

MP Clerk

From: Christopher H <herrera.christopher6@gmail.com>
Sent: Tuesday, June 6, 2023 2:31 PM
To: MP Clerk
Subject: SEIU721-City of MPK Labor Contract 2023

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

6/6/2023

Mayor Jose Sanchez,

My name is Christopher Herrera. I work in the Public Works Department as a Maintenance Worker in the Streets Division. I thank you and Mayor Pro Tem Thomas Wong, Council members Yvonne Yiu, Henry Lo and Council member Vihn Ngo for taking the time to read my and my co-workers' letters.

Since the cost of living as increased dramatically in regards to necessities such as food, gasoline, utilities, childcare services, as well as major increases in LA County and State taxes, there has been an increase in financial burden in my personal and family life to ensure I am able to provide all necessary *basic* needs. This increase will allow myself as well as my peers keep up with the rising cost of goods and services due to inflation.

My union leaders, with the help of our union chief negotiator, are working very hard to acquire a fair and financially meaningful contract.

We're joined by our City Hall Staff in Code Enforcement, non-sworn PD staff and Parks/Recreation. I believe the residents appreciate what we do for the city. They see that we care and that we listen to their requests.

Thank you for your time.

With Gratitude,
Christopher Herrera

MP Clerk

From: Lina Nguyen <lina610@yahoo.com>
Sent: Tuesday, June 6, 2023 5:50 PM
To: Sanchez, Jose; Wong, Thomas; Ngo, Vinh T.; Yiu, Yvonne; Lo, Henry; MP Clerk
Subject: Public Communication Contract Negotiations

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening Council and Mayor,
My name is Lina Nguyen and I work in the Library as a Library Assistant. I am a proud member of SEIU 721 and I am writing to ask for your support what our bargaining team is asking for in negotiations. We are the lowest paid of any unit of city workers and the same small increases we had in the past simply will not cut it this time. For some of us, after our 10th-step, we relied on the cost of living increase every year, and it has been no match to the rate of record inflation recently. Our unit performs important services for Monterey Park yet we are facing significant vacancies because we cannot attract enough staff at our current wages. We are asking you take our bargaining team's proposals seriously because they are not just so that we can support ourselves and our families, but so we can continue to do the important work for the residents of Monterey Park.
Thank you.
Lina Nguyen.

MPCLerk

From: Alexander Fung <alexander.fung.929@gmail.com>
Sent: Monday, June 5, 2023 8:21 PM
To: MPCLerk
Subject: Public Comment for June 7th City Council Meeting - Item 3-B

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening, members of the City Council. My name is Alexander Fung, I am a resident of Monterey Park and I also serve as the Chair of the City's Economic Development Advisory Commission. I am submitting this comment to voice my perspectives and concerns regarding Item 3-B.

I applaud city staff for recognizing the importance of updating the City's dated Economic Development Strategic Plan and am happy to witness that progress is being made to ensure that our Strategic Plan stays updated. However, I am disappointed to witness that our Commission was not provided with the opportunity to review and comment on the proposals when the Commission specifically requested that multiple times in prior meetings.

At the conclusion of our previous EDAC meeting, commissioners expected further instructions and directions on receiving and reviewing the consultant proposals from city staff. It is sad and quite disappointing to find out that staff's subsequent communication about the Strategic Plan Update with the Commission was about a firm being selected for the City Council's review without the Commission's review and/or recommendation. Truly, it is disheartening to see the Commission's request being dismissed and ignored based on the current outcome.

It is also worthwhile to note that the staff report for Item 3-B failed to include attachments on the consultant firm's proposal and the proposed Professional Services Agreement. I respectfully and sincerely urge that the City Council consider providing the Commission an opportunity to review the received proposals and provide input on the selection of the firm for the Economic Development Strategic Plan Update.

Afterall, this is a critical document that will help guide the City's economic growth over the next decade. We want to ensure that the appropriate firm is selected to undertake this important endeavor. Thank you for your time and consideration.

Alexander Fung, MPP
(626) 463-8439 | alexander.fung.929@gmail.com

MP Clerk

From: Dora Leung <doraleung8868@gmail.com>
Sent: Monday, June 5, 2023 11:34 PM
To: MP Clerk
Subject: June 7 City Council Meeting - Consent agenda item 3B - OPPOSE

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Honorable Mayor and Members of the City Council:

I respectfully oppose the selection of the Natelson Group Consulting Firm to assist with the updating of the City's 2010 Economic Development Strategic Plan for the following reasons:

- 1) Economic Development Advisory Committee whose members are appointed by the City Council were not able to review the proposals in spite of promise by staff.
- 2) Staff report does not include an attachment on the consultants proposal. Other than representation by staff, residents are not able to decide for themselves, the qualifications of the consultants.
- 3) Staff report states the consultants were selected by a selection committee. Who are the members of the committee? What are their qualifications?

As I believe transparency is of utmost importance, I respectfully request the selection of the staff-recommended consultant be denied by the Council until such time members of EDAC has an opportunity to examine and discuss the proposals and consultants.

Respectfully,

Dora Leung,
Vice Chair, EDAC

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Dora Leung, President
The Greater Monterey Park Chamber of Commerce, Since 2016
No.3 Best Place to Live in America
No.2 Best Place to Raise a family - Money Magazine 2017
dora@gmpkchamber.org
Mobile: (626) 991 8881
www.gmpkchamber.org
CEO, Better SGV Inc.
Coldwell Banker Real Estates Corporation
Commercial & Residential Brokerage
(626) 445-6660

MPCLerk

From: Tomas Wong <tomas.wong@sbcglobal.net>
Sent: Tuesday, June 6, 2023 1:18 PM
To: MPCLerk
Subject: Public comment for June 7th city council regular meeting item 3-B

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council Members,

My name is Tomas Wong a long-time resident of Monterey Park and a commissioner on the Economic Development Advisor Committee (EDAC), I am writing to express my concerns regarding consent calendar item 3-B.

I recently received an email notification that the Natelson Dale Group has been selected by the city staff to update our Economic Development Strategic Plan. However, it appears that the proper procedure was not followed in this selection process. During previous EDAC meetings, it was communicated that the commissioners would have the opportunity to review proposals from different consulting firms. Regrettably, we were not provided with this opportunity, and the staff report lacks the attachments containing the consultants' proposals.

Therefore, I respectfully request that the city councils decline the staff's recommendation until the EDAC commissioners have the chance to review and assess the proposals submitted by the various consulting firms. Upholding transparency and ensuring a fair evaluation process is crucial to maintaining trust within our community.

Thank you for your attention to this matter. I trust that you will consider our request and take appropriate action to address this procedural oversight.

Sincerely,

Tomas Wong EDAC Commissioner

MPCLerk

From: Billy Yeung <billycyung@gmail.com>
Sent: Tuesday, June 6, 2023 5:52 PM
To: MPCLerk
Subject: Public Comment for June 7th City Council Meeting Item 3-B

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

My name is Billy Yeung and I am a resident of Monterey Park, as well as a current commissioner of the City's Economic Development Advisory Commission (EDAC).

EDAC has been working extensively with staff for over a year in efforts to update the City's (dated) Economic Development Strategic Plan, which culminated in the recent RFP with multiple firms responding. From the last commission meeting, the next step was for the commission to review the various proposals and provide its recommendation and endorsement.

