Dear Honorable Mayor and City Council,

I am submitting this comment as the Councilmember representing District 4 of Alhambra, where many of the residents live immediately adjacent to the Courtyard Marriott Hotel and the proposed development at 816 -824 W. Hellman Avenue.

I recognize that cities across California are working to accommodate housing needs while adapting to evolving state housing laws, including the Density Bonus Law and AB 2097. These laws have significantly narrowed local discretion over housing developments.

I have spoken with many residents who are unable to attend the meeting or speak directly before the Council, and I wanted to respectfully help convey some of the concerns being shared by the surrounding neighborhood.

While the project site is located within Monterey Park, many of the residents most directly impacted are Alhambra residents living along the city boundary. Residents have shared concerns regarding traffic safety, circulation, and especially parking impacts. These concerns are heightened by existing conditions, including spillover parking from the nearby Courtyard Marriott hotel during weekend events and peak activity periods. Residents have described situations where heavily impacted street parking creates difficulty safely entering and exiting driveways, particularly when vehicles park tightly near driveways and curb clearances, creating visibility and safety concerns.

Against this backdrop, many residents are concerned about how an additional 48-unit development with limited on-site parking may further impact surrounding residential streets.

I respectfully ask the City to explore ways to address the spillover parking from weekend events at the Courtyard Marriott Hotel including operational strategies to mitigate impact on the residential streets and to continue considering neighborhood impacts to the extent feasible as the 816-824 W. Hellman project moves forward, including ways to mitigate impacts related to parking, circulation, and traffic safety for surrounding residents.

I recognize that parking and circulation often extend beyond city boundaries, especially in shared neighborhoods like this one. I welcome the opportunity to continue working collaboratively with the City of Monterey Park to help address these shared concerns together.

Thank you for your consideration.

Respectfully,
Noya Wang
Alhambra Councilmember, District 4

City Council Staff Report - Supplemental

Date: May 20, 2026
Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council

From: Martha Garcia, Director of Finance

Subject: Third Amendment to Agreement with HDL Coren & Cone for Property Tax Consultation Services

Recommendation:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to HDL Coren & Cone Agreement No. 1975-A in a form approved by the City Attorney to continue providing property tax consultation services, extending the term from July 1, 2026, through June 30, 2031, for an additional amount of $130,000, and increasing the total contract amount to a not-to-exceed amount of $447,500 for the full Agreement term; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
On July 1, 2016, the City entered into a 5-year Services Agreement with HDL Coren & Cone for property tax consultation services for a term from July 1, 2016, to June 30, 2021, for $91,250. On November 2, 2016, the City executed a first amendment to add services and increase compensation to $192,500. On June 16, 2021, City Council approved a second amendment to extend the term to June 30, 2026 and increase the contract amount to $317,500.

It is recommended that Council authorize the City Manager to execute a Third Amendment to the HDL Coren & Cone Agreement No. 1975-A for continued Property Tax Consulting Services extending the term for an additional five years from July 1, 2026, to June 30, 2031, for an additional $130,000, and increasing the total contract amount to an amount not-to-exceed $447,500.

Background:
Property tax revenues are a vital component of the City's finances, requiring effective management and detailed analysis. HDL Coren & Cone's comprehensive approach to revenue

management has maximized revenue sources while providing staff with relevant and timely information.

HDL Coren & Cone has been the City's property tax consultant since July 1, 2016. HDL Coren & Cone's familiarity with the City's property tax allocation and reporting structure provides operational continuity and ongoing analytical support to staff. Services provided to the City include reports and management analyses, successor agency services, monthly reporting, and auditing services.

Staff recommends extending the agreement with HDL Coren & Cone through June 30, 2031.

Strategic Plan Goal:
This item meets the Strategic Plan goal of maintaining fiscal stability of the City's financial resources by fulfilling the objective of reviewing and revising City revenue sources.

Fiscal Impact:
The cost for the proposed amendment is $130,000 for the term of the Agreement. Funds have been budgeted in Finance department budget.

Attachments:
None