for demolition of previous buildings must be submitted to the City of Monterey Park before the City issues grading permits for excavating new foundations.
28. The building must conform to the 2008 current or applicable Edition of the Energy Efficiency Standards by the California Energy Commission.
29. Access and accessibility requirements, per the California Building Code, apply to this newly constructed, privately funded, multi-family dwelling units building.
30. The applicant must provide mechanically operated exhaust ventilation for S-2 garage.

ENGINEERING:

31. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. This project will require the preparation of a Low Impact Development (LID). Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
32. Applicant must deposit a refundable \$187 cash deposit to guarantee that developer will provide the City with the (1) transparent 4 mil thick mylar tracing; one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two (2) blueprints of the recorded final map which must be filed with the Public Works Department within three (3) months of recordation. If recorded copy is not submitted by the end of the three month time period, developer will forfeit the \$187 cash deposit.
33. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes

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or special assessments; submit L.A. County tax bill, tax payment receipt, and copy of cancelled check.

34. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.
35. The applicant must record covenants, conditions and restrictions ("CC&Rs") and establish a homeowner's association to address common maintenance and utilities. CC&Rs must be reviewed and approved by the City Attorney and the City Engineer at the applicant's sole cost. Applicant is responsible for securing the CC&R requirements from the Public Works Department. A copy of the recorded CC&Rs must be submitted to the Public Works Department before the City performs final inspection and issues a certificate of occupancy.
36. All improvement plans, including grading and public improvement plans, must be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.
37. A water plan must be submitted for review and approval by the Public Works Director, or designee. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be confirmed by the Public Works Director, or designee, before the City issues building permits.
38. The applicant must submit water meter sizing sheet to the Public Works Department. The Public Works Department will then determine what water requirements must be met. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed before final inspection approval.
39. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the Public Works Director, or designee, before the approval of the final map. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the Public Works Director, or designee. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the Public Works Director, or designee.
40. A site drainage plan must be prepared for review and approval by the Public Works Director, or designee before the City issues building permits. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the Public Works Director, or designee. Drainage from

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contiguous properties cannot be blocked and must be accommodated to the satisfaction of the Public Works Director, or designee. A hydrology and hydraulic study of the site may be required for submittal to the Public Works Director, or designee for review and approval.

41. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the Public Works Director, or designee before the issuance of building permits.
42. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the Public Works Director, or designee. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
43. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the Public Works Director, or designee. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
44. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted before the City issues building permits, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
45. A sewer connection reconstruction fee will be assessed at the time that the City issues a building permit in accordance with MPMC Chapter 14.06.
46. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the Public Works Director, or designee, before the City issues building permits.
47. The grading and drainage plan and a separate street improvement plan must be submitted by the first plan check. The street improvement plan must include the removal and reconstruction of the sidewalk, driveway approach, and curb and gutter along the entire property frontage. It must also include asphalt pavement removal and replacement to the centerline of the street.

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48. The shoring design plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.
49. Parkways must be irrigated and landscaped per plans submitted for review and approval by the Public Works Director, or designee, before final inspection approval. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Recreation and Parks Director, or designee.
50. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

FIRE:

51. All conditions identified by the Monterey Park Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
52. The minimum required fire flow is 6,000 gallons per minute (gpm) for 4-hour duration. Plans must include fire flow test data obtained within one year of the submittal date. The fire flow may be reduced by 50 percent by written request to the Fire Chief, or designee, per California Fire Code (CFC) Appendix B as adopted by the MPMC.
53. A minimum of 6 fire hydrants must be provided within 150 feet of the structure with an average spacing of 250 feet. Show all existing and proposed fire hydrants on the site plan, per CFC Appendix C.
54. The building height and area will be determined by the CBC Table 503, per CBC §§ 504.2 and 506.3, installation of an automatic fire sprinkler system in the R-1 occupancy will allow either an increase in stories/height or allowable floor area, but not both.
55. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the CBC and CFC § 905.
56. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907.
57. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
58. Smoke alarms must be installed in accordance with the manufacturers' instructions. Indicate the smoke alarm locations on the plans, per CFC § 907.2.11.1

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59. Carbon monoxide alarms must be provided either within all the sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas, per CBC § 420.6.
60. Dwelling units and common areas must be provided with alarm notification appliances, per CFC § 907.2.9.
61. All dwelling units assigned as accessible must be provided with visual notification appliances, per CFC § 907.5.2.3.4.
62. Provide approved stairway identification signs located approximately 5 feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department, per CFC § 1022.8.
63. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided, per CBC § 3002.8.
64. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½ stroke and be a contrasting background, per CFC § 505.1.
65. A Knox box must be provided adjacent to the main entrance at an approved location, per CFC § 506.1.
66. Portable fire extinguishers must be installed on all floors per the CFC § 510.0.
67. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access, per CFC § 3313.
68. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief. The on-site inspector must be approved by the Fire Chief.
69. A building code and egress analysis report of the applicable portions of the 2013 California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction, CFC § 104.7.2.
70. If "as-built" plans are required, additional fees will be due for the review of the drawings.

POLICE:

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71. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
72. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.
73. The shrubbery on the property must be installed and maintained in such condition to permit visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
74. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
75. All common open areas must be well lit during the hours of darkness.
76. Signs identifying guest parking spaces must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unwanted guests.
77. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

RECREATION:

78. On the site plan, show the existing trees in the parkway. One street tree may be removed for the new driveway. If an existing street tree is closer than 10 feet from the new driveway, the tree must be removed and a new tree must be planted per planting requirements. The new street tree must be a *Pryus Calleryana* "Bradford Pear."

MISCELLANEOUS:

79. The maximum floor area for a senior housing development unit is 900 square feet per MPMC § 21.16.080.
80. The raised landscape planter must be increased in size to accommodate the size of a mature tree.
81. The location of all access gates and doors must avoid recessed areas and be relocated within the front portion of the driveway. The driveway access gate must

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82. Stormwater mitigation system must be similar to the Initial Study/Mitigated Negative Declaration.

By signing this document, Latigo Canyon Development LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Latigo Canyon Development LLC, Applicant

ATTACHMENT 2

Site, floor, elevation plans and Tentative Map No. 73741

ATTACHMENT 3

Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances

RESOLUTION NO. 11897

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL PARTIALLY GRANTING AN APPEAL (AP-16-01) BY MODIFYING A PLANNING COMMISSION DECISION DENYING A 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; AND REMANDING THE MATTER BACK TO THE PLANNING COMMISSION FOR FURTHER ACTION IN ACCORDANCE WITH THIS RESOLUTION.

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

SECTION 1: The City Council finds as follows:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Appellant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 130-206 South Chandler Avenue (the "Decision");
- B. The Appellant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. The Appeal was scheduled for a public hearing on February 1, 2017;
- D. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision as memorialized in this Resolution; and
- E. This Resolution and its findings are based upon the administrative record considered by the Planning Commission when it made the Decision and such supplementary evidence accepted by the City Council on February 1, 2017 including, without limitation, the staff reports submitted during the public hearing.

SECTION 2: *Environmental Review.* Pursuant to 14 California Code of Regulations § 15270, projects denied by a public agency are not subject to CEQA review. Consequently, the Decision did not require CEQA review. Since this Resolution does

not approve any proposed project, it too is exempt from environmental review in accordance with 14 California Code of Regulations § 15061(b)(3) since there is no possibility that this Resolution may have a significant effect on the environment.

SECTION 3: Conclusions. Based upon the administrative record, the City Council makes the following conclusions regarding the Decision:

- A. **Conditional Use Permit.** The Decision found that the Appellant could not demonstrate that the subject property is adequate in size for the proposed project. Testimony received during the public hearing indicated that there are concerns from adjacent properties relative to the proposed setbacks, building height, and number of provided parking spaces. Consequently, the City Council directed that the Planning Commission reconsider the setbacks, building height, and number of provided parking spaces based upon revised plans to be submitted by the Appellant.

- B. **Zone Change.** The Decision found that the Appellant did not provide adequate information as it relates to the building experience of the development team. The City Council directed that the City Council consider resumes to be provided for the development team by the Appellant. Additionally, the development team did not include a housing professional to address the affordability component of the proposed project. The City Council requested that the Appellant consult a housing professional. Furthermore, the City Council directed the Planning Commission to consider a pro forma to be submitted by the Appellant to address concerns relative to the number of proposed affordable dwelling units. Lastly, the City Council directed that the Planning Commission provide draft conditions of approval for City Council consideration that would require the Appellant to submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

- C. **Subdivision.** The City Council directed that the Planning Commission, if it recommended that the Project be approved, provide draft conditions of approval for City Council consideration that, among other things, would require the Appellant to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans.

- D. **Overall Conclusion.** Additional information must be submitted into the administrative record in order for the Planning Commission to render an informed decision. Accordingly, the matter is remanded to the Planning Commission for further consideration in light of the direction provided in this Resolution.

SECTION 4: *Tentative Map.* Based upon the findings in Section 3 and pursuant to Government Code § 66474, the City Council finds that the tentative map for the Project must be denied for the reason that the map application is inconsistent with the Monterey Park General Plan and Monterey Park Municipal Code ("MPMC") zoning regulations for the following reasons:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- C. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community.
- D. As proposed, the Project would construct a total of 6 affordable units out of a total of 54 proposed dwelling units. This is inadequate to meet the expectations of the General Plan.
- E. The project site is zoned R-3 (High Density Residential) which allows a maximum of 11 units. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone and other discretionary approvals. The tentative map, therefore, does not comply with the MPMC zoning regulations.

SECTION 5: *Determination.* Based upon the Conclusions set forth in Sections 3 and 4, the City Council renders the following determinations and authorizations:

- A. The City Council partially upholds the Appeal by modifying the Planning Commission's Decision for the reasons set forth in this Resolution.
- B. This matter is remanded to the Planning Commission which is directed to reconsider the matter in accordance with the findings and conclusions in this Resolution.
- C. The City Manager, or designee, is authorized to take such action as may be needed to implement this Resolution and provide sufficient evidence to the Planning Commission in order for it to render an appropriate decision.
- D. Nothing in this Resolution is intended to, nor does it, instruct the Planning Commission regarding whether to approve the Appellant's application for the Project. And, nothing in this Resolution precludes the Appellant from appealing a subsequent Planning Commission decision in accordance with applicable law.

SECTION 6: 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 7: 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 8: Notice. The City Clerk is directed to provide a copy of this Resolution to the Planning Commission, the Appellant, and to any other person requesting a copy.

SECTION 9: Effective Date. This Resolution becomes effective immediately upon adoption and memorializes the City Council's final decision made on February 1, 2017. Note that persons dissatisfied with the City Council's decision may appeal it to a court of competent jurisdiction pursuant to Code of Civil Procedure § 1094.6. The time period for any such appeal commenced at the time the City Council rendered its decision on February 1, 2017.

PASSED AND ADOPTED this 15th day of February, 2017.



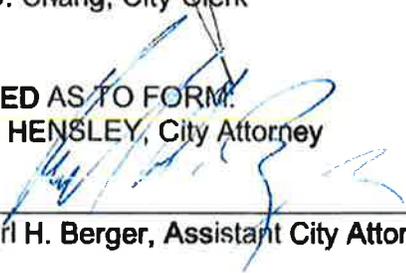
Teresa Real Sebastian, Vice Mayor

ATTEST:



Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

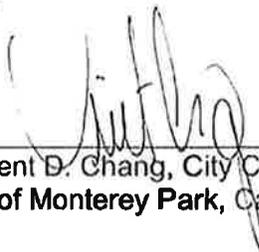
Karl H. Berger, Assistant City Attorney

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11897 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 15th day of February, 2017 by the following vote:

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

Dated this 15th day of February, 2017.



Vincent D. Chang, City Clerk
City of Monterey Park, California



Planning Commission Staff Report

DATE: December 13, 2016

AGENDA ITEM NO: 2-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a 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.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On November 22, 2016, the Planning Commission reviewed this application and expressed concerns about several items, including the number of required parking spaces for affordable housing generally, providing additional setbacks, and the consideration of providing additional affordable units.

Since the meeting, the applicant has revised the plans to provide 3 feet of additional setback on the north and south sides of the project on the second, third, and fourth floors. Aside from the setbacks no other revisions were made to proposed project, nor did the project architect response to the comments on off-street parking or additional affordable housing. Staff believes that any additional setback beyond the minimum code requirements will help to provide further relief to the building mass and the proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan. The project architect will provide more discussion on the changes made to the building elevations.

Respectfully submitted,

Michael A. Huntley
Community and Economic
Development Director

Prepared by:

Reviewed by:

Samantha Tewasart
Senior Planner

Karl H. Berger
Assistant City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site, floor, elevation plans and Tentative Map

Attachment 3: Planning Commission staff report dated November 22, 2016



Planning Commission Staff Report

DATE: November 22, 2016

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a 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.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The proposed project is a 54-unit mixed-affordable senior housing development located six lots south of the intersection of West Garvey Avenue and South Chandler Avenue. Neighboring properties include a multi-unit two-story commercial building, a financial institution, and other older multi-unit residential buildings constructed in the 1920s and 1950s.

Per Monterey Park Municipal Code (MPMC) Chapter 21.16, the proposed use is an allowed use subject to a conditional use permit and zone change. Additionally, the applicant is requesting approval of a tentative map to subdivide the air-rights for condominium purposes. The senior citizen housing overlay allows for a three-stories, 40 feet tall building. According to the architectural plans, the proposed project will be setback 25 feet from the front property line and will be planted with a variety of Crape Myrtles, Date Palms, and Redbud Trees, groundcover, and decorative pavers. At the north and south sides of the property the building will be setback 7 feet, which will be two feet more than the minimum 5 feet side yard setback requirement and the second and third floors will have a 10 feet side yard setback. The proposed lot coverage will be

29 percent of the lot and the project will provide the required number of parking spaces base on the affordability levels.

The proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan; it provides senior housing units per the City's Housing Element 2014-2021.

ANALYSIS:

Property Description

The applicant, Latigo Canyon Development LLC, is requesting approval 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 subject property is zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential.

The subject property is comprised of three parcels, which will be consolidated as part of the proposed project. The three parcels will total 35,520 square feet (0.82 acre) in size. The lot width will 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.

Project Description

According to R-3 zoning standards, a maximum building density of 1 unit per 3,000 square feet of lot area would apply to this property, which permits up to 11 units. However, the proposed project is a mixed-affordable senior housing development, which according to MPMC Chapter 21.16, permits a higher density for senior housing units.

According to MPMC Chapter 21.16, a maximum density of 50 units per acre is allowed in the Senior Citizen Housing Overlay Zone. Per the lot size, 40 units are allowed. Additionally, pursuant to MPMC Chapter 21.18 Affordable Housing Incentives – Density Bonus, the project will be comprised of a mixture of income groups, in order to receive a density bonus. The project will include 2.5 percent very-low income units for a 10 percent density bonus and 15 percent low income units for a 23 percent density, which equates to 1 very-low income units and 5 low income unit, respectively. In other words, 48 of the 54 units will be market rate. The remaining six units will be below market rate, with five units reserved for low income residents, and one reserved for very low income residents.