Unfortunately, EDAC was never presented the opportunity to review the proposals as discussed and as promised. It is also worth noting that the staff report doesn't include an attachment on the consultant's proposal, which makes it difficult to ascertain as to the worthiness of the proposal and firm.

I respectfully request the City Council to deny staff's recommendation until EDAC reviews and endorses a proposal to ensure an appropriate firm is selected to undertake this project, as the updated Economic Development Strategic Plan will guide the City's economic growth over the next decade.

Thank you for your time and consideration.

Sincerely,
Billy Yeung
(626) 319-7281
billycyung@gmail.com

MPCLerk

From: Andrew Yip <andrew.f.yip@gmail.com>
Sent: Monday, June 5, 2023 5:17 PM
To: MPCLerk
Cc: Sanchez, Jose; Wong, Thomas; Ngo, Vinh T.; Yiu, Yvonne; Lo, Henry
Subject: Consent Calendar Item 3C
Attachments: City Trees and Tree Protection Ordinance.pdf

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Councilmember:

I hope this message finds you well. I am writing to discuss an issue that I hold close to heart, regarding the Consent Calendar item - 3C, which pertains to the recommended list of trees for our city.

While I appreciate the efforts to cultivate a diverse cityscape filled with lush greenery, I was slightly disappointed to notice that out of the entire recommended list, only one species is native to the San Gabriel Valley. This shortfall detracts from our unique regional character and may have unintended ecological implications.

My aunt's restaurant is located on Garvey and Chandler where ficus trees line both sides of the roadway. The shade from the tree right in front of the business helps lower energy costs by providing respite from the sun. Although ficus trees as well as the ones listed in the item by staff are bad choices, it shows how important shade is for our community. Pasadena, where I previously resided, upholds a "City Trees and Tree Protection Ordinance" that safeguards 13 native tree species. The preservation and promotion of these trees contribute immensely to the city's unique identity and ecology. I believe it would greatly enhance our city's biodiversity and aesthetic appeal if some of these native trees were considered for inclusion in our own list. The addition of more native trees would also contribute to maintaining the ecological balance, as these species are already adapted to the local environment, co-evolved with local wildlife, and are more resilient to the local climate and pests.

Moreover, I am glad to observe the absence of palm trees on the recommended list, a decision I wholly support. Having lived in an area where palm trees were abundant, I witnessed firsthand the issues they presented. Every time it rained, or if the Santa Ana winds swept through, streets were littered with palm fronds that not only damaged properties but also caused injuries. The subsequent cleanup was both time-consuming and resource-draining for the city. California's native trees offer an intrinsic value beyond their obvious beauty. They are an essential part of our heritage, symbolizing our connection to nature, history, and geography. By prioritizing them, we could ensure a sustainable and unique urban environment, helping our city to stand out amongst others.

Attached to this email, you will find a pdf of Pasadena's "City Trees and Tree Protection Ordinance," which lists the protected native trees. I urge you to give it your attention and consider incorporating more native tree species in our city's planting strategies.

Thank you for your time and consideration. I hope Monterey Park can continue to grow and flourish while simultaneously preserving its unique natural heritage.

Kind regards,

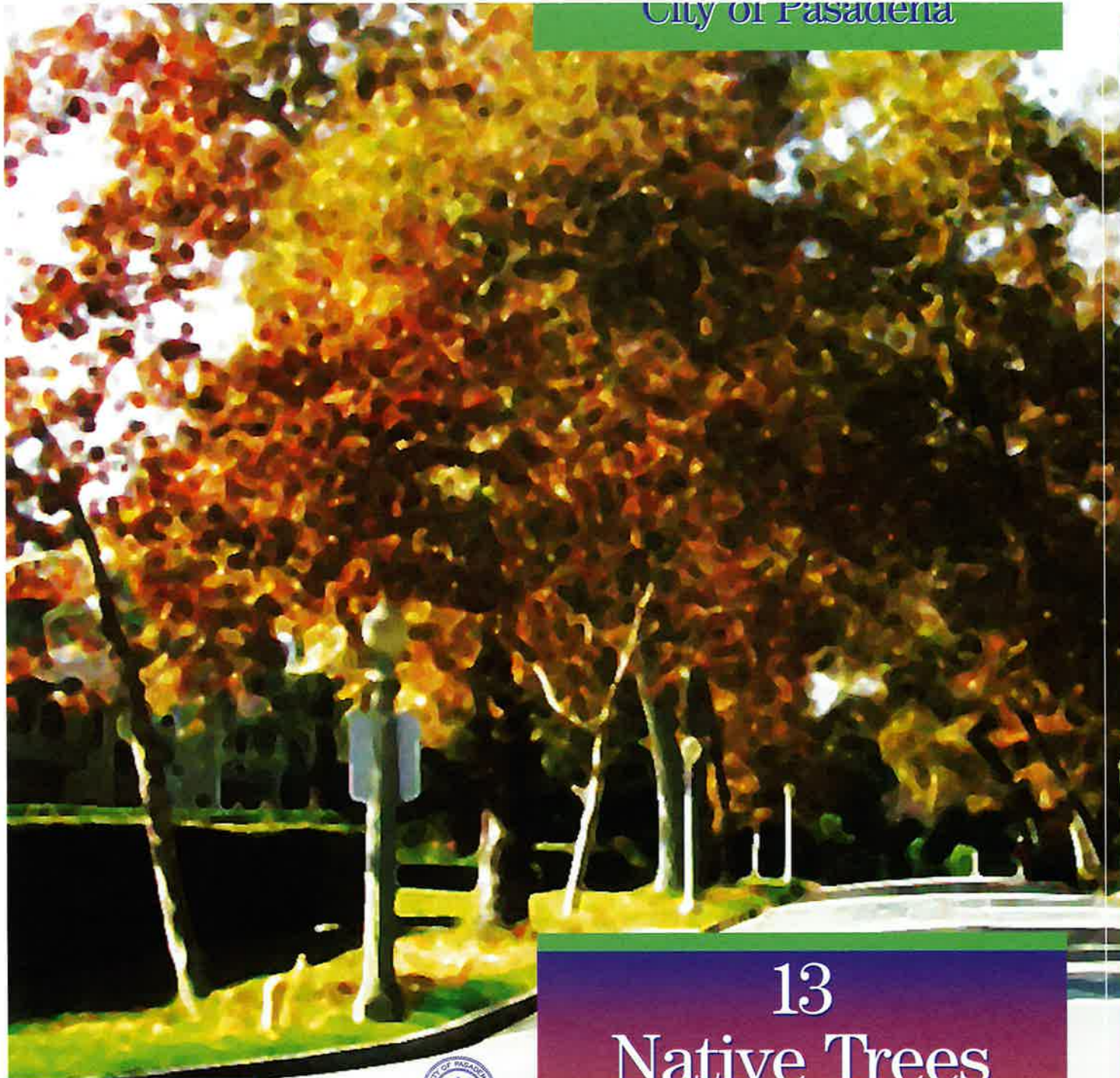


It is 20-60 feet. The green on top and bluish green can be spiny or smooth while the underside is rougher and grayish with occasionally strong horizontal ridges. The large acorns that can be between 2 inches long. Scientific name "chrysolepis" comes from the tiny golden side of the leaves and acorn cups.

nut



like acorns, were an important food source for many people of California wildlife.



