

**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
April 17, 2019**

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 at 7:08 p.m.

FLAG SALUTE The Monterey Park Police Explorers

ROLL CALL Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

**CITY ATTORNEY HENSLEY ANNOUNCED ITEM NO. 3F CONTINUED TO MAY 1ST MEETING
COUNCIL MOVED ITEM NOS. 4A AND 4B AFTER ORAL COMMUNICATION.**

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

RECESSED – 7:34 P.M.
RECONVENED – 7:50 P.M.

[1.] PRESENTATION - None.

[2.] OLD BUSINESS – None.

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

MOTION BY: LIANG				
SECONDED BY: CHAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM	X			
REAL SEBASTIAN				X
ING				X
LIANG	X			
CHAN	X			

**CONSENT CALENDAR ITEMS WERE HEARD AFTER
ITEM NO. 4B**

**APPROVED/ADOPTED ON CONSENT CALENDAR
ITEM NOS. 3A-3J**

**ITEM NO. 3F CONTINUED TO MAY 1 COUNCIL
MEETING**

3-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF APRIL 17, 2019

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

- (1) Approve payment of warrants and adopt a FResolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated April 17, 2019 totaling \$41.46 and specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

APPROVED/ADOPTED ON CONSENT CALENDAR. RESOLUTION NO. SA-167 ADOPTED

3-B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – MARCH 2019

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

- (1) Receive and file the Monthly Investment Report; and
- (2) Take such additional, related, action that may be desirable.

RECEIVED AND FILED ON CONSENT CALENDAR

3-C. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF APRIL 17, 2019

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 April 17, 2019 totaling \$1,055,951.54 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

APPROVED/ADOPTED ON CONSENT CALENDAR. RESOLUTION NO. 12075 ADOPTED

3-D. MONTHLY INVESTMENT REPORT – MARCH 2019

It is recommended that the City Council:

- (1) Receive and file the monthly investment report; and
- (2) Take such additional, related, action that may be desirable.

RECEIVED AND FILED ON CONSENT CALENDAR

3-E. CITY COUNCIL MINUTES

It is recommended that the City Council:

- (1) Approve the minutes from the special and regular meeting of March 6, 2019 and the special meeting of March 11, 2019; and
- (2) Take such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

3-F. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING THE CITY'S CALPERS CONTRACT CAUSING MEMBERS OF THE MONTEREY PARK FIREFIGHTERS ASSOCIATION ("FFA") TO MAKE ADDITIONAL PAYMENTS TOWARD CALPERS COST AS FOLLOWS: AN ADDITIONAL 3% BY CLASSIC EMPLOYEES; AND 0.5% FOR NEW EMPLOYEES

It is recommended that the City Council:

- (1) Waive the second reading and adopt the proposed ordinance; and
- (2) Take such additional, related, action that may be desirable.

THIS ITEM WAS CONTINUED TO THE MAY 1 COUNCIL MEETING

3-G. RENEWAL OF THE ASSESSMENT DISTRICT FOR FISCAL YEAR 2019-20 AND SCHEDULE A PUBLIC HEARING PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, ET SEQ.

It is recommended that the City Council:

- (1) Adopting a resolution declaring the City Council's intent to levy and collect assessments for Fiscal Year 2019-20 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code §§ 22500, *et seq.* and setting a time and place for a public hearing; and
- (2) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The proposed action is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; "CEQA") and CEQA Guidelines (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. The proposed action, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273.

APPROVED/ADOPTED ON CONSENT CALENDAR. RESOLUTION NO. 12076 ADOPTED

3-H. 2018-19 VARIOUS STREET RESURFACING – AUTHORIZATION TO ADVERTISE

It is recommended that the City Council:

- (1) Adopt a resolution authorizing staff to advertise the 2018-19 Various Street Resurfacing project; and
- (2) Take such additional, related, action that may be desirable.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorically Exempt pursuant to the California Environmental Quality Act (CEQA).

APPROVED/ADOPTED ON CONSENT CALENDAR. RESOLUTION NO. 12077 ADOPTED

3-I. RESOLUTION IDENTIFYING A PUBLIC WORKS MAINTENANCE TO BE INCLUDED IN THE FY 2019-20 BUDGET AND FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

It is recommended that the City Council:

- (1) Adopt a resolution identifying a street maintenance project to be included in the FY 2019-20 budget and funded with Road Maintenance and Rehabilitation Act (RMRA) funds, in a form approved by the City Attorney; and
- (2) Take such additional, related, action that may be desirable.

APPROVED/ADOPTED ON CONSENT CALENDAR. RESOLUTION NO. 12078 ADOPTED

3-J. RECOMMENDATION FOR PURCHASE OF POLICE CANINE AND TRAINING

It is recommended that the City Council:

- (1) Accept the Department of Homeland Security Investigation State Local Overtime grant funding of approximately \$20,000 towards the purchase of a police canine, equipment and training;
- (2) Authorize the City Manager, or designee, to execute a Service Agreement with Adlerhorst International, Inc. in the amount of \$24,000.00, in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

[4.] PUBLIC HEARING

4-A. PUBLIC HEARING TO RECEIVE INPUT FROM THE COMMUNITY REGARDING THE CREATION OF A CITY COUNCIL DISTRICT-BASED ELECTORAL SYSTEM PURSUANT TO ELECTIONS CODE §10010

It is recommended that the City Council consider:

- (1) Conducting a continued Public Hearing to receive public testimony on the composition of districts for a district-based electoral system pursuant to Elections Code § 10010;
- (2) Introduce and waive first reading of an Ordinance establishing City Council Districts or provide direction to the City’s demographer regarding the composition of districts for a district-based electoral system pursuant to Elections Code § 10010 for consideration at a future Council meeting;
- (3) Authorizing an additional \$15,000 to cover the costs for implementation of district voting; and
- (4) Taking such additional, related, action that may be desirable.