The project will be 3-stories and 40 feet in height and will meet the required setbacks of 25 feet for the front and rear yards and 7 feet for the first floor side yard setback and 10 feet for the second floor side yard setback. There will be 51 two-bedroom units ranging in size from 776 square feet to 1071 square feet and 3 one-bedroom units that will be 752 square feet in size. The project also includes a 1,715 square feet community room, and 881 square feet manager's office.

Parking

Parking required for the site is based on the income group. For the market rate units 1.0 parking space is required per unit. For the low income units, 0.8 spaces is required per unit. Additionally, one guest parking space is required for every four units. The required number of parking spaces is 42 spaces plus 14 guest parking spaces, totaling 66 spaces and 66 spaces will be provided. All the parking spaces will be provided in one level of subterranean parking. The required driveway width for an R-3 zoned lot is 18 feet. The driveway width at the entrance and throughout the subterranean parking level will be 26 feet wide. The property will be accessible from South Chandler Avenue.

Open Space

The minimum required usable open space area is 200 square feet per unit or 10,800 square feet and 15,443 square feet will be provided. The minimum required private open space is 100 square feet and 104 square feet of private open space will be provided for each unit. The minimum required common open space is 40 percent of the total usable open space area, which is 4,320 square feet and the provided common open space is 4,625 square feet. The private and usable open space total provided meets the minimum requirements.

Covenant to Continue as Senior Housing, Affordable Units, and Agreement for Density Bonus

As a condition of approval for any senior housing development pursuant Chapter 21.16, the property owner must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of MPMC § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.

Zone Change

According to MPMC Chapter 21.16, the Senior Citizens Housing (S-C-H) Overlay Zone can be created in the same manner as property is reclassified from one zone to another within the City, as set forth in Chapter 21.34. According to MPMC Section 21.34.020, amendments may be initiated by the owner of any real property located within the City. A Zone Change application must be filed; the Planning Commission conducts a public hearing; and following the public hearing, the Planning Commission makes a recommendation to the City Council regarding the proposed zone change.

Tentative Map No. 073741

The project includes a tentative map to subdivide air rights for condominium purposes. In accordance with MPMC Title 20 and the Subdivision Map Act (Government Code §§ 66410, *et seq.*), the project complies with map requirements.

Conditional Use Permit

According to MPMC 21.16.030, all affordable senior housing developments must be approved with a conditional use permit. According to MPMC Section 21.32.020, before any conditional use permit is granted, the applicant must show, to the satisfaction of the Planning Commission, all of the following facts as discussed in the resolution.

OTHER ITEMS:

Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **October 13, 2016** in the Monterey Park Progress and circulated for public review for a period of 20 days (**October 6, 2016 to October 25, 2016**) and posted on **October 6, 2016**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **October 6, 2016**.

Environmental Assessment

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

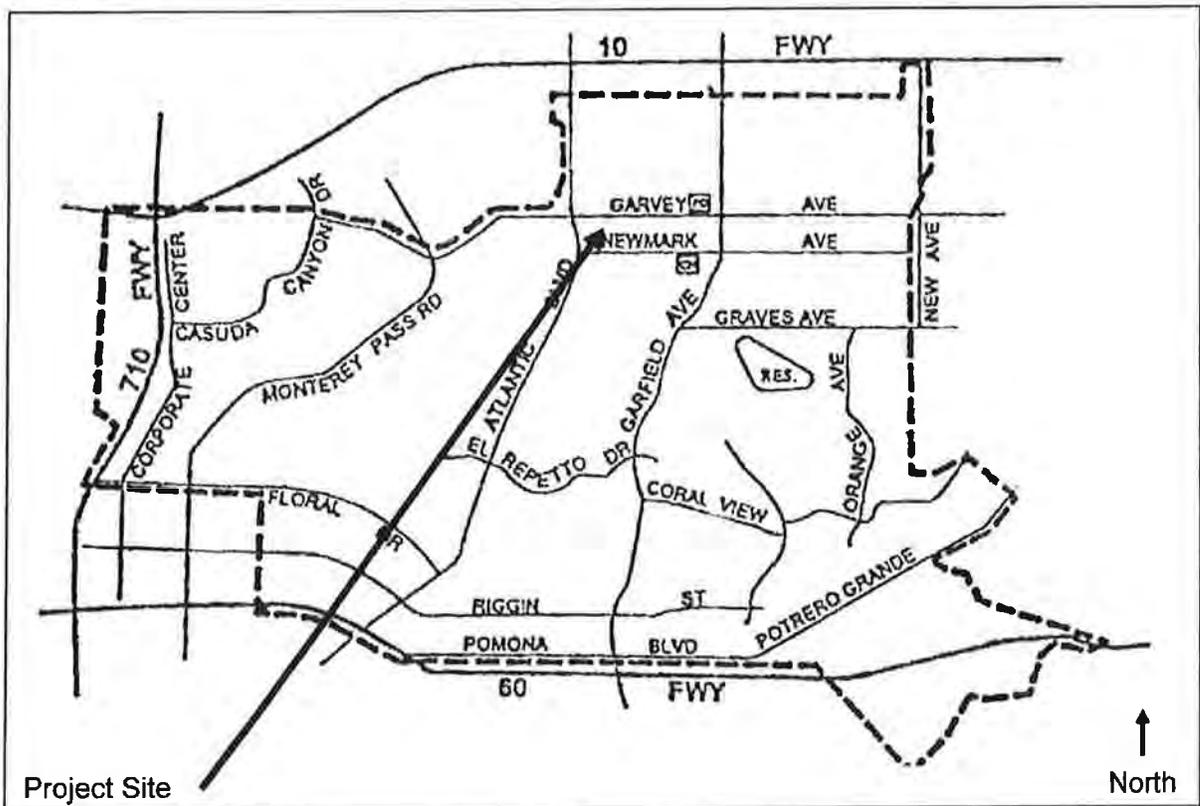
General Plan Consistency

The proposed project is consistent with the City's General Plan because the High Density Residential land use category allows for a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The average population density is 84 persons per acre. The General Plan Land Use Element contains a goal (Goal 11.0) which is to continue to provide opportunities for persons of all incomes to find suitable housing. The proposed project is a 54-unit affordable senior housing development, which will provide affordable housing options to senior citizens.

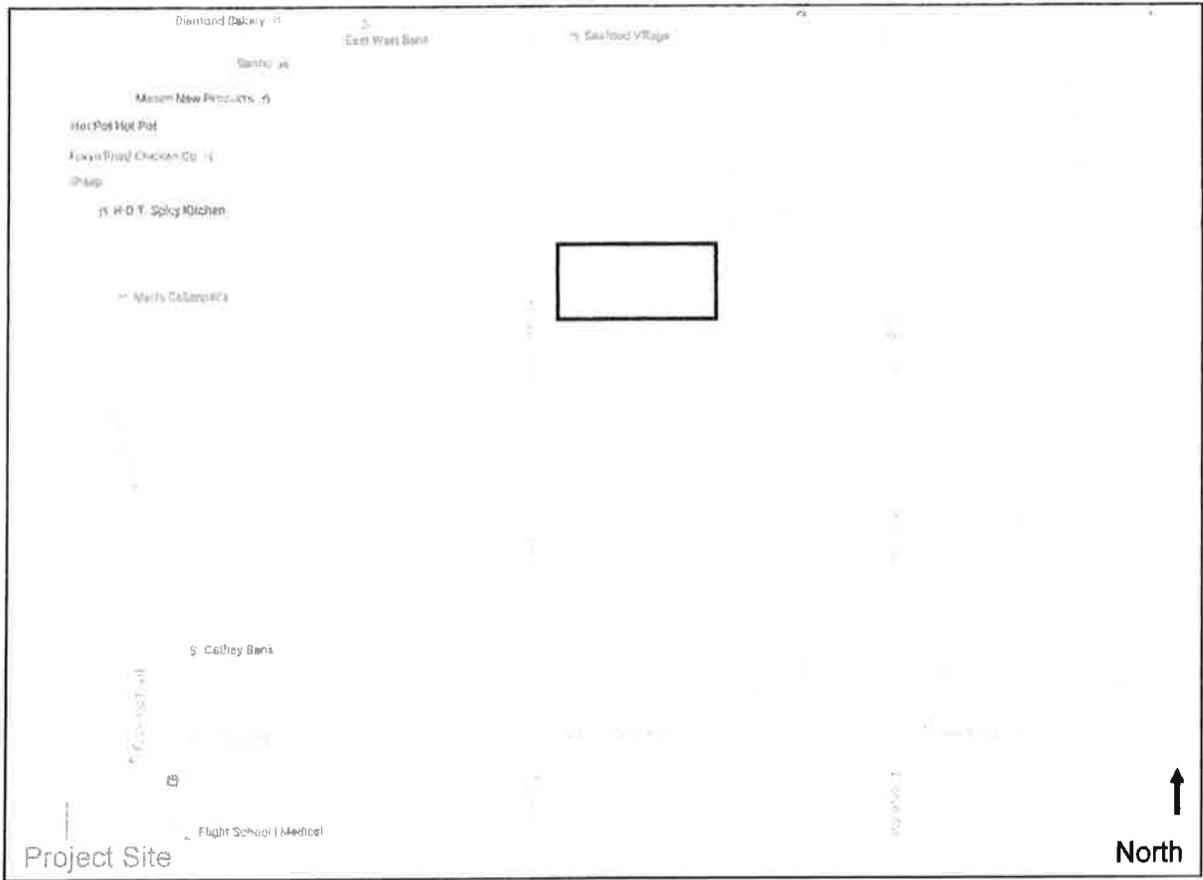
A goal (Goal 2) contained in the 2014-2021 Housing Element is to remove or reduce governmental constraints on affordable housing development. One of the policies (Policy 2.2) in the Housing Element is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development. The proposed project conforms to the density permitted by Monterey Park Municipal Code (MPMC) Section 21.36.090 for mixed affordable senior housing developments and

meets the State density law. Also, the project helps to attain Goal 4 which is to assist in the provision of housing that meets the needs of all economic segments of the community. The project will provide affordable housing to senior citizens.

Vicinity Map



Street Map



Aerial Map



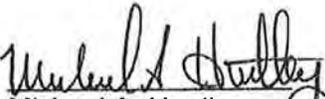
ALTERNATIVE COMMISSION CONSIDERATIONS:

None

FISCAL IMPACT:

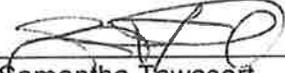
There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,

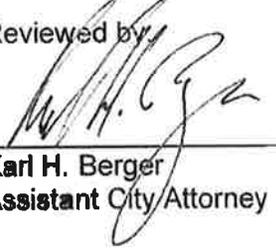

Michael A. Huntley
Community and Economic
Development Director

Staff Report
Page 8

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site, floor, elevation plans and Tentative Map

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
November 22, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, November 22, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

SWEAR IN:

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Theresa Amador, Delario Robinson, and Paul Isozaki

Commissioners Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

September 27, 2016 –

Commissioner Robinson clarified that on page 7 his vote was nay and not aye.

Chairperson Choi stated that Item 2A on page 2, second paragraph, is missing a second part. He had raised a question about the recent parking code amendment and Planner Tewasart replied that the code had not taken effect.

Action Taken: The Planning Commission approved the minutes of September 27, 2016 with amendments.

Motion: Moved by Commissioner Amador and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners Choi, Sullivan, Amador, Robinson, and Isozaki

Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS (PUBLIC HEARING):

2-A. RECONSIDERATION OF RECOMMENDATIONS TO THE CITY COUNCIL REGARDING AMENDMENTS TO THE MONTEREY PARK MUNICIPAL CODE CHAPTER 9.06 REGULATING AIRPLANE FLIGHTS

Attorney Berger provided a brief summary of the staff report.

Commissioner Sullivan inquired about how to address the issue. Attorney Berger replied that the City Attorney's Office recommended to the City Council to adopt a social media policy that has not yet come before the City Council for consideration. Attorney Berger stated that social media allows for a great deal of communication with the public and allows the public to interact with their public officials, but there are potential dangers with that from the standpoint of transparency laws. The appearance of potential impropriety through the optics of people looking outside rather than understanding the scope of the inside occurrences is the reason why the item was brought back. It also demonstrates and highlights the problems with social media.

Commissioner Amador stated that with the explosion of social media the direction from the Planning Commission should be to recommend to the City Council to develop a social media policy so that everyone is on the same page, anyone on a commission, as a volunteer, or an elected official.

Commissioner Robinson stated that the Commission was leaning towards not moving the item forward, but some of the Commission wanted to show support. He stated that the item should have not moved forward in the first place.

Chairperson Choi opened the public hearing.

Chairperson Choi closed the public hearing.

Chairperson Choi stated that the Commission had a spirited discussion at the last meeting regarding this matter. He stated that he still believes that although the airplane altitude issue is an important issue and of great concern to the community, regulating airplane altitude is not within the purview of the Planning Commission. He inquired that since the Commissioner who originally made the request is no longer on the Commission if it makes sense to continue to take action.

Attorney Berger replied that if the Commission wanted to take action, the Commission can vote to make a recommendation to the City Council. If the Commission chooses not to take any action, there is no need to make any motion or take any vote. This is a matter for reconsideration. For all intents and purposes, the vote that occurred on September 27th, 2016 is in front of the Commission, but the recommendation would be to treat it as not a vote simply because of the concerns over the appearance of potential violations of the Brown Act. There is no evidence that anything actually occurred, but the only way to cure any potential Brown Act violation is to bring it back for reconsideration to the body that originally thought about it and considered it. If the Commission wants to take a no action, then the minutes will simply reflect that the Planning Commission took no action. If the Planning Commission wishes to make a motion to make a recommendation as it did on September 27th, 2016 than that is something that can be done as well.

Commissioner Sullivan inquired if a no position was taken, would the action negate what the Airport Commission group from the City is doing. Attorney Berger replied that this item was brought up under Commissioners Items. It was a motion from the dais. From a legal standpoint the City's ability to regulate any type of airplane flights is restricted by the FAA and federal law. Nothing that the Planning Commission does with regards to this particular issue will affect anything that the City Council does other than if the Planning Commission wishes to advise the City Council to do something. It is a vote of confidence that the Planning Commission would like something to happen. In terms of practical or legal implications there are no ramifications from it.

Commissioner Sullivan stated if the residents wanted to send in letters that would probably get more attention.

Commissioner Isozaki stated that the item is not a function of the Planning Commission, but he does not want to vote to rescind the vote from September 27th, 2016, because it is an important issue to the City. He understands the government hierarchy and the federal government controls the airports. He stated that it is pointless what the Planning Commission does because the truth is the Commission does not have the power. He stated that he would like to leave it as a no action.

Commissioner Robinson retracted his motion to rescind the vote on September 27th, 2016 and Chairperson Choi seconded.

Action: The Planning Commission took no action.

3-A. 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

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Commissioner Isozaki inquired about the number of parking spaces provided and the number of elevators. Planner Tewasart replied that the required number of parking spaces is 42 plus 14 guest parking space and the project will provide 55 spaces plus 15 guest parking spaces.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that this is a senior housing project and the proposed units are approximately 800 square feet in size, compared to a more typical non-senior housing unit, which are approximately 1,800 to 2,200 square feet. Every two and a half units in this proposed project is equivalent to a regular condominium project. The occupants of the proposed project will be seniors who do not drive as often as non-seniors. The project is not for younger families.