Department of Public Works
Parks and Natural Resources



100 North Garfield Ave., Pasadena, CA 91109 (626) 744-4321
www.ci.pasadena.ca.us/publicworks - click on tree ordinance

13
Native Trees
Protected by the City Trees and Tree Protection Ordinance May 2002 Amendment

The May 2002 amendment to the City Trees and Tree Protection Ordinance created protection for three types of trees on private property — native trees, landmark trees, and trees for protection because they maintain native plants, birds, insects, and other wildlife and promote better environmental conditions. The 13 native trees that are protected by the amendment are illustrated in this brochure. For protection, native trees with a trunk diameter of 6 inches at chest height. In setback zones, the trees require a 10-foot setback. On private properties, native trees are protected on the...

The brochure is intended as a guide to identifying native trees. The City of Pasadena does not certify species on your property, please consult a certified arborist.

e California Buckeye, or Horse
outhern California's dry climate.
preads out to 30 feet, but it



them until late fall. Once
pear-shaped seedpods are
lvery trunk and bare branches.



s. Leaves are oblong, dark
white underneath, turning
nd falling off in the winter.
they're "weeping" because of
id long leaves. In spring, the
1 blowing from the tree.

California Sycamore

(*Platanus racemosa*)

Sycamores are stream-loving natives, reaching heights of 80 feet with a canopy spread of 50 feet. The highly recognizable bark sloughs off as the tree grows, displaying a patchwork of light and dark colors. Leaves are broad, deeply fingered and turn light brown/orange before dropping in late fall and winter. Fruits of this tree are bristly brown balls comprised of many small, narrow seeds connected to tufts of "hair." In natural settings, Sycamores survive dry periods by having deep roots that reach down to ground water. In landscape areas, they need supplemental water during droughts.



Coast Live Oak

(*Quercus agrifolia*)

One of Pasadena's most common native trees, the Coast Live Oak is highly recognizable by the dense canopy of small, cupped, dark green leaves that have prickly points along the edges. Trunk bark is gray; smooth and light colored in youth, rough and darker when mature. The acorns are dark brown, thin and pointed. Coast Live Oaks are generally slow-growing trees that may reach 70 feet in height with a canopy of 100 feet or more and a root system about the same size as the canopy. The trees drop some of their leaves in the spring, while gradually gaining new leaves. Over 200 native bird species rely on Coast Live Oaks for food and shelter.



California White Oak/Valley Oak

(*Quercus lobata*)

This majestic tree thrives in deep, rich soil and can reach a height of 150 feet, with a spread of 75-100 feet. The name *lobata* denotes the leaf's shape with 7-11 lobes. Leaves are glossy green in spring and summer, turning brown before falling in autumn. Valley Oak acorns are 1-2 inches long and chestnut brown. The bark is gray, thick and cracked. Legend says that when rainy winters are approaching, Valley Oaks drop more acorns than usual.



Western Cottonwood

(*Populus fremontii*)

This water-loving tree, also called Fremont Cottonwood, grows to heights of 80 feet and has a broad, open canopy. The trunk is gray with thick, rough bark. The triangular leaves are often wider than long. They are shiny yellow-green during spring and summer, but turn bright yellow in the fall before dropping. Fruits are light brown, egg-shaped capsules that open in the spring to release many cottony seeds. Early settlers planted Cottonwoods for shade and windbreaks.



White Alder

(*Alnus rhobifolia*)

This is a fast-growing tree that will reach heights of 50-70 feet, with a canopy spread of 40 feet. It has one main trunk that is usually very straight and light gray, white or light brown in color. Branches that break off from the trunk leave scars that resemble eyes. Alder leaves are bright green, triangle shaped and have small teeth on the edges. The seeds are contained in tiny cones that are clustered on short stems. Alders need a continuous water supply and grow naturally along streams in Pasadena's canyons.



California Laurel

(*Umbellularia californica*)

The Laurel is an evergreen tree that can grow 90 feet tall and 50 feet wide. The dark green leaves are glossy on top, finely hairy beneath, 3-5 inches long and leathery. The bark is generally smooth and reddish-brown. The round, 1/2 to 1-inch berry is green when young, turning dark purple when mature. Bay trees need steady access to water and grow naturally on canyon slopes and along streams. When rubbed or crushed, the leaves and twigs are distinctly aromatic and can cause itching in eyes. Leaves are not to be confused with the cultivated bay leaves that are used in cooking.



Engelmann Oak

(*Quercus engelmannii*)

Also known as the Pasadena Oak, this is a large, wide-spreading evergreen tree. The canopy has an average height of 40-50 feet and can be twice as wide. It has smooth, wavy-edged leaves that are 2-3 inches in length. The bark is light gray and round-tipped and half enclosed. Oaks are adapted to Southern California but may lose some leaves during



Black Cottonwood

(*Populus trichocarpa*)

This tree is named after the dark color of its bark. The tallest native Cottonwood, it reaches heights of 120 feet. Fast growing, Cottonwoods require moist soil that exists along streams and in flood plains. Leaves are heart-shaped with serrated-like edges. They are dark green underneath, turning bright yellow in the fall. The fruit is a round, nut-like capsule that splits open to release many cottony seeds. Cottonwood leaves rustle in the wind.



Scrub Oak

(*Quercus berberidifolia*)

This shrub-like Oak is a dense growing, short, wide tree that may reach heights of 15 feet. This species usually grows like a shrub with many trunks. The bark is generally gray, smooth when young and rough when older. The Scrub Oak has small, spines on the edges and small, caps. This Oak is not common in Pasadena, but is abundant in the Arroyo Seco.



MP Clerk

From: Linda Tang <ltang33@gmail.com>
Sent: Tuesday, June 6, 2023 3:32 PM
To: MP Clerk
Cc: Sanchez, Jose; Wong, Thomas; Ngo, Vinh T.; Yiu, Yvonne; Lo, Henry
Subject: Re: Comments on Proposed Inclusionary Housing Ordinance_6.7.23
Attachments: Ltr_Inclusionary_CC_6.6.23.pdf; Ltr_Inclusionary_CC_6.6.23.pdf

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Clerk Yee,

Please find attached my written comments regarding City Council's Public Hearing Agenda Item #4-D: A continued public hearing to consider introduction and first reading of Zoning Code Amendment No. 22-01 (ZCA-22-01), an ordinance adding the Monterey Park Municipal Code, Chapter 21.19, entitled "Inclusionary Housing" to implement the Monterey Park Housing Element.

Thank you for your help and please confirm receipt of this email.

