

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
FEBRUARY 5, 2020**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, February 5, 2020 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 7:02 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, Hans Liang, Teresa Real
Sebastian

Council Members Absent: Stephen Lam

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Karl Berger, Fire Chief Scott Haberle, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Director of Human Resources and Risk Management Tom Cody, Police Chief Jim Smith, Police Captain Kelly Gordon, Interim Director of Management and Support Services Joe Tanner, City Librarian Diana Garcia, Assistant City Engineer Frank Lopez, Water Utility Manager Richard Gonzalez, Deputy Fire Marshall Chris Gomez, Senior Planner Samantha Tewasart, Deputy City Clerk Cindy Trang

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Mayor Pro Tem Ing dedicated the meeting to Fujiko Sato aka "Fudge", a long time resident and business owner, and read a brief background story about her. The City Council observed a moment of silence in memory of Fujiko Sato.

ORAL AND WRITTEN COMMUNICATIONS

- Fang Liu stated that she was unhappy about the quality of science education in the community.

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 and Lisa Duong informed the public about the 100 year anniversary of the Optimist International and provided a brief history of the club. They invited the public to partake in the Optimist International Essay Contest. Mr. Barron requested the City Council consider moving the Lunar New Year festival location to other areas in the city.
- Theresa Amador invited the public to attend various fundraiser events. She stated that the Monterey Park Bruggemeyer Library Foundation will be hosting Novel-Tea at the Library to be held on March 28, 2020 from 2:00 – 5:00 p.m.; and that the Monterey Park Women’s Club will be hosting a Fashion Show to be held on April 4, 2020 from 11:00 a.m. – 2:00 p.m. at Quiet Cannon; and the Lion’s Club will be hosting a speaker contest on February 18, 2020 at 6:00 p.m. at Lion’s Manor.
- Vivian Hu stated that she attended a town hall meeting and expressed her concerns regarding the three ballot measures. She requested that the Council postpone the three ballot measures to the November election.
- Bill Lam spoke about the increasing homeless population. He provided photos of the homeless issue in Los Angeles County for the Council.

1. PRESENTATION

1A. LOS ANGELES COUNTY VOTE CENTER – INFORMATIONAL UPDATE

City Clerk Chang presented an informational update on the Los Angeles County Vote Centers.

1B. UPDATE ON THE CORONAVIRUS

Fire Chief Haberle presented an informational update on the Coronavirus.

RECESSED AND RECONVENED

The City Council recessed at 9:01 p.m. and reconvened with all council members present at 9:12 p.m.

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.

This item was heard after Agenda Item No. 4A.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Item Nos. 3A and 3B on Consent Calendar, except for Item Nos. 3C-3E which were pulled for discussion and separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

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

Disbursements will be made from the funds referenced in the attached Resolution in the staff report in Warrants numbered 326572-326815 and ACH numbered 01135-01176.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12136 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 on Consent Calendar.

Resolution No. 12136, entitled:

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

3B. MINUTES

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.

Action Taken: The City Council approved 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 on Consent Calendar.

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

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.

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.

Action Taken: The City Council adopted Resolution No. 12137 approving the design and plans for the North Atlantic Boulevard Water and Sewer Improvements and authorized solicitation of bids.

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

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

Resolution No. 12137, entitled:

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

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

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).

Action Taken: The City Council authorized 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.

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

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

3E. ANNUAL WEED ABATEMENT DECLARATION LIST

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.

Discussion: The City Council discussed the potential conflict of interest stating many of their neighbors properties are on the list. Assistant City Attorney Berger stated that this is a city-wide weed abatement item and that there is no conflict of interest.

Action Taken: Mayor Pro Tem Ing recused himself and left the dais stating a potential conflict of interest, as his neighbors property is on the list. The City Council approved the Weed Abatement Declaration list and adopted Resolution No. 12138 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.

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

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

Resolution No. 12138, entitled:

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

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

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.

This item was heard after Agenda Item No. 4B.

Action Taken: The City Council opened the continued public hearing at 9:34 p.m. and directed staff to provide new notices to the surrounding properties within a 500 feet radius from the proposed project site.

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

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

Action Taken: The City Council continued the application to a date uncertain.

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: Lam
Abstain: Council Members: None

Assistant City Attorney Berger advised the Council that due to the absence of Council Member Lam's illness, the matter will be carried over to the next agenda for reconsideration.

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

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.

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.

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

Public Speakers:

- Kenny Gao, representative of Latigo Canyon Development LLC, was present and available to answer questions.

Action Taken: The City Council (1) opened the continued public hearing at 9:16 p.m.; (2) received testimonial and documentary evidence; (3) there being no speakers, closed the public hearing at 9:17 p.m.; (4a) waived the first reading and introduced an ordinance approving a zone change to ZC-18-01; and (4b) adopted Resolution No. 12135 approving a Tentative Map No. 73741 (TM-18-01) subject to ZC-18-01 along with conditions of approval.

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

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

Ordinance 1st reading, entitled:

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

Resolution No. 12135, entitled:

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

5. **NEW BUSINESS**

None.

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

Council Member Chan stated that he attended the COG (Council of Governments) monthly meeting and reported that the City of Pomona had a presentation about building a temporary shelter for the homeless. He also stated that he attended the Transportation Committee meeting and reported that the Gold Line extension will not happen until around the year 2050. He also stated that he attended the ICA (Independent City Associations) Winter Seminar in Santa Barbara and reported about human trafficking. He wished everyone a Happy Lunar New Year.

Council Member Real Sebastian wished everyone a Happy Lunar New Year.

Mayor Pro Tem Ing stated that he attended the ICA Winter Seminar and reported about the sessions he attended regarding cyber security and artificial intelligence. He wished everyone a Happy Lunar New Year.

February 5, 2020

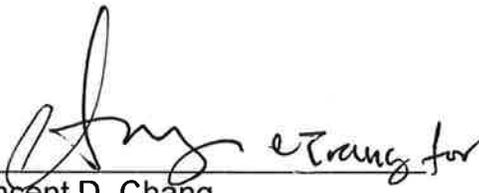
Mayor Liang reported that he attended the Los Angeles County Board of Supervisors meeting and was presented with a scroll on behalf of the City of Monterey Park's Lunar New Year Celebration. He stated that he attended the ICA Winter Seminar and reported about earthquake safety tips. He stated that residents can go to EarthquakeCountry.org for safety tips on what to do during an earthquake. He also informed the public about a California state sponsorship program called Earthquake Brace + Bolt and stated that Monterey Park is listed as a qualified location for the program.

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:35 p.m.



Vincent D. Chang
City Clerk

Approved on April 15, 2020 at the Regular City Council Meeting