Commissioner Isozaki stated that the age restriction is 55 years or older and inquired about the proposed two bedrooms. Architect Kao replied that there can be a caretaker, but the second bedroom can also be used as a study or office. Commissioner Isozaki stated that his concern is that the two-bedrooms have the potential to add a second vehicle per unit. He stated that he understands the code requirements, but there is common sense as well. Architect Kao replied that the parking requirement is derived from the actual usage of senior housing developments.

Commissioner Robinson inquired about condition number 76 and the trees in the courtyard and public right-of-way. Architect Kao replied that the landscaping details are a part of the packet and the condition from the Parks Division is a standard requirement.

Commissioner Amador inquired about the number of senior housing developments that the applicant has constructed. Developer Kenny Gao replied no other developments.

Commissioner Sullivan inquired if the proposed project is live/work. Planner Tewasart replied no, it is strictly residential. Commissioner Sullivan inquired about the masonry wall and the condition of the water lines on Chandler Avenue. Commissioner Sullivan expressed concerns about the height relative to the adjacent properties and inquired about outreach efforts to partner with the adjacent properties and be a good neighbor.

Architect Kao replied that they would be happy to work with the adjacent properties. He stated that density is a critical element to make affordable senior housing feasible. There are existing senior housing developments that are either the same height or taller. The proposed project is in-line with existing senior housing developments in the city. It is typical for senior housing projects to be four to six stories. The shadow study shows that the properties to the north will see the most amount of shadowing.

Commissioner Robinson stated that the project appears to be consistent with the General Plan and the zoning allows for higher density development. Also, affordable housing is needed.

Chairperson Choi stated that he is in one hundred percent support of affordable housing and senior housing. However, there is a concern with the large footprint of the proposed project. He also expressed concerns with the parking, especially if the units will have caretakers. Architect Kao replied that the occupants that will need a caretaker may not necessarily drive.

Commissioner Sullivan stated that his concern is that the project is so close to the property lines and he is sympathetic to the people in the community.

Commissioner Robinson stated that there will be more seniors in the future and senior housing is needed.

Commissioner Sullivan stated that he agreed with Commissioner Robinson; however, the project only provides six affordable units and more affordable units are needed.

Attorney Berger stated that the proposed project cannot move forward with the way it is currently designed without the discretionary approvals from the City Council. The Council would have to adopt an ordinance and approve the proposed zone change and conditional use permit. The project does not conform to the underlying zone without the zone change. Now is the time to discuss additional concessions on the developer's behalf in order to move forward with the project. It is completely a discretionary thing on the City's behalf.

Commissioner Isozaki inquired about what will happen to the occupants that currently live on the subject property. He inquired if the occupants will be vacated. The developer replied that the occupants will be given notice.

Commissioner Robinson inquired about the sales price. The developer replied that they do not have that number for now. Architect Kao stated that the price is determined by the County and the developer would have to follow those regulations and restrictions. The rest of the market rate units will be dictated by the market.

Commissioner Amador stated that the City Council should consider looking at a higher ratio of affordable housing units in the future. Director Huntley replied that the City has adopted the State density bonus regulations, which allows for additional density. The Planning Commission can recommend to the City Council to look at requiring additional affordable units.

Commissioner Isozaki inquired about who will get to purchase the low-income units. Director Huntley replied that it would be up to the developer. Commissioner Isozaki stated that if there are low-income seniors living in the existing units that they should be given the opportunity to be one of the first to buy it. Director Huntley stated that if there are conditions that the Commission would like to add that can be something that the Commission can consider.

Commissioner Sullivan inquired if additional setbacks can be provided on the north and south sides of the property, possibly 15 feet instead of 10 feet. Architect Kao replied that the proposed units are basic size, but some of the units can be slightly moved in.

Commissioner Sullivan inquired if that is something that can be revised and brought back to the Commission. Architect Kao inquired if that can be added as a condition of approval instead. Director Huntley stated that there are no issues with adding certain conditions, but if the comment is to change the building design it should be brought back to the Planning Commission.

Chairperson Choi stated that there appears to be two main concerns, one being the setbacks and other being the number of units that are low-income. This project is called an affordable senior housing project, but only 6 out of the 54 units are affordable. If the developer would like to reevaluate the number of low-income units that will be provided to see if it will be viable to make adjustments, it is strongly recommended as well as making adjustments to the setbacks.

Commissioner Sullivan stated that he would compromise on the additional 5 feet if more of the units will be made affordable. Architect Kao replied that the pro forma justifies why the density bonus is needed, because it takes that much additional density to make up the subsidies the developer would have to do for the six units. The land and construction cost would substantially exceed the sales price of the six units that is dictated by the county. In order to make the project work that is just about what you need to get the project going. The fact that the City has not had any senior housing coming forward in many years there must be a financial and market reason for that. In this city with the land cost, it is not easy to make a senior project pencil out.

Attorney Berger stated that one condition was added. The other item discussed was an additional 5 feet setback and staff's recommendation was to revise the plans as requested and resubmitted for consideration. If those changes are made there is a possibility that it will have CEQA ramifications, which will require revisions to the CEQA or some other clarification to the document so that the Commission has a full understanding of what that setback accomplishes. This is a discretionary project. The project cannot move forward without the zone change and a zone change is a completely legislative act by the City Council. If the Planning Commission is asking for additional affordable units and the developer does not want to provide additional affordable units, then that is something that the Planning Commission can inform the City Council.

Commissioner Amador inquired if the developer would consider the recommendations. Architect Kao replied that they can massage the project and experiment with certain portions of the north side of the building, if not entirely.

Chairperson Choi inquired if staff believes providing additional setbacks would make a difference with regards to the concerns for the neighbors. Director Huntley replied that it would help to reduce some of the perceived impacts to the neighboring properties.

Commissioner Amador stated that she is in favor of seeing more affordable housing although it is miniscule it is a step in the right direction. She is just trying to ensure that the neighbors are going to be happy with the project. She stated that the Commission is not only looking at the project, but also how the project will affect the adjacent

properties. That is why the Commission is looking at the parking and sustainability of the project. Architect Kao stated that the project will be replacing the existing dilapidated homes that were built in the 1920s with high quality materials that are a few notches above the standard condominiums that are being proposed nowadays.

Chairperson Choi stated that there is a clear and evident need for affordable housing and the Commission sees the need for that. He stated that the developer is willing to massage the setbacks, but inquired if the developer is willing to massage the number of affordable units. Architect Kao stated that the developer will not be able to provide an answer right away. They probably need to go back and take a hard look at the numbers.

Chairperson Choi closed the public hearing.

Action: The Planning Commission **continued** the 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 to allow the applicant additional time to address the Commission's concerns to the December 13, 2016 Planning Commission meeting.

Motion: Moved by Commissioner Sullivan and seconded by Chair Choi, motion carried by the following vote:

Ayes: Commissioners: Choi, Sullivan, Amador, Robinson, and Isozaki
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-B. RECESS TO WORKSHOP AND TRAINING REGARDING BROWN ACT; ETHICS, INCLUDING AB 1234; LAND USE REGULATION; AND SCOPE OF AUTHORITY FOR PLANNING COMMISSION. NO ACTION WILL OCCUR. TRAINING AND WORKSHOP WILL BE HELD IN THE ADMINISTRATIVE CONFERENCE ROOM (ROOM NO. 266). THE MEETING WILL ADJOURN FROM THAT LOCATION.

Attorney Berger provided a presentation to the Planning Commission.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on November 22, 2016 at 10:00 p.m. to the next regular meeting on December 13, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
December 13, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, December 13, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Delario Robinson, and Paul Isozaki

Commissioners Absent: Theresa Amador

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

2-A. 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

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that the Planning Commission at the previous meeting inquired if the building can be further setback greater than the code requirement of 10 feet. They managed to set the building back three additional feet. The Commission also inquired if it would be feasible to provide more affordable housing units. He questioned if the City is encouraging and facilitating housing developments to meet the City's fair share of housing developments. He stated that there is a real cost involved with limiting the number of stories to four feet. For example, the proposed project had to put the parking in a subterranean level. If five stories were allowed, the parking could have been on the ground level, saving approximately \$650,000.

Representative Steven P. Scandura, 1641 West Main Street #104, Alhambra, CA 91801, stated that he was asked to review and answer questions on the issue of providing additional affordable housing. Based on the numbers provided, the profit margin is less than 10 percent and each of the low-income housing units costs \$240,000 in lost profit. So if even one more affordable unit was to be provided the profit margin would be well below 10 percent. On a project like this that would leave no room for any problems in the development or unexpected costs. The project can go negative very quickly and at that point the project is no longer viable. With the five units of low-income and one unit of very low-income that is already pushing the project within the margins. The project appears to satisfy some of the goals with providing affordable housing.

Chairperson Choi stated that the Commission is receptive to any opportunity to provide additional affordable housing, but this is a private development and all the Commission can do is try to work with the applicant to get to some number of affordable units. The Senior-Citizen-Housing Overlay provides a density increase and the affordable housing also provides a density increase. So the City is doing its part in trying to work with the applicant to give them a viable project. What the Commission is asking for is something in return and if this is what the applicant can provide then it is appreciated and the applicant is not looking to increase the number. So it is up to the Commission to determine if it is adequate for this project.

Commissioner Isozaki stated that it is not a question of the number of units. He stated that a truly low-income individual would not be able to afford the down payment for one of the units or to qualify for a loan. Low-income rental units make sense, but it is an oxymoron to say that there are low-income units for sale. That is one major concern with the six affordable units. The other concern is the selection of the buyers and whether the City is involved. He stated that the motive is not to provide affordable units, but to get the density. He would prefer getting rid of the six affordable units and lowering the density. Another concern is the parking, which is exactly to code, but the problem is that there is overflow from the plaza on Garvey and Chandler. The obvious concern is the shade factor.

Representative Scandura replied that the existing tenants within the property that is going to be redeveloped will be given first rights to purchase the affordable units. If they decline or do not qualify, then the units to the north will get the rights next as compensation. Realistically anything over two-stories is going to cast shade. Another

possibly would be to shift the additional setbacks towards the south that way an additional 6 feet will be provided on the north side. The six units make the project more viable by the increase density because the marginal cost of an additional unit is not the same as the average cost. The marginal cost will be much lower. A third of the profit comes because of the six affordable units.

Chairperson Choi inquired if staff could provide some clarity to the density bonus. Director Huntley stated that there has been some discussion and conjecture regarding the affordable units. The State of California has adopted density bonus regulations and has mandated that local governments also adopt the same regulations. So within the code, the City has adopted the density bonus development standards that are being mandated by the State and this is as a way to produce affordable housing, it can be extremely low, low, moderate income housing and there are specific formulas that are adopted within the code that allows for a specific number of affordable units. This is mandated by the State, but the local government is required to monitor the affordability. There is an affordable housing covenant that is recorded against the property.

Commissioner Robinson stated the Commission's main purpose is to move the City forward and this project will move the City forward. There is a business component to the senior housing project and if the profit margin is not suitable then why build it. He stated that the Commission was previously concerned about the setback and that is the reason for the delay of the project and the possibly of approving the project.

Commissioner Sullivan inquired if the additional setback was taken from the living space or the overall space. Architect Kao replied mainly from the courtyard. The square footage stayed the same. Commissioner Sullivan stated that he still has a concern for the adjacent properties and the use of the word affordable housing for six units.

Opponent Tiffany San Juan, 126 South Chandler Avenue, Monterey Park, CA 91754, daughter and niece of the homeowners on the adjacent property to the north, stated that she is speaking on their behalf. She stated that there are concerns with the dust and debris that will occur during construction, noise vibrations and pollution, and traffic. Buses, trucks and vehicles use Chandler Avenue as an alternate route to Atlantic Boulevard, but there has been no repavement. Building a highly dense senior citizen project will not benefit the residents on Chandler Avenue. A less dense development that provides more greenery will be beneficial to the street and the community.

Commissioner Robinson inquired about the contaminants on the property. Planner Tawasart replied that hazardous materials were analyzed and mitigations were not required.

Chairperson Choi closed the public hearing.

Commissioner Isozaki inquired if conditions of approval can be added requiring the applicant to shift the setback towards the south and provide priority to the tenants on the property and then to the people to the north. Director Huntley replied yes.

Commissioner Sullivan inquired about the affordability covenant. Attorney Berger replied that the California Health and Safety Code establish a formula by which affordable housing can be sold depending on different categories of income. There are medium income households, low income households, very low income households, and extremely low income households. For example, for moderate income housing the maximum that an owner can charge is 70 percent of the median housing within the county based upon income. When speaking of households that includes income from all inhabitants of a home. That formula tells you how much can be charged for a particular dwelling unit. The reason this is important is because the applicant is requesting to increase the density from the allowed zoning which is 11 units, up to 54 units based upon density bonuses.

Attorney Berger further clarified that density bonuses are a requirement of California law which requires local governments to provide density bonuses in part with regards to parking and setbacks where cities have to provide these changes in zoning in order to accommodate low income housing if the developer comes in offering to do that. To ensure that these households, which benefit from the density bonuses, remain affordable to these types of household income levels the Health and Safety Code requires that the developer record a covenant against the property requiring all of the homes to only be sold to the same type of households for the next 45 years and the City enforces those covenants. Anytime there is a property conveyance from one household to another household the City is required to ensure that the next household meets the same income requirements as the original household that bought the property.

Chairperson Choi inquired about enforcement on the City's side when there is a title change. Attorney Berger replied that the City must be informed whenever there is a title change.

Commissioner Robinson inquired why only three additional feet was provided instead of the requested five feet. Architect Kao replied that the minimum requirement is 10 feet. Commissioner Sullivan suggested that they look into whether it is possible to provide 15 feet.

Chairperson Choi inquired if Commissioner Sullivan had a preference regarding the additional setback and whether the request is to split the additional setback between the north and south sides or completely shifted towards the south. Commissioner Sullivan replied no. He has a commitment to the people in the City and if a building like this was constructed next to him he would not be favorable to the project. He does not want to set a precedent on Chandler Avenue with nothing but big buildings.

Action: The Planning Commission took no action.

NEW BUSINESS (PUBLIC HEARING):

3-A. CONDITIONAL USE PERMIT (CU-16-08) TO ALLOW A NEW 5-STORY MIXED-USE DEVELOPMENT AND GENERAL ON-SALE ALCOHOL USE AND TENTATIVE MAP NO. 073693 (TM-16-04) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS

TO ESTABLISH A HOTEL AND 84 RESIDENTIAL UNITS IN THE R-S, P-D (REGIONAL SPECIALTY, PLANNED DEVELOPMENT) ZONE AT 420 NORTH ATLANTIC BOULEVARD

Planner Tewasart provided a brief summary of the staff report.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on December 13, 2016 at 9:30 p.m. to the next regular meeting on January 10, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

ATTACHMENT 4

Pro forma/Feasibility Analysis

Management and Development Team

Latigo Canyon Development, LLC - Developer

Project specific owner

Ning Wang - Manager

Kenny Gao - President

Dr. Stephen Lau - Investor /Advisor

Larry Kaltman - Construction Management / Housing Consultant

Steven P. Scandura - General Counsel

Yung Kao, AIA - Architect

Architech Group - Principal

1989 to Present (28 years)

Education: U.C. Berkeley

M.Arch., Sustainability & Mixed Use Development

M.C.P., Urban Design & Land Economy

Larry Kaltman AIA, CASp - Housing Consultant / Construction Management

Kaltman Development Group

1987 to Present (30 years)

Education: U.C. Berkeley

Kaltman Development Group has completed 100+ unit residential projects as a developer/builder and has provided architectural, forensic and construction management services to numerous clients.