Sincerely,

Linda

June 6, 2023

Mayor Jose Sanchez and City Council Members
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

RE: Comments on Monterey Park’s Proposed Inclusionary Housing Ordinance

Dear Mayor Sanchez and City Council Members,

Thank you for allowing the community an opportunity to provide comments on this item. I am writing in strong support for the development and implementation of an inclusionary housing ordinance in the City of Monterey Park; however, as it is currently being presented, I have several concerns. As the City moves forward in creating an inclusionary housing ordinance, the **City should ensure that it creates a strong inclusionary housing ordinance that will be effective in facilitating the construction of affordable housing for lower income households.** The City Council should consider the following recommendations:

- 1. Remove the moderate- and low-income affordability level requirement. Instead, create an inclusionary housing ordinance that will require at least 10% of new rental units to be affordable to very low-income households.** For rental projects, the current draft ordinance proposes a set-aside for 9% low-income and 6% moderate-income.¹ Our City’s current unmet housing needs fall in the lower income categories. For inclusionary to be effective, we need to create deeper affordability that at least targets very low-income households. Setting the affordability level at moderate-income would be comparable to market-rate unit rents.
- 2. Require that the rental units are deed-restricted to remain affordable in perpetuity versus the proposed 55 years.**
- 3. In addition to creating an Affordable Housing Trust Fund, the City should also create an Affordable Housing Land Trust and donate city-owned land to the trust for the development of housing that will be affordable to lower income households.**
- 4. Ensure that the setting of in-lieu fees will be effective in producing new affordable units.** While in-lieu fees do not guarantee a potential site is readily available for the construction of affordable units, it is important that in-lieu fees are not set so low that a developer finds that it’s cheaper and in their best interest to pay the in-lieu fees rather

¹ A continued public hearing to consider introduction and first reading of Zoning Code Amendment No. 22-01 (ZCA-22-01), an ordinance adding the Monterey Park Municipal Code, Chapter 21.19, entitled “Inclusionary Housing” to implement the Monterey Park Housing Element, Monterey Park City Council Agenda, p. 3, June 7, 2023.

than constructing the unit. If this is the case, the inclusionary housing ordinance would be ineffective in generating enough funds to produce new affordable units.

The Need For Inclusionary to Target Very Low- and Extremely Low-Income Households

Currently, the City does not have any effective programs or policies that would facilitate and encourage the development of homes affordable to lower income working families. With the implementation of an inclusionary housing ordinance, the City will have an effective tool in helping address the unmet housing needs for lower income households. In addition, the ordinance will help the City meet it’s steep 2021-2029 Regional Housing Needs Assessment (RHNA) allocation. Of the total RHNA allocation of 5,257 units, 653 units are extremely low-income, 671 units are very low-income and 822 units are low-income. **Given the City’s high 2021-2029 RHNA for lower income units and the city’s persistent failure to produce any significant amount of lower income units through the last Housing Element planning period, the City’s inclusionary zoning ordinance should contain provisions for setting aside a minimum of 10% of units for very low-income households.**

As discussed in the City’s adopted 2021-2029 Housing Element, the following highlights the dire need for affordable housing in the City:

- 75% of the City’s renters are lower income households.²
- 91% of extremely low-income large family renters overpay for housing.³
- 75% of the City’s renter households experience overcrowding. “The rate of overcrowding for very low-income households is generally nearly three times greater than households over 95 percent of the area median income.”⁴
- 21% of the City’s population are seniors and the City has the “highest percentage of seniors compared to Southwest San Gabriel Valley and the Los Angeles County average.”⁵ Approximately 68% seniors are lower income.⁶

Los Angeles County Income Limits for 2022

Income Definitions	% of Median	Income Limits for Two Person Household	Affordable Monthly Rent for Two Person Household*	Income Limits for Four Person Household	Affordable Monthly Rent for Four Person Household*
Extremely Low	30%	\$28,600	\$715	\$35,750	\$894
Very Low Income	50%	\$47,650	\$1,191	\$59,550	\$1,489
Low Income	80%	\$76,250	\$1,906	\$95,300	\$2,383
Median Income	100%	\$72,900	\$1,823	\$91,100	\$2,278
Moderate Income	120%	\$87,450	\$2,186	\$109,300	\$2,733

Los Angeles County Area Median Income: \$91,100

Source: California Department of Housing and Community Development, 2022.

* Calculated based on affordability standard that no more than 30% of a household’s income should be spent on housing & utilities

² City of Monterey Park Housing Element, p. 2-11, March 2023.

³ City of Monterey Park Housing Element, p. 2-32, March 2023.

⁴ City of Monterey Park Housing Element, p. 2-27, March 2023.

⁵ City of Monterey Park Housing Element, p. 2-14, March 2023.

⁶ City of Monterey Park Housing Element, p. 2-15, March 2023.

The need to increase the quality of affordable rental homes remains a high priority in the City. According to the California Department of Housing and Community Development, households that earn less than \$95,300 fall under the lower income categories.⁷ For the City, the average median income is \$61,819⁸, which falls between the very low- and low-income categories. It's actually closer to the very low-income category. For these very low- and low-income households, it also "equates to approximately \$1,700 a month for rent or mortgage payment for a \$300,000 home. According to SCAG, over half of the rental community in Monterey Park spend more than 30 percent of their gross monthly income on housing and 51 percent of the owner community spend more than 30 percent of their monthly income on mortgage costs."⁹ This translates to half of our City's renters are overpaying for housing.

It is evident that the majority of our residents are lower income households. To address the unmet housing needs of lower income households, **the proposed inclusionary housing ordinance for our city should not target moderate-income households but instead focus on low-, very low- and extremely low-income households.** For Los Angeles County, the fair market rent (FMR) for a 2-bedroom is \$2,044 a month.¹⁰ As indicated in the table above, a FMR 2-bedroom is simply out-of-reach for extremely low- and very low-income households. The hourly wage needed to afford a FMR 2-bedroom is \$39.31 an hour or the annual income needed is \$81,760 per year.¹¹ For moderate- and even low-income households, it is clear that these households will be able to afford a FMR 2-bedroom. Therefore, it's important to note that **if we set-aside inclusionary units, especially for moderate-income households, the inclusionary rents will be set at or very close to market rents. Setting aside inclusionary units for moderate-income households will not help address the City's affordability crisis for lower income households. The construction of moderate-income units will also not help count towards our lower income RHNA goals.**

Thank you for considering these recommendations for further revisions and clarifications to the draft inclusionary housing ordinance. I look forward to continuing this discussion in creating and implementing a successful inclusionary housing ordinance that will help increase affordable housing units for lower income households in the City. Please feel free to contact me if you have any questions.

Sincerely,

Linda Tang

Linda Tang

⁷ State Income Limits for 2022. California Department of Housing and Community Development, p. 8, May 13, 2022.

⁸ City of Monterey Park Housing Element, p. 2-31, March 2023.

⁹ City of Monterey Park Housing Element, p. 2-31, March 2023.

¹⁰ 2022 Out of Reach The High Cost of Housing, National Low Income Housing Coalition, p. 50, 2022.

¹¹ 2022 Out of Reach The High Cost of Housing, National Low Income Housing Coalition, p. 50, 2022.