MOTION BY: REAL SEBASTIAN				
SECONDED BY: ING				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM		X		
REAL SEBASTIAN	X			
ING	X			
LIANG		X		
CHAN		X		

THIS ITEM WAS HEARD AFTER ITEM NO. 4D

PUBLIC HEARING HELD

SUBSTITUTE MOTION TO APPROVE ORDINANCE ON FIRST READING APPROVING MAP NO. 4 WITH THE SEQUENCE OF DISTRICTS 1, 2, 5 FOR THE 2020 ELECTION AND DISTRICTS 3 & 4 FOR THE 2022 ELECTION

MOTION FAILED

COUNCIL MEMBER ING LEFT THE MEETING AT 10:58 PM

MOTION BY: LIANG				
SECONDED BY: CHAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM	X			
REAL SEBASTIAN				X
ING				
LIANG	X			
CHAN	X			

MOTION TO APPROVE ORDINANCE ON FIRST READING APPROVING MAP NO. 4 WITH THE SEQUENCE OF DISTRICTS 2, 3, 4 FOR THE 2020 ELECTION AND DISTRICTS 1 & 5 FOR THE 2022 ELECTION

COUNCIL MEMBER REAL SEBASTIAN DID NOT PARTICIPATE VOTING OF THIS MOTION

MOTION APPROVED

ORDINANCE – 1ST READING

COUNCIL MEMBER REAL SEBASTIAN LEFT THE MEETING AT 11:00 PM

MOTION BY: LIANG				
SECONDED BY: LAM				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM	X			
REAL SEBASTIAN				X
ING				X
LIANG	X			
CHAN	X			

MOTION TO EXTEND COUNCIL MEETING TO 11:30 PM

APPROVED

4-B. PUBLIC HEARING REGARDING THE ANNUAL REPORT FOR LEVY OF ASSESSMENTS AND RECOMMENDED INCREASE IN ASSESSMENTS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 IN PROGRAM YEAR 2019

It is recommended that the City Council consider:

- (1) Opening the public hearing; receiving both written and oral evidence; close the public hearing;
- (2) After considering the evidence, adopt a Resolution confirming the 2018 Annual Report and increasing the levy of assessments for Business Improvement District No. 1 in Program Year 2019; and
- (3) Taking such additional, related, action that may be desirable.

THIS ITEM WAS CONTINUED DUE TO A LACK OF A QUORUM

4-C. APPEAL BY MAYOR PETER CHAN AND COUNCILMEMBER HANS LIANG OF PLANNING COMMISSION RESOLUTION NO. 05-19, ADOPTED ON MARCH 12, 2019, APPROVING A CONDITIONAL USE PERMIT (CUP-18-06) TO ALLOW A NEW FOOT MASSAGE ESTABLISHMENT IN THE C-P (COMMERCIAL PROFESSIONAL) ZONE – 523 SOUTH ATLANTIC BOULEVARD #C

It is recommended that the City Council consider:

- (1) Opening a public hearing to consider the appeal by Mayor Chan and Councilmember Liang;
- (2) Taking testimonial and documentary evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission Resolution No. 05-19; and
- (5) Taking such additional, related, action that may be desirable.

THIS ITEM WAS HEARD AFTER CONSENT CALENDAR ITEMS

MOTION BY: CHAN				
SECONDED BY: LIANG				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM	X			
REAL SEBASTIAN				X
ING				X
LIANG	X			
CHAN	X			

**APPROVED RECOMMENDATION TO UPHOLD
PLANNING COMMISSION RESOLUTION NO. 05-19**

4-D. 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

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.

THIS ITEM WAS HEARD AFTER ORAL COMMUNICATION

MOTION BY: REAL SEBASTIAN				
SECONDED BY: ING				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM	X			
REAL SEBASTIAN	X			
ING	X			
LIANG	X			
CHAN	X			

**MOTION TO HAVE THE MND DOCUMENT
CORRECTED, REVIEWED AND RESUBMITTED.**

APPROVED

MOTION BY: CHAN				
SECONDED BY: REAL SEBASTIAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM	X			
REAL SEBASTIAN		X		
ING		X		
LIANG	X			
CHAN	X			

**MOTION TO BRING BACK ON THE MAY 15 MEETING
A REPORT ADDRESSING AND CLEANING THE
NUMBER OF AFFORDABLE UNITS, PARKING, TREE,
REPORT OF OWNERSHIP.**

APPROVED

[5.] NEW BUSINESS – None.

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

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING APRIL 7, 2019 – APRIL 13, 2019 AS NATIONAL LIBRARY WEEK (REQUESTED BY MAYOR CHAN)

MOTION BY: CHAN				
SECONDED BY: LIANG				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LAM	X			
REAL SEBASTIAN				X
ING				X
LIANG	X			
CHAN	X			

RESOLUTION NO. 12079 ADOPTED

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

ADJOURN – 11: 12 P.M.