Kaltman Development Group provides consulting services in architectural design and construction documents of residential projects and care facilities. We have designed and provided construction administration services for numerous group homes for developmentally disabled clients as well as day care centers for developmentally disabled clients ranging from toddlers to seniors.

Queens Land Builder, Inc. - General Contractor

License No. 993184

Kenny Gao - Principal

Education: Liao Ning University

Queens Land Builder, Inc., is a general contractor focused on constructing multi-unit residential projects and currently engaged in the construction of 156 units of condominiums in Fremont, California, 20 units in Arcadia, California, 20 units in South San Francisco, California, 10 units in San Gabriel, California. Recently completed the Rosemead Doubletree Hotel 55,000 sf addition and 53 unit expansion. Past projects by principal include 35-floor hotel and .8 mile roadway tunnel construction.

Dr. Stephen Lau - Investor / Advisor

President, Mee Yin Corporation

Education: University of Liverpool, England

Experience includes completion of 100 residential in Las Vegas, Nevada, and sale of \$18.5 mil. parcel for development in Los Angeles, California.

Law Offices of Steven P. Scandura

Steven P. Scandura, Esq.

General Counsel

Education: UCLA Law, U.C. Berkeley

Alhambra, California - 1998 to Present

130-206 S. Chandler Senior Housing - PRO FORMA / Feaseability Analysis

Alternative 1:	40 Units Senior Housing / No low income units
Alternative 2:	40 Units Senior Housing / Including 10 low income units
Alternative 3:	54 Units Senior Housing / Including 10 low Income units

Development Assumptions	Alternative 1	Alternative 2	Alternative 3
Net Unit Space (sf)	34,400	32,650	44,078
Accessory Spaces (sf)			
Community Room	1,611	1,611	2,175
Manager's Office	881	881	881
Circulations	6,333	6,333	8,550
Parking Garage	23,765	23,765	28,351
Total	32,590	32,590	39,957
Number of Units	40	40	54
Average Unit Size (sf)	860	816	816
Number of Parking Spaces	57	57	68
Total Number of levels (Senior Units)	4	4	4
Total Number of levels (Parking)	1	1	1
Site Size (sf)	35,520	35,520	35,520
Development Costs			
Land Cost			
Land Acquisition	4,000,000	4,000,000	4,000,000
Transaction Cost			
Financing Cost	400,000	400,000	400,000
Construction Cost			
Grading	300,000	300,000	300,000
Paving	50,000	50,000	50,000
Landscaping	90,000	90,000	90,000
Tele/data/network	85,556	85,556	105,000
Building Construction	5,807,053	5,597,098	7,519,080
Off-site street improvements	100,000	100,000	100,000
Soft Costs			
Professional Services	650,000	650,000	700,000
Plan Check & Permit Fees	340,000	330,000	450,000
School Fee	129,122	122,999	164,969
Safety Impact Fee	54,017	51,392	69,380
Park Fee	36,011	34,261	46,253
Water Service Fee	60,000	60,000	75,000
Property taxes	200,000	200,000	200,000
Construction Finance Cost	464,564	447,768	601,526
Sales Proceeds			
Average per Unit - Market Rate	365,500	346,910	346,910
Average per Unit - Low Income	0	215,000	215,000
Gross Sale Proceeds	14,620,000	13,251,126	17,414,048
Net Sale Proceeds	13,742,800	12,456,058	16,369,205
Feasibility			
Total Costs	12,766,323	12,519,074	14,871,208
Gross Profit	976,477	(63,015)	1,497,997
% of Return	8%	-1%	10%

ATTACHMENT 8

Planning Commission Minutes dated February 26, 2019

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, February 26, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Delario Robinson, Eric Brossy De Dios, and Ricky Choi

Board Members Absent: Theresa Amador and Margaret Leung

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP NO. 82008 (TM-17-09) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, on behalf of the property owner The Commons of MPK LLC, was present.

Chairperson Robinson closed the public hearing.

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

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 02-19** approving a mitigated negative declaration and denying the applicant's requests for approval of a Zone Change (ZC-17-01), Conditional Use Permit (CU-17-08), and Tentative Map (No. 82008 (TM-17-09)) for the subdivision of air rights to construction an 87-unit mixed-affordable senior citizens housing development in the R-3 (High Density Residential) Zone at 338-400 South Alhambra Avenue.

Resolution No. 02-19

A RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP (NO. 82008 (TM-17-09)) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, and Choi
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Leung

3-B CONDITIONAL USE PERMIT (CUP-16-06) AMENDMENT TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATIONS FACILITY (SPRINT) AT 1920 SATURN STREET (5256-001-810)

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Colleen Khouri of Eukon Group, on behalf of Sprint, provided a brief presentation of the proposed project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 03-19** approving Conditional Use Permit (CU-16-06) to allow the continued operation of a temporary wireless telecommunication facility in the O-P (Office Professional) Zone at 1920 Saturn Street (APN: 5256-001-810).

Resolution No. 03-19

A RESOLUTION APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP-16-06) TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATION FACILITY AT 1920 SATURN STREET (APN: 5256-001-810).

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

Motion: Moved, by Commissioner Choi and seconded by Commissioner Leung, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, Choi, and Leung
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-C ZONE CHANGE (ZC-18-01); CONDITIONAL USE PERMIT (CU-18-01); AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AND CERTIFY A MITIGATED NEGATIVE DECLARATION AT 130-206 SOUTH CHANDLER AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, provided a presentation of the proposed project.

Speaker Hilda Tsang, 213 South Chandler Avenue, spoke in opposition of the project. She expressed concerns that the proposed building will be incompatible with the surrounding residential buildings, the project's lack of sufficient parking capacity would add traffic that would be not be supported by Chandler Avenue.

Speaker Tiffany San Juan, 126 South Chandler Avenue, spoke in opposition of the project.

Speaker Justin Tse, 505 Hermosa Vista Street, spoke in opposition of the project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 04-19** recommending that the City Council adopt a mitigated negative declaration; and approve a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) to subdivide air-rights to construct a 54-unit mixed-affordable senior citizen housing development in the R-3 (High Density Residential) Zone at 130-206 South Chandler Avenue.

Resolution No. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

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

Motion: Moved, by Commissioner Choi and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, and Choi
Noes: Commissioners: Amador and Leung
Absent: Commissioners: None
Abstain: Commissioners: None

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:38 p.m.

Next regular scheduled meeting on March 12, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer

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

ATTACHMENT 8

City Council Staff Report dated December 18, 2019



City Council Staff Report

DATE: December 18, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-B

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project – 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Continuing the application to the meeting of January 15, 2019; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On April 17, 2019, May 15, 2019, and June 5, 2019, the City Council reviewed the requested Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 73741 (TM-18-01). Collectively, these actions would allow construction of a 54-unit senior citizen housing project. At the meeting, City Council requested that the Applicant consider lowering the height of the project to three stories and eliminating the affordable-housing component of the Project. To allow the Applicant sufficient time to evaluate these requests, the Project was continued until these amendments could be incorporated and considered. Staff is requesting additional time to work with the Applicant to address the comments.

Respectfully Submitted by:

for Mark A. McAvoy
Director of Public Works/City
Engineer

Prepared By:

for Samantha Tawasart
Senior Planner

Approved by:

Ron Bow
City Manager

Reviewed by:

Natalie C. Karpeles
Deputy City Attorney

ATTACHMENT 9

Planning Commission Staff Report dated February 26, 2019



Planning Commission Staff Report

DATE: February 26, 2019

AGENDA ITEM NO: 3-C

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a Zone Change (ZC-18-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-18-01) for an affordable senior housing development, and Tentative Map No. 73741 (TM-18-01) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01), and Tentative Map No. 74731 (TM-18-01) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project, pursuant to CEQA guidelines § 15063. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

EXECUTIVE SUMMARY:

The proposed project has been resubmitted and continued from an application originally submitted in 2016. Specifically, in November of 2016, the Planning Commission reviewed a project for the construction of a 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue; however, the application was denied on December 13, 2016. The applicant appealed this denial to the City Council. On February 1, 2017, the City Council considered the appeal, rendered a final decision (as

memorialized in Resolution No. 11897) and remanded the matter back to the Planning Commission for reconsideration. Accordingly, the applicant compiled additional information and resubmitted its revised application on January 2, 2018.

DISCUSSION:

A. Background

At its November 22, 2016 meeting, the Planning Commission reviewed the originally submitted application and expressed concerns including, without limitation, the required number of parking spaces for the affordable senior housing development, providing additional setbacks and the consideration of providing additional affordable units. In order to consider these issues further, the Planning Commission continued the public hearing to December 13, 2016.

Despite the Applicant's revisions to the proposed project, the underlying concerns addressed by the Planning Commission had not been addressed; accordingly, the Planning Commission denied the application on December 13, 2016. On December 21, 2016, the Applicant appealed the Planning Commission's denial to the City Council.

On February 1, 2017, the City Council heard the matter on appeal and partially granted the appeal by modifying the Planning Commission's decision denying the requested zone change, conditional use permit, and tentative map and sent the matter back to the Planning Commission for further action in accordance with the City Council Resolution No. 11897 (attached).

On January 2, 2018, the applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit age-restricted senior housing development, 10 of which will be income-restricted. Staff believes that the project developer has made efforts to address the concerns and comments from the City Council and Planning Commission, as explained in further detail below.

B. Compliance with Council Direction

I. Building Height and Setbacks

In the previous submittal, the second and third floor side setbacks varied from 15 feet (front portion) to 10 feet (rear portion). In response to the City Council and Planning Commission's concerns about shadow overcast onto the neighboring properties, the side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. In order to accommodate for the larger side yard setbacks, 6 of the previously 2-bedroom units have been replaced with 1-bedroom units. Additionally, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building. Furthermore, the roof lines over the balconies have been further setback to reduce the shadowing in those areas.

Those recessed areas will also assist with articulating the roof lines and building mass to a more modest scale. The project will provide on-site parking and open spaces that exceed the development standards. Lastly, according to the applicant, the front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.

II. Pro Forma

According to the applicant, the number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis, which shows the analysis of three project alternatives, including a 40-units with no income restricted units scenario, a 40-units with 10 low-income units scenario, and 54-units with 10 low-income units scenario. According to the Analysis, the percentage of return would be highest with the third alternative at 10 percent. The first alternative would result in an 8 percent return, 2 percent lesser than the third alternative. The second alternative would result in a loss of returns. The applicant is proposing the third alternative.

III. Ownership Selection Plan and Annual Reports to the City

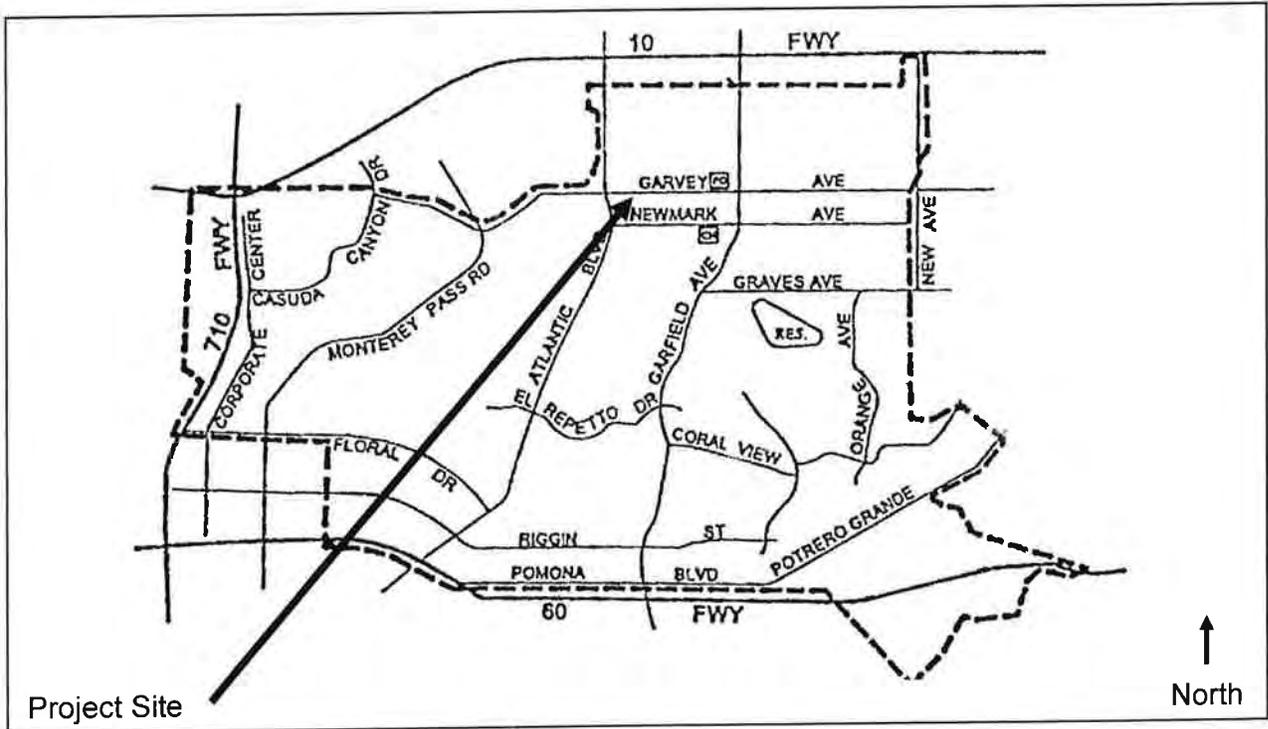
Lastly, conditions of approval have been incorporated into the draft resolution requiring the property owner/developer to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans. Also, according to the attached Conditions of Approval, the property owner/developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

OTHER ITEMS:

Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **January 3, 2019** in the Monterey Park Progress and circulated for public review for a period of 20 days (**January 3, 2019 to January 23, 2019**) and posted on **January 3, 2019**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **January 3, 2019** and **February 15, 2019**.