June 6, 2023

Mayor Jose Sanchez and City Council Members
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

RE: Comments on Monterey Park’s Proposed Inclusionary Housing Ordinance

Dear Mayor Sanchez and City Council Members,

Thank you for allowing the community an opportunity to provide comments on this item. I am writing in strong support for the development and implementation of an inclusionary housing ordinance in the City of Monterey Park; however, as it is currently being presented, I have several concerns. As the City moves forward in creating an inclusionary housing ordinance, the **City should ensure that it creates a strong inclusionary housing ordinance that will be effective in facilitating the construction of affordable housing for lower income households.** The City Council should consider the following recommendations:

- 1. Remove the moderate- and low-income affordability level requirement. Instead, create an inclusionary housing ordinance that will require at least 10% of new rental units to be affordable to very low-income households.** For rental projects, the current draft ordinance proposes a set-aside for 9% low-income and 6% moderate-income.¹ Our City’s current unmet housing needs fall in the lower income categories. For inclusionary to be effective, we need to create deeper affordability that at least targets very low-income households. Setting the affordability level at moderate-income would be comparable to market-rate unit rents.
- 2. Reject phased implementation of the inclusionary housing ordinance. Once it is approved by the City Council, the ordinance should immediately be in effect.**
- 3. Require that the rental units are deed-restricted to remain affordable in perpetuity versus the proposed 55 years.**
- 4. In addition to creating an Affordable Housing Trust Fund, the City should also create an Affordable Housing Land Trust and donate city-owned land to the trust for the development of housing that will be affordable to lower income households.**

¹ A continued public hearing to consider introduction and first reading of Zoning Code Amendment No. 22-01 (ZCA-22-01), an ordinance adding the Monterey Park Municipal Code, Chapter 21.19, entitled “Inclusionary Housing” to implement the Monterey Park Housing Element, Monterey Park City Council Agenda, p. 3, June 7, 2023.

5. **Ensure that the setting of in-lieu fees will be effective in producing new affordable units.** While in-lieu fees do not guarantee a potential site is readily available for the construction of affordable units, it is important that in-lieu fees are not set so low that a developer finds that it's cheaper and in their best interest to pay the in-lieu fees rather than constructing the unit. If this is the case, the inclusionary housing ordinance would be ineffective in generating enough funds to produce new affordable units.

The Need For Inclusionary to Target Very Low- and Extremely Low-Income Households

Currently, the City does not have any effective programs or policies that would facilitate and encourage the development of homes affordable to lower income working families. With the implementation of an inclusionary housing ordinance, the City will have an effective tool in helping address the unmet housing needs for lower income households. In addition, the ordinance will help the City meet its steep 2021-2029 Regional Housing Needs Assessment (RHNA) allocation. Of the total RHNA allocation of 5,257 units, 653 units are extremely low-income, 671 units are very low-income and 822 units are low-income. **Given the City's high 2021-2029 RHNA for lower income units and the city's persistent failure to produce any significant amount of lower income units through the last Housing Element planning period, the City's inclusionary zoning ordinance should contain provisions for setting aside a minimum of 10% of units for very low-income households.**

As discussed in the City's adopted 2021-2029 Housing Element, the following highlights the dire need for affordable housing in the City:

- 75% of the City's renters are lower income households.²
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Income Definitions	% of Median	Income Limits for Two Person Household	Affordable Monthly Rent for Two Person Household*	Income Limits for Four Person Household	Affordable Monthly Rent for Four Person Household*
Extremely Low	30%	\$28,600	\$715	\$35,750	\$894
Very Low Income	50%	\$47,650	\$1,191	\$59,550	\$1,489
Low Income	80%	\$76,250	\$1,906	\$95,300	\$2,383
Median Income	100%	\$72,900	\$1,823	\$91,100	\$2,278
Moderate Income	120%	\$87,450	\$2,186	\$109,300	\$2,733

Los Angeles County Area Median Income: \$91,100

Source: California Department of Housing and Community Development, 2022.

* Calculated based on affordability standard that no more than 30% of a household's income should be spent on housing & utilities

The need to increase the quality of affordable rental homes remains a high priority in the City. According to the California Department of Housing and Community Development, households that earn less than \$95,300 fall under the lower income categories.⁷ For the City, the average median income is \$61,819⁸, which falls between the very low- and low-income categories. It's actually closer to the very low-income category. For these very low- and low-income households, it also "equates to approximately \$1,700 a month for rent or mortgage payment for a \$300,000 home. According to SCAG, over half of the rental community in Monterey Park spend more than 30 percent of their gross monthly income on housing and 51 percent of the owner community spend more than 30 percent of their monthly income on mortgage costs."⁹ This translates to half of our City's renters are overpaying for housing.

It is evident that the majority of our residents are lower income households. To address the unmet housing needs of lower income households, **the proposed inclusionary housing ordinance for our city should not target moderate-income households but instead focus on low-, very low- and extremely low-income households.** For Los Angeles County, the fair market rent (FMR) for a 2-bedroom is \$2,044 a month.¹⁰ As indicated in the table above, a FMR 2-bedroom is simply out-of-reach for extremely low- and very low-income households. The hourly wage needed to afford a FMR 2-bedroom is \$39.31 an hour or the annual income needed is \$81,760 per year.¹¹ For moderate- and even low-income households, it is clear that these households will be able to afford a FMR 2-bedroom. Therefore, it's important to note that **if we set-aside inclusionary units, especially for moderate-income households, the inclusionary rents will be set at or very close to market rents. Setting aside inclusionary units for moderate-income households will not help address the City's affordability crisis for lower income households. The construction of moderate-income units will also not help count towards our lower income RHNA goals.**

⁷ State Income Limits for 2022. California Department of Housing and Community Development, p. 8, May 13, 2022.

⁸ City of Monterey Park Housing Element, p. 2-31, March 2023.

⁹ City of Monterey Park Housing Element, p. 2-31, March 2023.

¹⁰ 2022 Out of Reach The High Cost of Housing, National Low Income Housing Coalition, p. 50, 2022.

¹¹ 2022 Out of Reach The High Cost of Housing, National Low Income Housing Coalition, p. 50, 2022.

Thank you for considering these recommendations for further revisions and clarifications to the draft inclusionary housing ordinance. I look forward to continuing this discussion in creating and implementing a successful inclusionary housing ordinance that will help increase affordable housing units for lower income households in the City. Please feel free to contact me if you have any questions.

Sincerely,

Linda Tang

Linda Tang



STATE OF CALIFORNIA
 FAIR POLITICAL PRACTICES COMMISSION
 1102 Q Street • Suite 3050 • Sacramento, CA 95811
 (916) 322-5660 • Fax (916) 322-0886

June 6, 2023

Karl H. Berger
 Partner
 444 South Flower Street, Suite 2400
 Los Angeles, CA 90071-2953

Re: Your Request for Advice
Our File No. A-23-087

Dear Mr. Berger:

This letter responds to your request for advice regarding the conflict of interest provisions of the Political Reform Act (the “Act”).¹ Please note that we are only providing advice under the conflict of interest provisions of the Act and not under other general conflict of interest prohibitions such as common law conflict of interest or Section 1090.

Also note that we are not a finder of fact when rendering advice (*In re Oglesby* (1975) 1 FPPC Ops. 71), and any advice we provide assumes your facts are complete and accurate. If this is not the case or if the facts underlying these decisions should change, you should contact us for additional advice.

QUESTION

Is it reasonably foreseeable under the Act that Mayor Pro Tempore, Thomas Wong’s (“Mayor Pro Tem Wong”) participation in deciding whether to approve the new application for discretionary land use approvals (“New Project”) might have a material financial effect on Southern California Edison (“SCE”), prohibiting Mayor Pro Tem Wong from taking part in the decision-making process regarding the New Project?

CONCLUSION

Based on the facts provided, it is not reasonably foreseeable under the Act that Mayor Pro Tem Wong’s participation in deciding whether to approve the New Project would have a material financial effect on SCE as a source of income interest. Accordingly, Mayor Pro Tem Wong is not prohibited from taking part in the discussions and decisions related to the New Project.

¹ The Political Reform Act is contained in Government Code Sections 81000 through 91014. All statutory references are to the Government Code, unless otherwise indicated. The regulations of the Fair Political Practices Commission are contained in Sections 18104 through 18998 of Title 2 of the California Code of Regulations. All regulatory references are to Title 2, Division 6 of the California Code of Regulations, unless otherwise indicated.

FACTS AS PRESENTED BY REQUESTER

The Market Place Development Project

In 2012, the City Council approved the “Monterey Park Market Place” development (“Market Place Development”), which was intended to redevelop an approximately 64-acre brownfield site to help stimulate the local economy and create jobs while preserving the environment and public safety of the area. The Market Place Development was originally approved through a Precise Plan. Phase 1 of the Market Place Development has been built, but Phases 2 and 3 remain unbuilt. Phase 2 of the Market Place Development involves road construction, while Phase 3 would involve the development of the vacant western portion of the project site. Ten parcels make up the project site, with current commercial development anchored by a Costco and Home Depot, which are accompanied by several other businesses, including restaurants.

On April 5th and 19th, 2023, the Monterey Park City Council (“City Council”) considered a land use application related to the Market Place Development, submitted by Monterey Park Retail Partners, LLC (“Applicant”). The Applicant proposed amending the development agreement between itself and the City, along with adopting a specific plan that would supersede the precise plan governing the Market Place Development and involve re-zoning the entire project site. California law requires that these two regulatory documents be adopted via ordinances. If adopted, the ordinances will grant land use approvals altering permissible Phase 3 development within the Market Place Development.

The Applicant requests that the City Council approve Zoning Code Amendment to adopt a Specific Plan to address the eventual build-out of the Market Place; it would supersede the existing Precise Plan. The Specific Plan would be identified within the Monterey Park Municipal Code and the entire Market Place Development project site would be re-zoned from the Regional Specialty Center with Planned Development Overlay, to the Specific Plan. Further, the amended and restated development agreement between the City and the Applicant (“Amended Development Agreement”) would help ensure that the eventual build-out of the Project will provide a public benefit to the community.

Contained within the Specific Plan are development standards permitted within the Market Place Development project site, including the additional development of Phase 3 to allow for uses which were not previously permitted or contemplated. As identified in the Specific Plan, the uses listed below for Phase 3 of the project may include:

- Construction of a last mile distribution center of up to 97,000 square feet of floor area;
- Construction of a warehouse of up to 175,000 square feet of floor area;
- Construction of an automobile dealership with a collision or service center totaling up to 100,000 square feet of floor area; or
- Construction of up to 150,000 square feet of floor area for retail uses.

When previously approved, the anticipated build-out of Phase 3 included retail uses, which remains on the list of development options. However, as the commercial and retail market has changed in the last 10 years, the developer’s ability to build out with retail uses has become less

easily achieved. The additional uses of a last-mile distribution center, a warehouse, or an automobile dealership are proposed alternate uses. The proposed MPSP sets up the framework to allow the above-listed uses.

Mayor Pro Tem Wong and Southern California Edison

Mayor Pro Tem Wong is a Public Affairs Manager on the Policy Engagement Team in Local Public Affairs at SCE. He manages engagement with external stakeholders, primarily business associations and community-based organizations. You have provided that SCE's earnings for the First Quarter of 2023 exceeded \$300 million. According to its 2022 annual report that you provided in a follow-up email on May 16, 2023, SCE's assets were \$78 billion.

As mentioned in your request for advice, SCE owns real property interests in land abutting the vacant Phase 3 portion of land on the western side of the Market Place Development project site. These property interests are congruent with the areas designated by the Monterey Park Land Use Element ("LUE") as "public utilities" (the "SCE Property"). You stated that the SCE Property is the location of the Mesa Substation. The SCE project overview pamphlet you have provided in a follow-up email on May 16, 2023 states that the "SCE [built] the Mesa Substation Project to ensure that the electric grid will continue to serve the needs of its customers in the region." As provided, Mayor Pro Tem Wong's position with SCE does not directly relate to the Mesa Substation or specific infrastructure projects in the area.

The Applicant owns several easements totaling approximately 2.5 acres across the SCE Property that may be utilized for "access, roads, parking, landscaping, slopes, walls, shopping center and tenant identification signage, storage tanks, and related improvements necessary for the remediation of, and development and operation of a retail shopping center project" (the "Parking Easement"). Some of the easement areas are adjacent to Phase 3 but are located outside of the proposed Specific Plan area that is subject to the Amended Development Agreement. Thus, neither the Specific Plan nor the Amended Development Agreement would authorize development or use of these areas as permitted under the easements. As provided in your May 30, 2023 follow-up email, the Applicant also has not provided any information indicating it would likely exercise the easement; any such exercise would require additional City land use approvals. There is no specific development proposal at this time (nor does the Specific Plan or Amended Development Agreement specify one); however, it is uncertain whether the Applicant will in the future exercise its easement rights by seeking separate City land use approvals.

In an abundance of caution and to avoid any appearance of impropriety, Mayor Pro Tem Wong declared a conflict of interest and recused himself from considering the agenda items related to the Market Place Development at the City Council meetings held on April 5th and April 19th.

While the ordinances needed to approve the Project were introduced on April 5 by a 4-0 vote (Mayor Pro Tem Wong recused), on April 19th the City Council voted 2-1 (with one abstention) to adopt the ordinances (Mayor Pro Tem Wong was again recused). Because ordinances require three affirmative votes to be adopted, the ordinances were not adopted. Consequently, the Project was not approved.

The City is informed that the Applicant will file a new application for discretionary land use approvals that are substantially like those previously considered by the City Council in April. As detailed in the Staff Report, the New Project is an important part of the City's economic health and, if approved, will complete a commercial development that was approved a decade ago. Accordingly, the City Council's full participation in considering the New Project is of vital public interest.

ANALYSIS

Under Section 87100 of the Act, "[a] public official at any level of state or local government shall not make, participate in making or in any way attempt to use the public official's position to influence a governmental decision in which the official knows or has reason to know the official has a financial interest." "A public official has a financial interest in a decision within the meaning of Section 87100 if it is reasonably foreseeable that the decision will have a material financial effect, distinguishable from its effect on the public generally, on the official, a member of the official's immediate family," or on a specified economic interest, including any source of income aggregating five hundred dollars (\$500) or more in value provided or promised to or received by the official within 12 months prior to the time when the decision is made. (Section 87103(c).) All public officials have an economic interest in their personal finances and those of their immediate family. (Section 87103.)

Pertinent to these facts, Mayor Pro Tem Wong has a source of income interest in SCE as a result of his employment.

Foreseeability and Materiality

Regulation 18701(a) provides the applicable standard for determining the foreseeability of a financial effect on an economic interest explicitly involved in the governmental decision. It states, "[a] financial effect on a financial interest is presumed to be reasonably foreseeable if the financial interest is a named party in, or the subject of, a governmental decision before the official or the official's agency." It further provides that a financial interest is the "subject of a proceeding" if the decision involves the issuance, renewal, approval, denial or revocation of any license, permit, or other entitlement to, or contract with, the financial interest.