Vicinity Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None

FISCAL IMPACT:

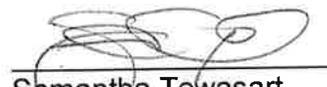
There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,

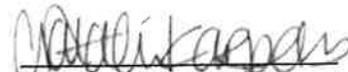


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewart
Senior Planner

Reviewed by:


Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, elevation plans and Tentative Map
- Attachment 3: Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances
- Attachment 4: Pro forma/Feasibility Analysis

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Applicant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 103-206 South Chandler Avenue (the "Decision");
- B. The Applicant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. On February 1, 2017, the City Council opened public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision, as memorialized in Resolution No. 11897, to remand the matter back to the Planning Commission for reconsideration of Conditional Use Permit (CU-16-04), a pro forma from the Applicant to address concerns relative to the number of affordable dwelling units, and additional required information to be submitted by the Applicant;
- D. On January 2, 2018, the Applicant resubmitted revised plans and additional supplemental information as required by City Council Resolution No. 11897. According to the resubmitted materials, the project remains a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 73741 (TM-18-01); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- E. The Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- F. 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");

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 2 OF 7**

- G. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for February 26, 2019;
- H. On February 26, 2019, the Planning Commission opened the public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Latigo Canyon Development LLC; and
- I. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its February 26, 2019 public hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: Factual findings and Conclusions. After considering all of the evidence in the record, the Planning Commission makes the following factual findings and conclusions:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. The average population density within the project site's vicinity is 84 persons per acre.
- C. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- D. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- E. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- F. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.
- G. The project site is zoned R-3 (High Density Residential). The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 3 OF 7**

- H. The project site is currently developed with a multi-unit apartment complex.
- I. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- J. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- K. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- L. The R-3 Zone allows up to 14 units on the project site. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.
- M. With a Senior Citizen Housing Overlay Zone, the project site may be developed up to a maximum of 50 units per acre per MPMC Chapter 21.16. All the units will be attached in a rectangular formation with a courtyard at the center of the property.
- N. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional 4 units on the project site for a total of 54 units.
- O. To obtain a density bonus, the project proposes 2.5 percent very-low income units for a 10 percent density bonus; and 15 percent low income units for a 23 percent density, which equates to 1 very-low income units and 5 low income unit, respectively. The number of units designated for low or moderate income homebuyers has been increased from 6 to 10 units. The applicant provided a Pro forma/Feasibility Analysis and is proposing 54-units with 10 low-income units.
- P. The project will be 4-stories and 40 feet in height. The front two corners of the building have been stepped down to 3-stories to provide a transition between the 4-story portion of the building and the neighboring two-story condominiums to the north and one -story apartment buildings to the south.
- Q. The project will meet the required setbacks of 25 feet for the front and rear yards and 10 feet for the side yard setbacks. The side yard setback has been increased to 20 feet for the portion within 60 feet from the front property line

and 15 feet of the rest of the building on the north side, and 18 feet for the portion within 60 feet from the front property line and 15 feet for the rest of the building on the south side except for the basement driveway entrance on the ground floor. The roof lines over the balconies have been further setback to reduce the shadowing in those areas and the recessed areas will assist with articulating the roof lines and building mass to a more modest scale. Lastly, the project will provide a 15-foot to 20-foot side setbacks on the north side of the building and 15-foot to 18-foot side setbacks on the south side of the building.

- R. The project will provide on-site parking and open spaces that exceed the development standards.
- S. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

SECTION 3: SECTION 2: *Environmental Assessment.*

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from January 3, 2019 to January 23, 2019.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 5 OF 7**

- E. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project. Consequently, the Planning Commission recommends that the City Council adopt the draft mitigated negative declaration.

SECTION 4: *Conditional Use Permit Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 5: *Subdivision.* Based upon Section 2, the Planning Commission cannot make any of the findings for denial set forth in in the Subdivision Map Act (Government Code §§ 66410, *et seq.*) for the following reasons:

- A. The proposed map is consistent with the General Plan per Government Code § 65451.
- B. The design of the proposed subdivision is consistent with the General Plan.
- C. The site is physically suitable for the proposed type of development in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site.
- D. Following a zone change, the site is physically suitable for the proposed density of development.
- E. The design of the subdivision or the proposed improvements is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 6 OF 7**

SECTION 6: *Zone Change Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.38.050:

- A. The project is consistent with the goals, policies, and objectives of the General Plan.
- B. The project will not adversely affect surrounding properties.
- C. The proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 7: *Recommendations.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference along with the mitigations set forth in the Mitigated Negative Declaration ("MND"), the Planning Commission recommends that the City Council adopt the MND; approve Tentative Map No. 73741 (TM-18-01); approve Conditional Use Permit (CU-18-01); and adopt an ordinance implementing the proposed Zone Change (ZC-18-01).

SECTION 8: *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 Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: *Limitations.* The Planning Commission'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 Planning Commission'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 10: *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 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.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 7 OF 7**

SECTION 13: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 14: Except as provided in Section 13, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 26th day of February 2019.

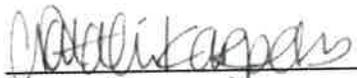
Chairperson Delario Robinson

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26th day of February 2019, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Natalie C. Karpeles,
Deputy City Attorney

RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

130-206 SOUTH CHANDLER AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Latigo Canyon Development, LLC agrees that it will comply with the following conditions for the City of Monterey Park's approval of Tentative Map No. 073741 (TM-18-02), Conditional Use Permit (CU-18-01), and Zone Change (ZC-18-01) ("Project Conditions").

PLANNING:

1. Latigo Canyon Development LLC (the "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 TM-18-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-18-01, CU-18-01, and ZC-18-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Divisions. Any subsequent modification must be referred to the Director of the Community and Economic Development Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four 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. Three one-year extensions may be granted by the Planning Commission upon finding of good cause.
4. The conditional use permit expires twelve 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 Planning Commission upon finding of good cause.

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5. 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.
6. 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.
7. The real property subject to TM-16-02, CU-16-04, and ZC-16-01 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. A final map must be approved and recorded before the City issues a certificate of occupancy.
11. The Homeowner's Association (HOA) must retain the services of a professional property management company to oversee the maintenance and operation of the property. The management company must provide an Annual Verification Report to the Community and Economic Development Department to confirm that all the occupants of the property comply with the age and income restrictions.
12. The developer is to submit a complete master landscape and irrigation plan to the Planning Division of the Community and Economic Development Department with the required fee for review.
13. The developer must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.
14. Construction or demolition work must be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
15. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(5).
16. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.

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17. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.
18. Block walls must be constructed with decorative materials, including slump stone, split face block, river rock, brick, stucco covered precision, combination of block pilaster with wrought iron, or similar material, subject to the review and approval of the Planner.
19. The developer must submit an Ownership Selection Plan to the Community and Economic Development Director, or designee, for approval, which at a minimum gives priority to veterans and to persons displaced by the construction of the project for ownership.
20. The developer must submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.

21. Mitigation Measures:

- A-1 The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.
- A-2 During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of rubbish and construction debris.
- A-3 In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.
- A-4 The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west.
- A-5 Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes.
- C-6 Before excavating and constructing of the project site, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources and removing artifacts, human

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remains, bottles and other cultural materials from the project site. A signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant must bear the cost of implementing this mitigation.

- C-7 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor is required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code § 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.
- N-8 During excavation and grading activities, construction contractors must equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.
- N-9 Construction contractors must place all stationary construction equipment in a central site location, where possible, to maximize the distance from nearby receptors.
- N-10 Construction contractors must locate equipment and materials staging in areas that will create the greatest distance between equipment and materials staging and nearby receptors.
- T-11 Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

BUILDING:

- 22. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
- 23. A validly issued building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.

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24. The site plan must be approved before the City issues building permits. Among other things, it must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
25. A soils and geology report prepared by a civil engineer is required as part of plan check submittal.
26. The applicant must submit a valid permit obtained from CAL-OSHA to the City before the City issues a building permit.
27. A compaction report for demolition of previous buildings must be submitted to the City of Monterey Park before the City issues grading permits for excavating new foundations.
28. The building must conform to the 2008 Edition of the Energy Efficiency Standards by the California Energy Commission.
29. Access and accessibility requirements, per the California Building Code, apply to this newly constructed, privately funded, multi-family dwelling units building.
30. The applicant must provide mechanically operated exhaust ventilation for S-2 garage.

ENGINEERING:

31. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. This project will require the preparation of a Low Impact Development (LID). Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
32. Applicant must deposit a refundable \$187 cash deposit to guarantee that developer will provide the City with the (1) transparent 4 mil thick mylar tracing; one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two (2) blueprints of the recorded final map which must be filed with the Public Works Department within three (3) months of recordation. If recorded copy is not submitted by the end of the three month time period, developer will forfeit the \$187 cash deposit.
33. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes

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or special assessments; submit L.A. County tax bill, tax payment receipt, and copy of cancelled check.

34. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.
35. The applicant must record covenants, conditions and restrictions (“CC&Rs”) and establish a homeowner’s association to address common maintenance and utilities. CC&Rs must be reviewed and approved by the City Attorney and the City Engineer at the applicant’s sole cost. Applicant is responsible for securing the CC&R requirements from the Public Works Department. A copy of the recorded CC&Rs must be submitted to the Public Works Department before the City performs final inspection and issues a certificate of occupancy.
36. All improvement plans, including grading and public improvement plans, must be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.
37. A water plan must be submitted for review and approval by the Public Works Director, or designee. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be confirmed by the Public Works Director, or designee, before the City issues building permits.
38. The applicant must submit water meter sizing sheet to the Public Works Department. The Public Works Department will then determine what water requirements must be met. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed before final inspection approval.
39. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the Public Works Director, or designee, before the approval of the final map. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the Public Works Director, or designee. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the Public Works Director, or designee.
40. A site drainage plan must be prepared for review and approval by the Public Works Director, or designee before the City issues building permits. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the Public Works Director, or designee. Drainage from

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contiguous properties cannot be blocked and must be accommodated to the satisfaction of the Public Works Director, or designee. A hydrology and hydraulic study of the site may be required for submittal to the Public Works Director, or designee for review and approval.

41. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the Public Works Director, or designee before the issuance of building permits.
42. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the Public Works Director, or designee. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
43. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the Public Works Director, or designee. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
44. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted before the City issues building permits, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
45. A sewer connection reconstruction fee will be assessed at the time that the City issues a building permit in accordance with MPMC Chapter 14.06.
46. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the Public Works Director, or designee, before the City issues building permits.
47. The grading and drainage plan and a separate street improvement plan must be submitted by the first plan check. The street improvement plan must include the removal and reconstruction of the sidewalk, driveway approach, and curb and gutter along the entire property frontage. It must also include asphalt pavement removal and replacement to the centerline of the street.

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48. The shoring design plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.
49. Parkways must be irrigated and landscaped per plans submitted for review and approval by the Public Works Director, or designee, before final inspection approval. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Recreation and Parks Director, or designee.
50. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

FIRE:

51. All conditions identified by the Monterey Park Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
52. The minimum required fire flow is 6,000 gallons per minute (gpm) for 4-hour duration. Plans must include fire flow test data obtained within one-year of the submittal date. The fire flow may be reduced by 50 percent by written request to the Fire Chief, or designee, per California Fire Code (CFC) Appendix B as adopted by the MPMC.
53. A minimum of 6 fire hydrants must be provided within 150 feet of the structure with an average spacing of 250 feet. Show all existing and proposed fire hydrants on the site plan, per CFC Appendix C.
54. The building height and area will be determined by the CBC Table 503, per CBC §§ 504.2 and 506.3, installation of an automatic fire sprinkler system in the R-1 occupancy will allow either an increase in stories/height or allowable floor area, but not both.
55. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the CBC and CFC § 905.
56. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907.
57. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
58. Smoke alarms must be installed in accordance with the manufacturers' instructions. Indicate the smoke alarm locations on the plans, per CFC § 907.2.11.1

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59. Carbon monoxide alarms must be provided either within all the sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas, per CBC § 420.6.
60. Dwelling units and common areas must be provided with alarm notification appliances, per CFC § 907.2.9.
61. All dwelling units assigned as accessible must be provided with visual notification appliances, per CFC § 907.5.2.3.4.
62. Provide approved stairway identification signs located approximately 5 feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department, per CFC § 1022.8.
63. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided, per CBC § 3002.8.
64. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½ stroke and be a contrasting background, per CFC § 505.1.
65. A Knox box must be provided adjacent to the main entrance at an approved location, per CFC § 506.1.
66. Portable fire extinguishers must be installed on all floors per the CFC § 510.0.
67. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access, per CFC § 3313.
68. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief. The on-site inspector must be approved by the Fire Chief.
69. A building code and egress analysis report of the applicable portions of the 2013 California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction, CFC § 104.7.2.
70. If “as-built” plans are required, additional fees will be due for the review of the drawings.

POLICE:

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- 71. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
- 72. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.
- 73. The shrubbery on the property must be installed and maintained in such condition to permit visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
- 74. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
- 75. All common open areas must be well lit during the hours of darkness.
- 76. Signs identifying guest parking spaces must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unwanted guests.
- 77. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

RECREATION:

- 78. On the site plan, show the existing trees in the parkway. One street tree may be removed for the new driveway. If an existing street tree is closer than 10 feet from the new driveway, the tree must be removed and a new tree must be planted per planting requirements. The new street tree must be a Pryus Calleryana "Bradford Pear."

By signing this document, Latigo Canyon Development LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Latigo Canyon Development LLC, Applicant

ATTACHMENT 2

Site, floor, elevation plans and Tentative Map No. 73741

ATTACHMENT 3

Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances



Planning Commission Staff Report

DATE: December 13, 2016

AGENDA ITEM NO: 2-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a 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.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On November 22, 2016, the Planning Commission reviewed this application and expressed concerns about several items, including the number of required parking spaces for affordable housing generally, providing additional setbacks, and the consideration of providing additional affordable units.

Since the meeting, the applicant has revised the plans to provide 3 feet of additional setback on the north and south sides of the project on the second, third, and fourth floors. Aside from the setbacks no other revisions were made to proposed project, nor did the project architect response to the comments on off-street parking or additional affordable housing. Staff believes that any additional setback beyond the minimum code requirements will help to provide further relief to the building mass and the proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan. The project architect will provide more discussion on the changes made to the building elevations.

Respectfully submitted,

Michael A. Huntley
Community and Economic
Development Director

Prepared by:

Reviewed by:

Samantha Tewasart
Senior Planner

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, elevation plans and Tentative Map
- Attachment 3: Planning Commission staff report dated November 22, 2016

ATTACHMENT 1

Draft Resolution

ATTACHMENT 2

Site, floor, elevation plans and Tentative Map No. 073741

ATTACHMENT 3

Planning Commission Staff Report, dated
November 22, 2016



Planning Commission Staff Report

DATE: November 22, 2016

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider a 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.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The proposed project is a 54-unit mixed-affordable senior housing development located six lots south of the intersection of West Garvey Avenue and South Chandler Avenue. Neighboring properties include a multi-unit two-story commercial building, a financial institution, and other older multi-unit residential buildings constructed in the 1920s and 1950s.

Per Monterey Park Municipal Code (MPMC) Chapter 21.16, the proposed use is an allowed use subject to a conditional use permit and zone change. Additionally, the applicant is requesting approval of a tentative map to subdivide the air-rights for condominium purposes. The senior citizen housing overlay allows for a three-stories, 40 feet tall building. According to the architectural plans, the proposed project will be setback 25 feet from the front property line and will be planted with a variety of Crape Myrtles, Date Palms, and Redbud Trees, groundcover, and decorative pavers. At the north and south sides of the property the building will be setback 7 feet, which will be two feet more than the minimum 5 feet side yard setback requirement and the second and third floors will have a 10 feet side yard setback. The proposed lot coverage will be

29 percent of the lot and the project will provide the required number of parking spaces base on the affordability levels.

The proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan; it provides senior housing units per the City's Housing Element 2014-2021.

ANALYSIS:

Property Description

The applicant, Latigo Canyon Development LLC, is requesting approval 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 subject property is zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential.

The subject property is comprised of three parcels, which will be consolidated as part of the proposed project. The three parcels will total 35,520 square feet (0.82 acre) in size. The lot width will 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.

Project Description

According to R-3 zoning standards, a maximum building density of 1 unit per 3,000 square feet of lot area would apply to this property, which permits up to 11 units. However, the proposed project is a mixed-affordable senior housing development, which according to MPMC Chapter 21.16, permits a higher density for senior housing units.

According to MPMC Chapter 21.16, a maximum density of 50 units per acre is allowed in the Senior Citizen Housing Overlay Zone. Per the lot size, 40 units are allowed. Additionally, pursuant to MPMC Chapter 21.18 Affordable Housing Incentives – Density Bonus, the project will be comprised of a mixture of income groups, in order to receive a density bonus. The project will include 2.5 percent very-low income units for a 10 percent density bonus and 15 percent low income units for a 23 percent density, which equates to 1 very-low income units and 5 low income unit, respectively. In other words, 48 of the 54 units will be market rate. The remaining six units will be below market rate, with five units reserved for low income residents, and one reserved for very low income residents.

The project will be 3-stories and 40 feet in height and will meet the required setbacks of 25 feet for the front and rear yards and 7 feet for the first floor side yard setback and 10 feet for the second floor side yard setback. There will be 51 two-bedroom units ranging in size from 776 square feet to 1071 square feet and 3 one-bedroom units that will be 752 square feet in size. The project also includes a 1,715 square feet community room, and 881 square feet manager's office.

Parking

Parking required for the site is based on the income group. For the market rate units 1.0 parking space is required per unit. For the low income units, 0.8 spaces is required per unit. Additionally, one guest parking space is required for every four units. The required number of parking spaces is 42 spaces plus 14 guest parking spaces, totaling 66 spaces and 66 spaces will be provided. All the parking spaces will be provided in one level of subterranean parking. The required driveway width for an R-3 zoned lot is 18 feet. The driveway width at the entrance and throughout the subterranean parking level will be 26 feet wide. The property will be accessible from South Chandler Avenue.

Open Space

The minimum required usable open space area is 200 square feet per unit or 10,800 square feet and 15,443 square feet will be provided. The minimum required private open space is 100 square feet and 104 square feet of private open space will be provided for each unit. The minimum required common open space is 40 percent of the total usable open space area, which is 4,320 square feet and the provided common open space is 4,625 square feet. The private and usable open space total provided meets the minimum requirements.

Covenant to Continue as Senior Housing, Affordable Units, and Agreement for Density Bonus

As a condition of approval for any senior housing development pursuant Chapter 21.16, the property owner must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of MPMC § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.

Zone Change

According to MPMC Chapter 21.16, the Senior Citizens Housing (S-C-H) Overlay Zone can be created in the same manner as property is reclassified from one zone to another within the City, as set forth in Chapter 21.34. According to MPMC Section 21.34.020, amendments may be initiated by the owner of any real property located within the City. A Zone Change application must be filed; the Planning Commission conducts a public hearing; and following the public hearing, the Planning Commission makes a recommendation to the City Council regarding the proposed zone change.

Tentative Map No. 073741

The project includes a tentative map to subdivide air rights for condominium purposes. In accordance with MPMC Title 20 and the Subdivision Map Act (Government Code §§ 66410, *et seq.*), the project complies with map requirements.

Conditional Use Permit

According to MPMC 21.16.030, all affordable senior housing developments must be approved with a conditional use permit. According to MPMC Section 21.32.020, before any conditional use permit is granted, the applicant must show, to the satisfaction of the Planning Commission, all of the following facts as discussed in the resolution.

OTHER ITEMS:

Legal Notification

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **October 13, 2016** in the Monterey Park Progress and circulated for public review for a period of 20 days (**October 6, 2016 to October 25, 2016**) and posted on **October 6, 2016**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **October 6, 2016**.

Environmental Assessment

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

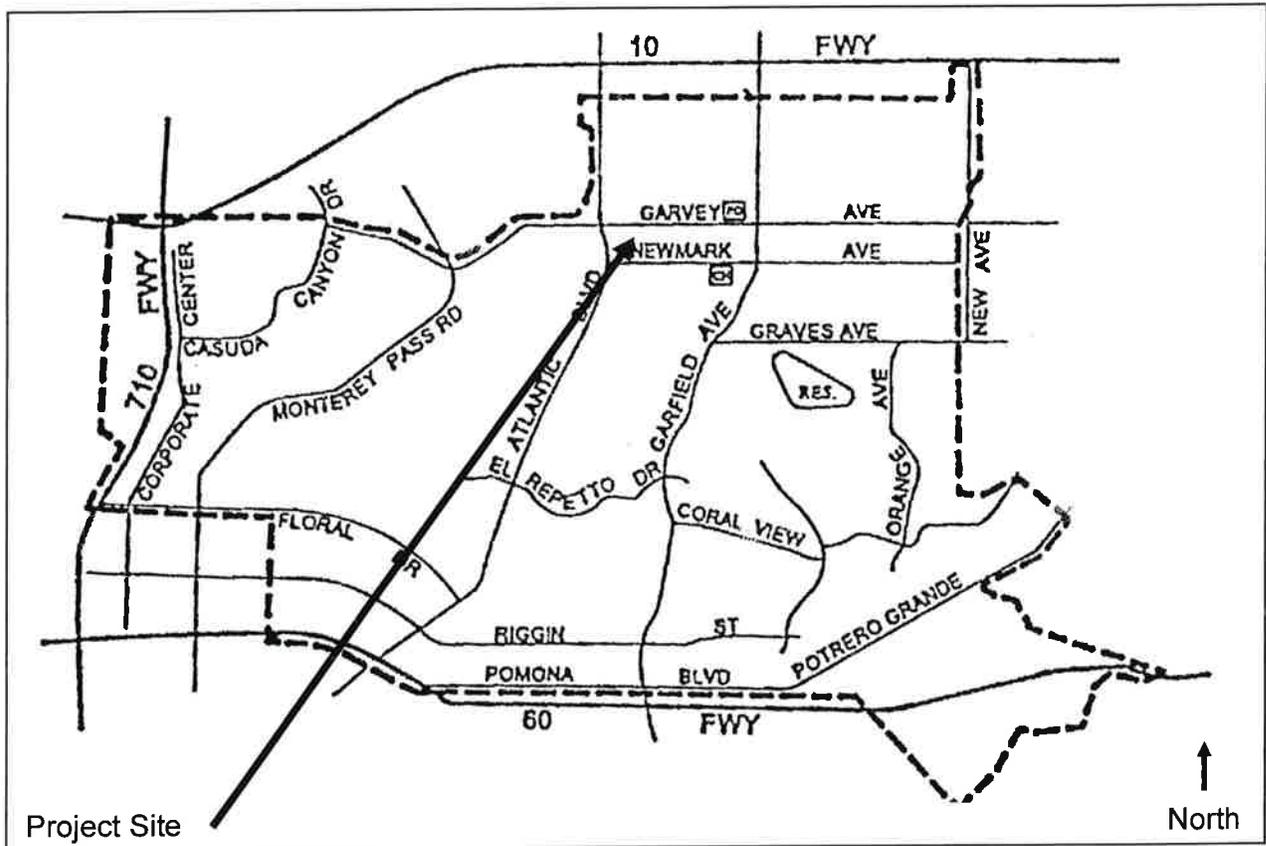
General Plan Consistency

The proposed project is consistent with the City's General Plan because the High Density Residential land use category allows for a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The average population density is 84 persons per acre. The General Plan Land Use Element contains a goal (Goal 11.0) which is to continue to provide opportunities for persons of all incomes to find suitable housing. The proposed project is a 54-unit affordable senior housing development, which will provide affordable housing options to senior citizens.

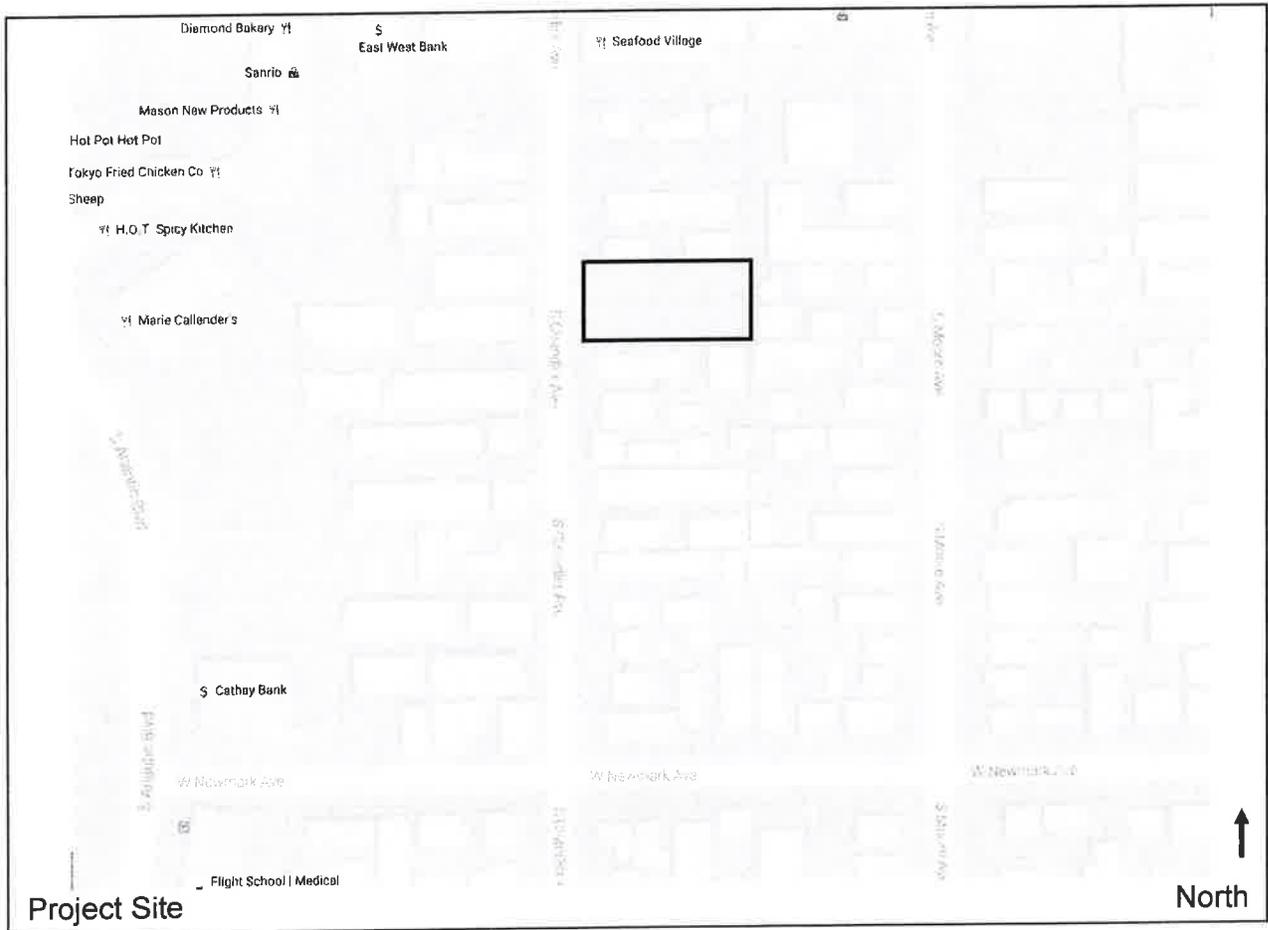
A goal (Goal 2) contained in the 2014-2021 Housing Element is to remove or reduce governmental constraints on affordable housing development. One of the policies (Policy 2.2) in the Housing Element is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development. The proposed project conforms to the density permitted by Monterey Park Municipal Code (MPMC) Section 21.36.090 for mixed affordable senior housing developments and

meets the State density law. Also, the project helps to attain Goal 4 which is to assist in the provision of housing that meets the needs of all economic segments of the community. The project will provide affordable housing to senior citizens.

Vicinity Map



Street Map



Prepared by:

Reviewed by:

Samantha Tewasart
Senior Planner

Karl H. Berger
Assistant City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site, floor, elevation plans and Tentative Map

ATTACHMENT 1

Draft Resolution

ATTACHMENT 2

Site, floor, elevation plans and Tentative Map No. 073741

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
November 22, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, November 22, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

SWEAR IN:

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Theresa Amador, Delario Robinson, and Paul Isozaki

Commissioners Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

September 27, 2016 –

Commissioner Robinson clarified that on page 7 his vote was nay and not aye.

Chairperson Choi stated that Item 2A on page 2, second paragraph, is missing a second part. He had raised a question about the recent parking code amendment and Planner Tewasart replied that the code had not taken effect.

Action Taken: The Planning Commission approved the minutes of September 27, 2016 with amendments.

Motion: Moved by Commissioner Amador and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners Choi, Sullivan, Amador, Robinson, and Isozaki

Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS (PUBLIC HEARING):

2-A. RECONSIDERATION OF RECOMMENDATIONS TO THE CITY COUNCIL REGARDING AMENDMENTS TO THE MONTEREY PARK MUNICIPAL CODE CHAPTER 9.06 REGULATING AIRPLANE FLIGHTS

Attorney Berger provided a brief summary of the staff report.

Commissioner Sullivan inquired about how to address the issue. Attorney Berger replied that the City Attorney's Office recommended to the City Council to adopt a social media policy that has not yet come before the City Council for consideration. Attorney Berger stated that social media allows for a great deal of communication with the public and allows the public to interact with their public officials, but there are potential dangers with that from the standpoint of transparency laws. The appearance of potential impropriety through the optics of people looking outside rather than understanding the scope of the inside occurrences is the reason why the item was brought back. It also demonstrates and highlights the problems with social media.

Commissioner Amador stated that with the explosion of social media the direction from the Planning Commission should be to recommend to the City Council to develop a social media policy so that everyone is on the same page, anyone on a commission, as a volunteer, or an elected official.

Commissioner Robinson stated that the Commission was leaning towards not moving the item forward, but some of the Commission wanted to show support. He stated that the item should have not moved forward in the first place.

Chairperson Choi opened the public hearing.

Chairperson Choi closed the public hearing.

Chairperson Choi stated that the Commission had a spirited discussion at the last meeting regarding this matter. He stated that he still believes that although the airplane altitude issue is an important issue and of great concern to the community, regulating airplane altitude is not within the purview of the Planning Commission. He inquired that since the Commissioner who originally made the request is no longer on the Commission if it makes sense to continue to take action.

Attorney Berger replied that if the Commission wanted to take action, the Commission can vote to make a recommendation to the City Council. If the Commission chooses not to take any action, there is no need to make any motion or take any vote. This is a matter for reconsideration. For all intents and purposes, the vote that occurred on September 27th, 2016 is in front of the Commission, but the recommendation would be to treat it as not a vote simply because of the concerns over the appearance of potential violations of the Brown Act. There is no evidence that anything actually occurred, but the only way to cure any potential Brown Act violation is to bring it back for reconsideration to the body that originally thought about it and considered it. If the Commission wants to take a no action, then the minutes will simply reflect that the Planning Commission took no action. If the Planning Commission wishes to make a motion to make a recommendation as it did on September 27th, 2016 than that is something that can be done as well.