Where, as here, an official's economic interest is not explicitly involved in the governmental decision, as you have provided here, the applicable standard for determining the foreseeability of a financial effect on the economic interest is found in Regulation 18701(b). That regulation provides:

A financial effect need not be likely to be considered reasonably foreseeable. In general, if the financial effect can be recognized as a realistic possibility and more than hypothetical or theoretical, it is reasonably foreseeable. If the financial result cannot be expected absent extraordinary circumstances not subject to the public official's control, it is not reasonably foreseeable.

Regulation 18702.3 sets forth the materiality standards applicable to a decision's reasonably foreseeable financial effect on an official's source of income interest. With respect to an effect on an official's interest in a business, which is a source of income to the official and not explicitly involved in the decision, Regulation 18702.3(a)(4) provides that materiality is determined pursuant

to Regulation 18702.1. Under this regulation, a decision's reasonably foreseeable financial effect on an official's interest in a business not explicitly involved in the decision, including a source of income interest, is material if:

(2) The decision may result in an increase or decrease of the business's annual gross revenues, or the value of the business's assets or liabilities, in an amount equal to or more than \$1,000,000, or five percent of the business's annual gross revenues and the increase or decrease is at least \$10,000;

(3) The decision may cause the business to incur or avoid additional expenses or to reduce or eliminate expenses by equal to or more than \$250,000, or one percent of the business's annual gross revenues and the change in expenses is at least \$2,500; or

(4) The official knows or has reason to know that the organization has an interest in real property and there is clear and convincing evidence the decision would have a substantial effect on the property.

(Regulation 18702.1(a)(2)-(4).)

There are no facts indicating that the gross revenue of SCE would meet the financial thresholds of Regulation 18702.1(a)(2)-(3); however, under Regulation 18702.1(a)(4), a decision's effect is material if the official knows or has reason to know that the organization has an interest in real property and there is clear and convincing evidence the decision would have a substantial effect on the property. You have provided that SCE owns the property that abuts the Project Site. However, the facts state that the entitlements requested by the New Project will not alter the zoning or use of the SCE property; will not expand the use or scope of the easements the Applicant already owns; and nothing about the New Project will alter SCE's property rights. In your follow-up email on May 30, 2023, you have provided that neither the Specific Plan nor the Amended Development Agreement would authorize development or use of these areas as permitted under the easements. The Applicant also has not provided any information indicating it would exercise the easement across the SCE Property. Additionally, although the Specific Plan and Amended Development Agreement could lead to development that may, for example, impact the view or noise levels at the SCE Property, similar development is already permissible under the current Development Agreement.

Given the nature of the SCE Property and its use for public utility purposes, it is not clear the governmental decisions would have a substantial impact on the SCE Property. Thus, there is no clear and convincing evidence the New Project would have a substantial impact the SCE Property.

Nexus Test

In addition to the materiality standards for a source of income as described above, there is another rule for materiality, which is the "Nexus Test," where any reasonably foreseeable financial effect on a source of income to a public official is material if the decision will achieve, defeat, aid, or hinder a purpose or goal of the source and the official receives or is promised the income for achieving the purpose or goal. (Regulation 18702.3(b).) The rationale for the "Nexus Test" is that, when an employee earns a salary to accomplish a purpose that may be advanced by what he or she

does as a public official, we presume that the private employer is benefiting from the actions of the employee in his or her official capacity. (*Garza* Advice Letter, No. A-17-207; *Tran* Advice Letter, No. A-16-024; *Maltbie* Advice Letter, No. A-15-243.) Typically, a “nexus” is found in situations where the official is also a high-level employee with direct influence and control over their employer’s management or policy decisions. (*Tran* Advice Letter, *supra*; *Moser* Advice Letter, No. A-03-147; *Low* Advice Letter, No. A-99-304.)

As a Public Affairs Manager on the Policy Engagement Team in Local Public Affairs with SCE, Mayor Pro Tem Wong’s responsibilities explicitly involve him in SCE’s policy decisions. Accordingly, a nexus exists, and a material financial effect may occur, if a particular governmental decision Mayor Pro Tem Wong is asked to participate in would also achieve, defeat, aid or hinder a policy, purpose, or goal of SCE. (*see Nack* Advice Letter, No. A-01-121; *Lucas* Advice Letter, No. A-96-248.) In your May 30, 2023 follow-up email you stated that Mayor Pro Tem Wong’s duties do not directly relate to the SCE Mesa Substation or specific infrastructure projects in the area, which was built to ensure that the electric grid will continue to serve the needs of its customers in the region. In addition, you provided that the easements across the SCE Property are not part of the New Project and any development of these easements will need to be considered as separate land use applications. You have not provided any facts indicating SCE has a policy, purpose, or goal supporting or opposing the Applicant’s proposed development or the related governmental decisions. Therefore, it does not appear that this particular governmental decision Mayor Pro Tem Wong is asked to participate in would achieve, defeat, aid or hinder a policy, purpose, or goal of SCE.

Based on the information provided, it is not reasonably foreseeable that the decision will have a material financial effect on SCE. Accordingly, based on the facts provided, Mayor Pro Tem Wong is not prohibited from taking part in the discussions and decisions related to the New Project.

If you have other questions on this matter, please contact me at (916) 322-5660.

Sincerely,

Dave Bainbridge
General Counsel



By: Katelyn L. Baeta-Orick
Counsel, Legal Division

KBO:aja

I am here to talk about the issues of public transit on Monterey Pass Road. Metro line 258 used to run on Monterey Pass Road until it was moved over to Floral/Eastern beginning on December 13, 2020 as part of the NextGen Bus Plan phase 1 service changes. Since then there are people who are having a hard time walking on Monterey Pass Road/Fremont (between 10 freeway and the south Alhambra border) for 10, 20, or 30 plus minutes heading towards Floral, Garvey, or Hellman in order to catch the bus. Alternative service on the Monterey Pass Road segment only has the Monterey Park spirit bus route 4 running on Monterey Pass Road. However, the Monterey Park spirit bus route 4 only runs southbound on Monterey Pass Road only in which it goes through the highlands neighborhood in Monterey Park and returns back on Garvey to city hall. Spirit bus route 4 doesn't reach Floral and the Alhambra area between the 10 freeway and the south city border and it makes it very inconvenient getting to Monterey Pass Road from CSULA with multiple transfers with other buses. Currently, spirit bus service has been suspended right now until further notice but I'm very happy that it's coming back on July 1st. Last year on February I had a chance to walk around Monterey Pass Road as well as some parts of Fremont Avenue in Alhambra between the 10 freeway and the south city border and I met some or a few people who used to ride a Metro bus line on Monterey Pass Road/Fremont Avenue and the majority of people said that they felt very impacted by the NextGen Bus Plan service Changes in which it forced them to walk all the way down to Floral, Garvey, or Hellman to catch a bus along with driving to that location or catching a ride share service. My proposal for the Monterey Pass Road segment is that we should bring back the Metro line 258 service on Monterey Pass Road instead because El Sol's ELAC/City Terrace shuttle also runs on Floral/Eastern in order to avoid duplication with it. However if Metro line 258 doesn't return back on Monterey Pass Road, then I strongly consider extending Metro line 256 south of CSULA to ELAC via Monterey Pass Road/Fremont Ave and 1st St during all day weekdays (and maybe on weekends for select trips if feasible) in order to replace Metro lines 258 and 106. Metro Line 256 should never be merged into metro line 182 and keep the existing line 256 including Collis Ave between Sierra Madre Villa station and CSULA. Metro Line 256 used to run south of CSULA to Eastern/Union Pacific in Commerce via Eastern until it is now served by Commerce transit line 200 since December of last year. A metro line 256 extension from CSULA to ELAC via Monterey Pass Road and 1st is a better way to serve the needs of the people who are working or living near Monterey Pass Road as well as for the win-win of the Alhambra residents living on Fremont Ave between the 10 freeway and the south city border which includes some of the apartment buildings that are possibly owned by the CSULA students who need to get to campus for their class attendance.