Commissioner Sullivan inquired if a no position was taken, would the action negate what the Airport Commission group from the City is doing. Attorney Berger replied that this item was brought up under Commissioners Items. It was a motion from the dais. From a legal standpoint the City's ability to regulate any type of airplane flights is restricted by the FAA and federal law. Nothing that the Planning Commission does with regards to this particular issue will affect anything that the City Council does other than if the Planning Commission wishes to advise the City Council to do something. It is a vote of confidence that the Planning Commission would like something to happen. In terms of practical or legal implications there are no ramifications from it.

Commissioner Sullivan stated if the residents wanted to send in letters that would probably get more attention.

Commissioner Isozaki stated that the item is not a function of the Planning Commission, but he does not want to vote to rescind the vote from September 27th, 2016, because it is an important issue to the City. He understands the government hierarchy and the federal government controls the airports. He stated that it is pointless what the Planning Commission does because the truth is the Commission does not have the power. He stated that he would like to leave it as a no action.

Commissioner Robinson retracted his motion to rescind the vote on September 27th, 2016 and Chairperson Choi seconded.

Action: The Planning Commission took no action.

3-A. 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

Planner Tewart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Commissioner Isozaki inquired about the number of parking spaces provided and the number of elevators. Planner Tewasart replied that the required number of parking spaces is 42 plus 14 guest parking space and the project will provide 55 spaces plus 15 guest parking spaces.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that this is a senior housing project and the proposed units are approximately 800 square feet in size, compared to a more typical non-senior housing unit, which are approximately 1,800 to 2,200 square feet. Every two and a half units in this proposed project is equivalent to a regular condominium project. The occupants of the proposed project will be seniors who do not drive as often as non-seniors. The project is not for younger families.

Commissioner Isozaki stated that the age restriction is 55 years or older and inquired about the proposed two bedrooms. Architect Kao replied that there can be a caretaker, but the second bedroom can also be used as a study or office. Commissioner Isozaki stated that his concern is that the two-bedrooms have the potential to add a second vehicle per unit. He stated that he understands the code requirements, but there is common sense as well. Architect Kao replied that the parking requirement is derived from the actual usage of senior housing developments.

Commissioner Robinson inquired about condition number 76 and the trees in the courtyard and public right-of-way. Architect Kao replied that the landscaping details are a part of the packet and the condition from the Parks Division is a standard requirement.

Commissioner Amador inquired about the number of senior housing developments that the applicant has constructed. Developer Kenny Gao replied no other developments.

Commissioner Sullivan inquired if the proposed project is live/work. Planner Tewasart replied no, it is strictly residential. Commissioner Sullivan inquired about the masonry wall and the condition of the water lines on Chandler Avenue. Commissioner Sullivan expressed concerns about the height relative to the adjacent properties and inquired about outreach efforts to partner with the adjacent properties and be a good neighbor.

Architect Kao replied that they would be happy to work with the adjacent properties. He stated that density is a critical element to make affordable senior housing feasible. There are existing senior housing developments that are either the same height or taller. The proposed project is in-line with existing senior housing developments in the city. It is typical for senior housing projects to be four to six stories. The shadow study shows that the properties to the north will see the most amount of shadowing.

Commissioner Robinson stated that the project appears to be consistent with the General Plan and the zoning allows for higher density development. Also, affordable housing is needed.

Chairperson Choi stated that he is in one hundred percent support of affordable housing and senior housing. However, there is a concern with the large footprint of the proposed project. He also expressed concerns with the parking, especially if the units will have caretakers. Architect Kao replied that the occupants that will need a caretaker may not necessarily drive.

Commissioner Sullivan stated that his concern is that the project is so close to the property lines and he is sympathetic to the people in the community.

Commissioner Robinson stated that there will be more seniors in the future and senior housing is needed.

Commissioner Sullivan stated that he agreed with Commissioner Robinson; however, the project only provides six affordable units and more affordable units are needed.

Attorney Berger stated that the proposed project cannot move forward with the way it is currently designed without the discretionary approvals from the City Council. The Council would have to adopt an ordinance and approve the proposed zone change and conditional use permit. The project does not conform to the underlying zone without the zone change. Now is the time to discuss additional concessions on the developer's behalf in order to move forward with the project. It is completely a discretionary thing on the City's behalf.

Commissioner Isozaki inquired about what will happen to the occupants that currently live on the subject property. He inquired if the occupants will be vacated. The developer replied that the occupants will be given notice.

Commissioner Robinson inquired about the sales price. The developer replied that they do not have that number for now. Architect Kao stated that the price is determined by the County and the developer would have to follow those regulations and restrictions. The rest of the market rate units will be dictated by the market.

Commissioner Amador stated that the City Council should consider looking at a higher ratio of affordable housing units in the future. Director Huntley replied that the City has adopted the State density bonus regulations, which allows for additional density. The Planning Commission can recommend to the City Council to look at requiring additional affordable units.

Commissioner Isozaki inquired about who will get to purchase the low-income units. Director Huntley replied that it would be up to the developer. Commissioner Isozaki stated that if there are low-income seniors living in the existing units that they should be given the opportunity to be one of the first to buy it. Director Huntley stated that if there are conditions that the Commission would like to add that can be something that the Commission can consider.

Commissioner Sullivan inquired if additional setbacks can be provided on the north and south sides of the property, possibly 15 feet instead of 10 feet. Architect Kao replied that the proposed units are basic size, but some of the units can be slightly moved in.

Commissioner Sullivan inquired if that is something that can be revised and brought back to the Commission. Architect Kao inquired if that can be added as a condition of approval instead. Director Huntley stated that there are no issues with adding certain conditions, but if the comment is to change the building design it should be brought back to the Planning Commission.

Chairperson Choi stated that there appears to be two main concerns, one being the setbacks and other being the number of units that are low-income. This project is called an affordable senior housing project, but only 6 out of the 54 units are affordable. If the developer would like to reevaluate the number of low-income units that will be provided to see if it will be viable to make adjustments, it is strongly recommended as well as making adjustments to the setbacks.

Commissioner Sullivan stated that he would compromise on the additional 5 feet if more of the units will be made affordable. Architect Kao replied that the pro forma justifies why the density bonus is needed, because it takes that much additional density to make up the subsidies the developer would have to do for the six units. The land and construction cost would substantially exceed the sales price of the six units that is dictated by the county. In order to make the project work that is just about what you need to get the project going. The fact that the City has not had any senior housing coming forward in many years there must be a financial and market reason for that. In this city with the land cost, it is not easy to make a senior project pencil out.

Attorney Berger stated that one condition was added. The other item discussed was an additional 5 feet setback and staff's recommendation was to revise the plans as requested and resubmitted for consideration. If those changes are made there is a possibility that it will have CEQA ramifications, which will require revisions to the CEQA or some other clarification to the document so that the Commission has a full understanding of what that setback accomplishes. This is a discretionary project. The project cannot move forward without the zone change and a zone change is a completely legislative act by the City Council. If the Planning Commission is asking for additional affordable units and the developer does not want to provide additional affordable units, then that is something that the Planning Commission can inform the City Council.

Commissioner Amador inquired if the developer would consider the recommendations. Architect Kao replied that they can massage the project and experiment with certain portions of the north side of the building, if not entirely.

Chairperson Choi inquired if staff believes providing additional setbacks would make a difference with regards to the concerns for the neighbors. Director Huntley replied that it would help to reduce some of the perceived impacts to the neighboring properties.

Commissioner Amador stated that she is in favor of seeing more affordable housing although it is miniscule it is a step in the right direction. She is just trying to ensure that the neighbors are going to be happy with the project. She stated that the Commission is not only looking at the project, but also how the project will affect the adjacent

properties. That is why the Commission is looking at the parking and sustainability of the project. Architect Kao stated that the project will be replacing the existing dilapidated homes that were built in the 1920s with high quality materials that are a few notches above the standard condominiums that are being proposed nowadays.

Chairperson Choi stated that there is a clear and evident need for affordable housing and the Commission sees the need for that. He stated that the developer is willing to massage the setbacks, but inquired if the developer is willing to massage the number of affordable units. Architect Kao stated that the developer will not be able to provide an answer right away. They probably need to go back and take a hard look at the numbers.

Chairperson Choi closed the public hearing.

Action: The Planning Commission **continued** the 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 to allow the applicant additional time to address the Commission's concerns to the December 13, 2016 Planning Commission meeting.

Motion: Moved by Commissioner Sullivan and seconded by Chair Choi, motion carried by the following vote:

Ayes: Commissioners: Choi, Sullivan, Amador, Robinson, and Isozaki
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-B. RECESS TO WORKSHOP AND TRAINING REGARDING BROWN ACT; ETHICS, INCLUDING AB 1234; LAND USE REGULATION; AND SCOPE OF AUTHORITY FOR PLANNING COMMISSION. NO ACTION WILL OCCUR. TRAINING AND WORKSHOP WILL BE HELD IN THE ADMINISTRATIVE CONFERENCE ROOM (ROOM NO. 266). THE MEETING WILL ADJOURN FROM THAT LOCATION.

Attorney Berger provided a presentation to the Planning Commission.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on November 22, 2016 at 10:00 p.m. to the next regular meeting on December 13, 2016 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
December 13, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, December 13, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:04 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Delario Robinson, and Paul Isozaki

Commissioners Absent: Theresa Amador

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

2-A. 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

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that the Planning Commission at the previous meeting inquired if the building can be further setback greater than the code requirement of 10 feet. They managed to set the building back three additional feet. The Commission also inquired if it would be feasible to provide more affordable housing units. He questioned if the City is encouraging and facilitating housing developments to meet the City's fair share of housing developments. He stated that there is a real cost involved with limiting the number of stories to four feet. For example, the proposed project had to put the parking in a subterranean level. If five stories were allowed, the parking could have been on the ground level, saving approximately \$650,000.

Representative Steven P. Scandura, 1641 West Main Street #104, Alhambra, CA 91801, stated that he was asked to review and answer questions on the issue of providing additional affordable housing. Based on the numbers provided, the profit margin is less than 10 percent and each of the low-income housing units costs \$240,000 in lost profit. So if even one more affordable unit was to be provided the profit margin would be well below 10 percent. On a project like this that would leave no room for any problems in the development or unexpected costs. The project can go negative very quickly and at that point the project is no longer viable. With the five units of low-income and one unit of very low-income that is already pushing the project within the margins. The project appears to satisfy some of the goals with providing affordable housing.

Chairperson Choi stated that the Commission is receptive to any opportunity to provide additional affordable housing, but this is a private development and all the Commission can do is try to work with the applicant to get to some number of affordable units. The Senior-Citizen-Housing Overlay provides a density increase and the affordable housing also provides a density increase. So the City is doing its part in trying to work with the applicant to give them a viable project. What the Commission is asking for is something in return and if this is what the applicant can provide then it is appreciated and the applicant is not looking to increase the number. So it is up to the Commission to determine if it is adequate for this project.

Commissioner Isozaki stated that it is not a question of the number of units. He stated that a truly low-income individual would not be able to afford the down payment for one of the units or to qualify for a loan. Low-income rental units make sense, but it is an oxymoron to say that there are low-income units for sale. That is one major concern with the six affordable units. The other concern is the selection of the buyers and whether the City is involved. He stated that the motive is not to provide affordable units, but to get the density. He would prefer getting rid of the six affordable units and lowering the density. Another concern is the parking, which is exactly to code, but the problem is that there is overflow from the plaza on Garvey and Chandler. The obvious concern is the shade factor.

Representative Scandura replied that the existing tenants within the property that is going to be redeveloped will be given first rights to purchase the affordable units. If they decline or do not qualify, then the units to the north will get the rights next as compensation. Realistically anything over two-stories is going to cast shade. Another

possibly would be to shift the additional setbacks towards the south that way an additional 6 feet will be provided on the north side. The six units make the project more viable by the increase density because the marginal cost of an additional unit is not the same as the average cost. The marginal cost will be much lower. A third of the profit comes because of the six affordable units.

Chairperson Choi inquired if staff could provide some clarity to the density bonus. Director Huntley stated that there has been some discussion and conjecture regarding the affordable units. The State of California has adopted density bonus regulations and has mandated that local governments also adopt the same regulations. So within the code, the City has adopted the density bonus development standards that are being mandated by the State and this is as a way to produce affordable housing, it can be extremely low, low, moderate income housing and there are specific formulas that are adopted within the code that allows for a specific number of affordable units. This is mandated by the State, but the local government is required to monitor the affordability. There is an affordable housing covenant that is recorded against the property.

Commissioner Robinson stated the Commission's main purpose is to move the City forward and this project will move the City forward. There is a business component to the senior housing project and if the profit margin is not suitable then why build it. He stated that the Commission was previously concerned about the setback and that is the reason for the delay of the project and the possibly of approving the project.

Commissioner Sullivan inquired if the additional setback was taken from the living space or the overall space. Architect Kao replied mainly from the courtyard. The square footage stayed the same. Commissioner Sullivan stated that he still has a concern for the adjacent properties and the use of the word affordable housing for six units.

Opponent Tiffany San Juan, 126 South Chandler Avenue, Monterey Park, CA 91754, daughter and niece of the homeowners on the adjacent property to the north, stated that she is speaking on their behalf. She stated that there are concerns with the dust and debris that will occur during construction, noise vibrations and pollution, and traffic. Buses, trucks and vehicles use Chandler Avenue as an alternate route to Atlantic Boulevard, but there has been no repavement. Building a highly dense senior citizen project will not benefit the residents on Chandler Avenue. A less dense development that provides more greenery will be beneficial to the street and the community.

Commissioner Robinson inquired about the contaminants on the property. Planner Tewart replied that hazardous materials were analyzed and mitigations were not required.

Chairperson Choi closed the public hearing.

Commissioner Isozaki inquired if conditions of approval can be added requiring the applicant to shift the setback towards the south and provide priority to the tenants on the property and then to the people to the north. Director Huntley replied yes.

Commissioner Sullivan inquired about the affordability covenant. Attorney Berger replied that the California Health and Safety Code establish a formula by which affordable housing can be sold depending on different categories of income. There are medium income households, low income households, very low income households, and extremely low income households. For example, for moderate income housing the maximum that an owner can charge is 70 percent of the median housing within the county based upon income. When speaking of households that includes income from all inhabitants of a home. That formula tells you how much can be charged for a particular dwelling unit. The reason this is important is because the applicant is requesting to increase the density from the allowed zoning which is 11 units, up to 54 units based upon density bonuses.

Attorney Berger further clarified that density bonuses are a requirement of California law which requires local governments to provide density bonuses in part with regards to parking and setbacks where cities have to provide these changes in zoning in order to accommodate low income housing if the developer comes in offering to do that. To ensure that these households, which benefit from the density bonuses, remain affordable to these types of household income levels the Health and Safety Code requires that the developer record a covenant against the property requiring all of the homes to only be sold to the same type of households for the next 45 years and the City enforces those covenants. Anytime there is a property conveyance from one household to another household the City is required to ensure that the next household meets the same income requirements as the original household that bought the property.

Chairperson Choi inquired about enforcement on the City's side when there is a title change. Attorney Berger replied that the City must be informed whenever there is a title change.

Commissioner Robinson inquired why only three additional feet was provided instead of the requested five feet. Architect Kao replied that the minimum requirement is 10 feet. Commissioner Sullivan suggested that they look into whether it is possible to provide 15 feet.

Chairperson Choi inquired if Commissioner Sullivan had a preference regarding the additional setback and whether the request is to split the additional setback between the north and south sides or completely shifted towards the south. Commissioner Sullivan replied no. He has a commitment to the people in the City and if a building like this was constructed next to him he would not be favorable to the project. He does not want to set a precedent on Chandler Avenue with nothing but big buildings.

Action: The Planning Commission took no action.

NEW BUSINESS (PUBLIC HEARING):

3-A. CONDITIONAL USE PERMIT (CU-16-08) TO ALLOW A NEW 5-STORY MIXED-USE DEVELOPMENT AND GENERAL ON-SALE ALCOHOL USE AND TENTATIVE MAP NO. 073693 (TM-16-04) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS

TO ESTABLISH A HOTEL AND 84 RESIDENTIAL UNITS IN THE R-S, P-D (REGIONAL SPECIALTY, PLANNED DEVELOPMENT) ZONE AT 420 NORTH ATLANTIC BOULEVARD

Planner Tewasart provided a brief summary of the staff report.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on December 13, 2016 at 9:30 p.m. to the next regular meeting on January 10, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.

RESOLUTION NO. 11897

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL PARTIALLY GRANTING AN APPEAL (AP-16-01) BY MODIFYING A PLANNING COMMISSION DECISION DENYING A 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; AND REMANDING THE MATTER BACK TO THE PLANNING COMMISSION FOR FURTHER ACTION IN ACCORDANCE WITH THIS RESOLUTION.

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

SECTION 1: The City Council finds as follows:

- A. On December 13, 2016, the Planning Commission denied an application submitted by Latigo Canyon Development LLC (the "Appellant") for a Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), Tentative Map (TM-16-02), and Mitigated Negative Declaration needed to permit a proposed 54-unit mixed-affordable senior housing development at 130-206 South Chandler Avenue (the "Decision");
- B. The Appellant timely appealed the Decision to the City Council in accordance with Government Code § 66452.5 and Monterey Park Municipal Code (MPMC) § 20.04.040 on December 21, 2016 (the "Appeal");
- C. The Appeal was scheduled for a public hearing on February 1, 2017;
- D. On February 1, 2017, the City Council opened a public hearing and took testimonial and documentary evidence regarding the Appeal. Following the public hearing, the City Council rendered a final decision as memorialized in this Resolution; and
- E. This Resolution and its findings are based upon the administrative record considered by the Planning Commission when it made the Decision and such supplementary evidence accepted by the City Council on February 1, 2017 including, without limitation, the staff reports submitted during the public hearing.

SECTION 2: *Environmental Review.* Pursuant to 14 California Code of Regulations § 15270, projects denied by a public agency are not subject to CEQA review. Consequently, the Decision did not require CEQA review. Since this Resolution does

not approve any proposed project, it too is exempt from environmental review in accordance with 14 California Code of Regulations § 15061(b)(3) since there is no possibility that this Resolution may have a significant effect on the environment.

SECTION 3: Conclusions. Based upon the administrative record, the City Council makes the following conclusions regarding the Decision:

- A. *Conditional Use Permit.* The Decision found that the Appellant could not demonstrate that the subject property is adequate in size for the proposed project. Testimony received during the public hearing indicated that there are concerns from adjacent properties relative to the proposed setbacks, building height, and number of provided parking spaces. Consequently, the City Council directed that the Planning Commission reconsider the setbacks, building height, and number of provided parking spaces based upon revised plans to be submitted by the Appellant.
- B. *Zone Change.* The Decision found that the Appellant did not provide adequate information as it relates to the building experience of the development team. The City Council directed that the City Council consider resumes to be provided for the development team by the Appellant. Additionally, the development team did not include a housing professional to address the affordability component of the proposed project. The City Council requested that the Appellant consult a housing professional. Furthermore, the City Council directed the Planning Commission to consider a pro forma to be submitted by the Appellant to address concerns relative to the number of proposed affordable dwelling units. Lastly, the City Council directed that the Planning Commission provide draft conditions of approval for City Council consideration that would require the Appellant to submit annual evidence to the City Manager, or designee, verifying that affordability and age restrictions are met.
- C. *Subdivision.* The City Council directed that the Planning Commission, if it recommended that the Project be approved, provide draft conditions of approval for City Council consideration that, among other things, would require the Appellant to provide an Ownership Selection Plan to the City Manager, or designee, which (at a minimum) gives priority to persons displaced by the construction of the project for ownership and to veterans.
- D. *Overall Conclusion.* Additional information must be submitted into the administrative record in order for the Planning Commission to render an informed decision. Accordingly, the matter is remanded to the Planning Commission for further consideration in light of the direction provided in this Resolution.

SECTION 4: *Tentative Map.* Based upon the findings in Section 3 and pursuant to Government Code § 66474, the City Council finds that the tentative map for the Project must be denied for the reason that the map application is inconsistent with the Monterey Park General Plan and Monterey Park Municipal Code (“MPMC”) zoning regulations for the following reasons:

- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. General Plan Land Use Element Goal 11.0 provides the City’s goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- C. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community.
- D. As proposed, the Project would construct a total of 6 affordable units out of a total of 54 proposed dwelling units. This is inadequate to meet the expectations of the General Plan.
- E. The project site is zoned R-3 (High Density Residential) which allows a maximum of 11 units. The project cannot be developed on the project site without the zone change to Senior Citizen Housing Overlay Zone and other discretionary approvals. The tentative map, therefore, does not comply with the MPMC zoning regulations.

SECTION 5: *Determination.* Based upon the Conclusions set forth in Sections 3 and 4, the City Council renders the following determinations and authorizations:

- A. The City Council partially upholds the Appeal by modifying the Planning Commission’s Decision for the reasons set forth in this Resolution.
- B. This matter is remanded to the Planning Commission which is directed to reconsider the matter in accordance with the findings and conclusions in this Resolution.
- C. The City Manager, or designee, is authorized to take such action as may be needed to implement this Resolution and provide sufficient evidence to the Planning Commission in order for it to render an appropriate decision.
- D. Nothing in this Resolution is intended to, nor does it, instruct the Planning Commission regarding whether to approve the Appellant’s application for the Project. And, nothing in this Resolution precludes the Appellant from appealing a subsequent Planning Commission decision in accordance with applicable law.

SECTION 6: *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 7: *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 8: *Notice.* The City Clerk is directed to provide a copy of this Resolution to the Planning Commission, the Appellant, and to any other person requesting a copy.

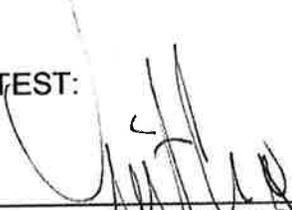
SECTION 9: *Effective Date.* This Resolution becomes effective immediately upon adoption and memorializes the City Council's final decision made on February 1, 2017. Note that persons dissatisfied with the City Council's decision may appeal it to a court of competent jurisdiction pursuant to Code of Civil Procedure § 1094.6. The time period for any such appeal commenced at the time the City Council rendered its decision on February 1, 2017.

PASSED AND ADOPTED this 15th day of February, 2017.



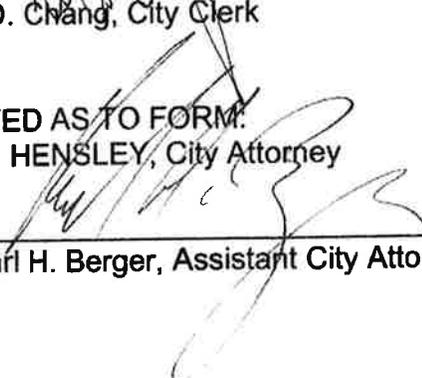
Teresa Real Sebastian, Vice Mayor

ATTEST:



Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

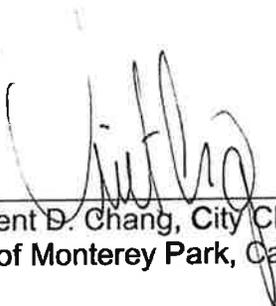
Karl H. Berger, Assistant City Attorney

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11897 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 15th day of February, 2017 by the following vote:

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

Dated this 15th day of February, 2017.



Vincent D. Chang, City Clerk
City of Monterey Park, California

ATTACHMENT 4

Pro forma/Feasibility Analysis

130-206 S. Chandler Senior Housing - PRO FORMA / Feaseability Analysis

Alternative 1:	40 Units Senior Housing / No low income units
Alternative 2:	40 Units Senior Housing / Including 10 low income units
Alternative 3:	54 Units Senior Housing / Including 10 low income units

Development Assumptions	Alternative 1	Alternative 2	Alternative 3
Net Unit Space (sf)	34,400	32,650	44,078
Accessory Spaces (sf)			
Community Room	1,611	1,611	2,175
Manager's Office	881	881	881
Circulations	6,333	6,333	8,550
Parking Garage	23,765	23,765	28,351
Total	32,590	32,590	39,957
Number of Units	40	40	54
Average Unit Size (sf)	860	816	816
Number of Parking Spaces	57	57	68
Total Number of levels (Senior Units)	4	4	4
Total Number of levels (Parking)	1	1	1
Site Size (sf)	35,520	35,520	35,520
Development Costs			
Land Cost			
Land Acquisition	4,000,000	4,000,000	4,000,000
Transaction Cost			
Financing Cost	400,000	400,000	400,000
Construction Cost			
Grading	300,000	300,000	300,000
Paving	50,000	50,000	50,000
Landscaping	90,000	90,000	90,000
Tele/data/network	85,556	85,556	105,000
Building Construction	5,807,053	5,597,098	7,519,080
Off-site street improvements	100,000	100,000	100,000
Soft Costs			
Profesional Services	650,000	650,000	700,000
Plan Check & Permit Fees	340,000	330,000	450,000
School Fee	129,122	122,999	164,969
Safety Impact Fee	54,017	51,392	69,380
Park Fee	36,011	34,261	46,253
Water Service Fee	60,000	60,000	75,000
Property taxes	200,000	200,000	200,000
Construction Finance Cost	464,564	447,768	601,526
Sales Proceeds			
Average per Unit - Market Rate	365,500	346,910	346,910
Average per Unit - Low Income	0	215,000	215,000
Gross Sale Proceeds	14,620,000	13,251,126	17,414,048
Net Sale Proceeds	13,742,800	12,456,058	16,369,205
Feasibility			
Total Costs	12,766,323	12,519,074	14,871,208
Gross Profit	976,477	(63,015)	1,497,997
% of Return	8%	-1%	10%

Management and Development Team

Latigo Canyon Development, LLC - Developer

Project specific owner

Ning Wang - Manager

Kenny Gao - President

Dr. Stephen Lau - Investor /Advisor

Larry Kaltman - Construction Management / Housing Consultant

Steven P. Scandura - General Counsel

Yung Kao, AIA - Architect

Architech Group - Principal

1989 to Present (28 years)

Education: U.C. Berkeley

M.Arch., Sustainability & Mixed Use Development

M.C.P., Urban Design & Land Economy

Larry Kaltman AIA, CASp - Housing Consultant / Construction Management

Kaltman Development Group

1987 to Present (30 years)

Education: U.C. Berkeley

Kaltman Development Group has completed 100+ unit residential projects as a developer/builder and has provided architectural, forensic and construction management services to numerous clients.

Kaltman Development Group provides consulting services in architectural design and construction documents of residential projects and care facilities. We have designed and provided construction administration services for numerous group homes for developmentally disabled clients as well as day care centers for developmentally disabled clients ranging from toddlers to seniors.

Queens Land Builder, Inc. - General Contractor

License No. 993184

Kenny Gao - Principal

Education: Liao Ning University

Queens Land Builder, Inc., is a general contractor focused on constructing multi-unit residential projects and currently engaged in the construction of 156 units of condominiums in Fremont, California, 20 units in Arcadia, California, 20 units in South San Francisco, California, 10 units in San Gabriel, California. Recently completed the Rosemead Doubletree Hotel 55,000 sf addition and 53 unit expansion. Past projects by principal include 35-floor hotel and .8 mile roadway tunnel construction.

Dr. Stephen Lau - Investor / Advisor

President, Mee Yin Corporation

Education: University of Liverpool, England

Experience includes completion of 100 residential in Las Vegas, Nevada, and sale of \$18.5 mil. parcel for development in Los Angeles, California.

Law Offices of Steven P. Scandura

Steven P. Scandura, Esq.

General Counsel

Education: UCLA Law, U.C. Berkeley

Alhambra, California - 1998 to Present

ATTACHMENT 10

Planning Commission Minutes dated February 26, 2019

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, February 26, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Delario Robinson, Eric Brossy De Dios, and Ricky Choi

Board Members Absent: Theresa Amador and Margaret Leung

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. _____ APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP NO. 82008 (TM-17-09) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, on behalf of the property owner The Commons of MPK LLC, was present.

Chairperson Robinson closed the public hearing.

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

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 02-19** approving a mitigated negative declaration and denying the applicant's requests for approval of a Zone Change (ZC-17-01), Conditional Use Permit (CU-17-08), and Tentative Map (No. 82008 (TM-17-09)) for the subdivision of air rights to construction an 87-unit mixed-affordable senior citizens housing development in the R-3 (High Density Residential) Zone at 338-400 South Alhambra Avenue.

Resolution No. 02-19

A RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP (NO. 82008 (TM-17-09)) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, and Choi
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Leung

3-B CONDITIONAL USE PERMIT (CUP-16-06) AMENDMENT TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATIONS FACILITY (SPRINT) AT 1920 SATURN STREET (5256-001-810)

Planner Tewart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Colleen Khouri of Eukon Group, on behalf of Sprint, provided a brief presentation of the proposed project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 03-19** approving Conditional Use Permit (CU-16-06) to allow the continued operation of a temporary wireless telecommunication facility in the O-P (Office Professional) Zone at 1920 Saturn Street (APN: 5256-001-810).

Resolution No. 03-19

A RESOLUTION APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP-16-06) TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATION FACILITY AT 1920 SATURN STREET (APN: 5256-001-810).

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

Motion: Moved, by Commissioner Choi and seconded by Commissioner Leung, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, Choi, and Leung
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-C ZONE CHANGE (ZC-18-01); CONDITIONAL USE PERMIT (CU-18-01); AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AND CERTIFY A MITIGATED NEGATIVE DECLARATION AT 130-206 SOUTH CHANDLER AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, provided a presentation of the proposed project.

Speaker Hilda Tsang, 213 South Chandler Avenue, spoke in opposition of the project. She expressed concerns that the proposed building will be incompatible with the surrounding residential buildings, the project's lack of sufficient parking capacity would add traffic that would be not be supported by Chandler Avenue.

Speaker Tiffany San Juan, 126 South Chandler Avenue, spoke in opposition of the project.

Speaker Justin Tse, 505 Hermosa Vista Street, spoke in opposition of the project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 04-19** recommending that the City Council adopt a mitigated negative declaration; and approve a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) to subdivide air-rights to construct a 54-unit mixed-affordable senior citizen housing development in the R-3 (High Density Residential) Zone at 130-206 South Chandler Avenue.

Resolution No. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

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

Motion: Moved, by Commissioner Choi and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, and Choi
Noes: Commissioners: Amador and Leung
Absent: Commissioners: None
Abstain: Commissioners: None

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:38 p.m.

Next regular scheduled meeting on March 12, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer

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