Here is the list of my proposal on Metro line 256 bus stops if the line is extended from CSULA to ELAC

Line 256 southbound proposal

CSULA Transit Center
Fremont/San Clemente
Fremont/Carlos
Fremont/Rensselaer
543 Monterey Pass
625 Monterey Pass



Existing Line 258 Altadena - Paramount

How often will my bus run?

		Frequency*			
		Peak	Midday	Evening	Owl
NextGen Line 258	Weekday	40 min	40 min	40 min	--
	Saturday	60 min	60 min	60 min	--
	Sunday	60 min	60 min	60 min	--
Existing Line 258	Weekday	45 min	45 min	50 min	--
	Saturday	--	--	--	--
	Sunday	--	--	--	--

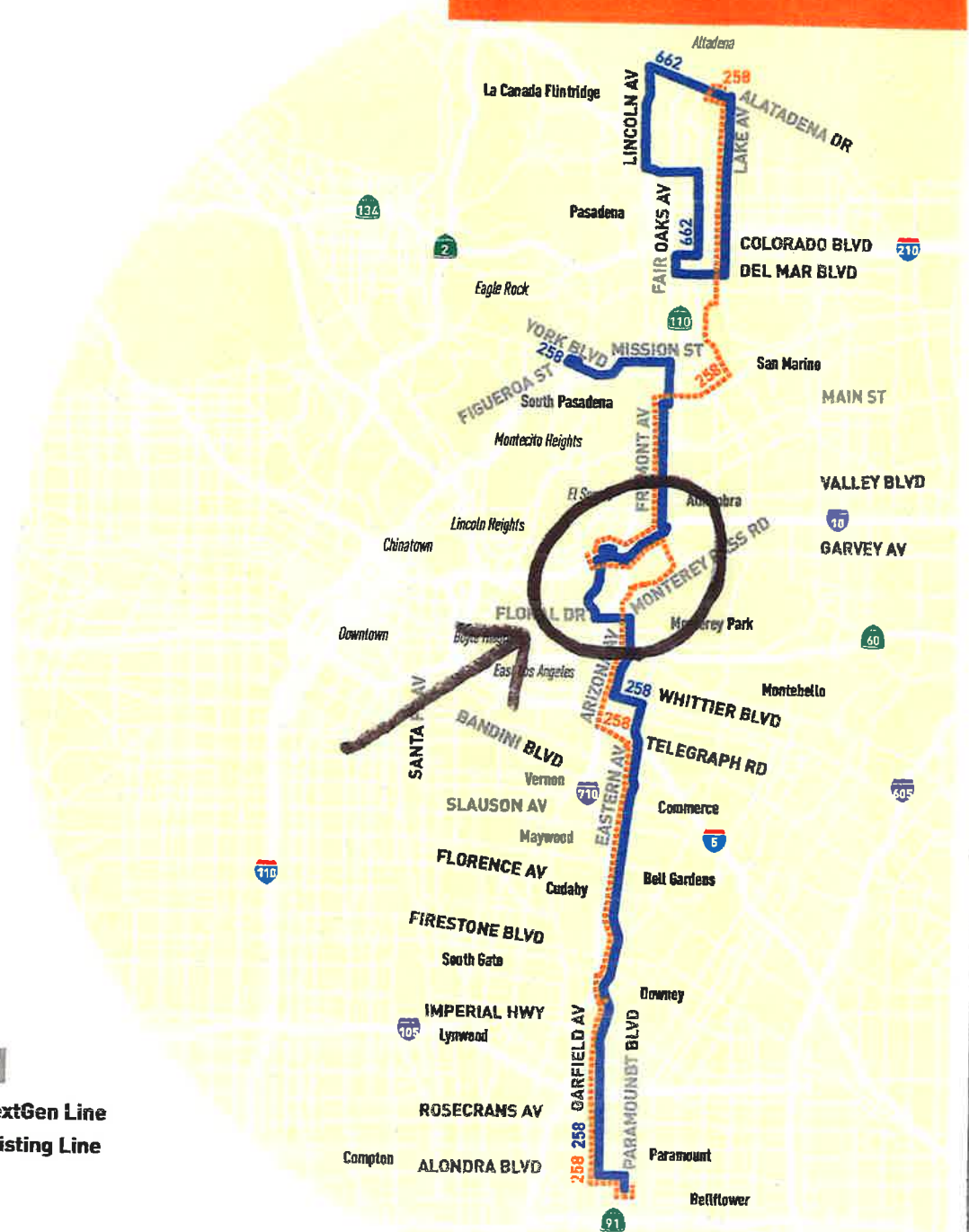
*Peak: 6-9am/3-7pm, Midday: 9am-3pm, Evening: 7pm-12am, Owl: 12-4am

How is my bus changing?

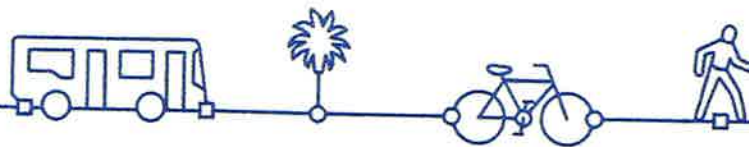
Simpler More Reliable Network New Weekend Service

Line 258 would follow the current route from Paramount via South Gate, Bell Gardens, Commerce, East LA, and Monterey Park, with changes of routing to travel via Whittier Bl in place of Telegraph Rd between Eastern Av and Arizona Av and to travel via Floral Dr and Eastern Av between Mednik St and Cal State LA, in place of Monterey Pass Rd. North of Alhambra, Line 258 would also be rerouted to travel via Fremont Av, Fair Oaks Av, Mission St, Pasadena Av, and York Bl to serve the South Pasadena L Line Gold Station and terminate at York/Figueroa, connecting with Lines 81 and 182.

- Service would be discontinued on Huntington Dr/Oak Knoll Av-Cir in San Marino due to underutilized Line 258 service
- New Metro Line 662 would operate two-directional service on Lake Av, Altadena Dr, Lincoln Av, Washington Bl, and Los Robles Av between Pasadena (L Line (Gold) Del Mar and Lake Stations) and Altadena
- New Lines 258 and 662 would both provide new weekend service



Metro



Existing Line 256 Eastern Ave

How often will my bus run?

		Frequency*			
		Peak	Midday	Evening	Owl
NextGen Line 256	Weekday	40 min	40 min	40 min	--
	Saturday	40 min	40 min	40 min	--
	Sunday	40 min	40 min	40 min	--
Existing Line 256	Weekday	50 min	50 min	60 min	--
	Saturday	60 min	60 min	60 min	--
	Sunday	60 min	60 min	60 min	--

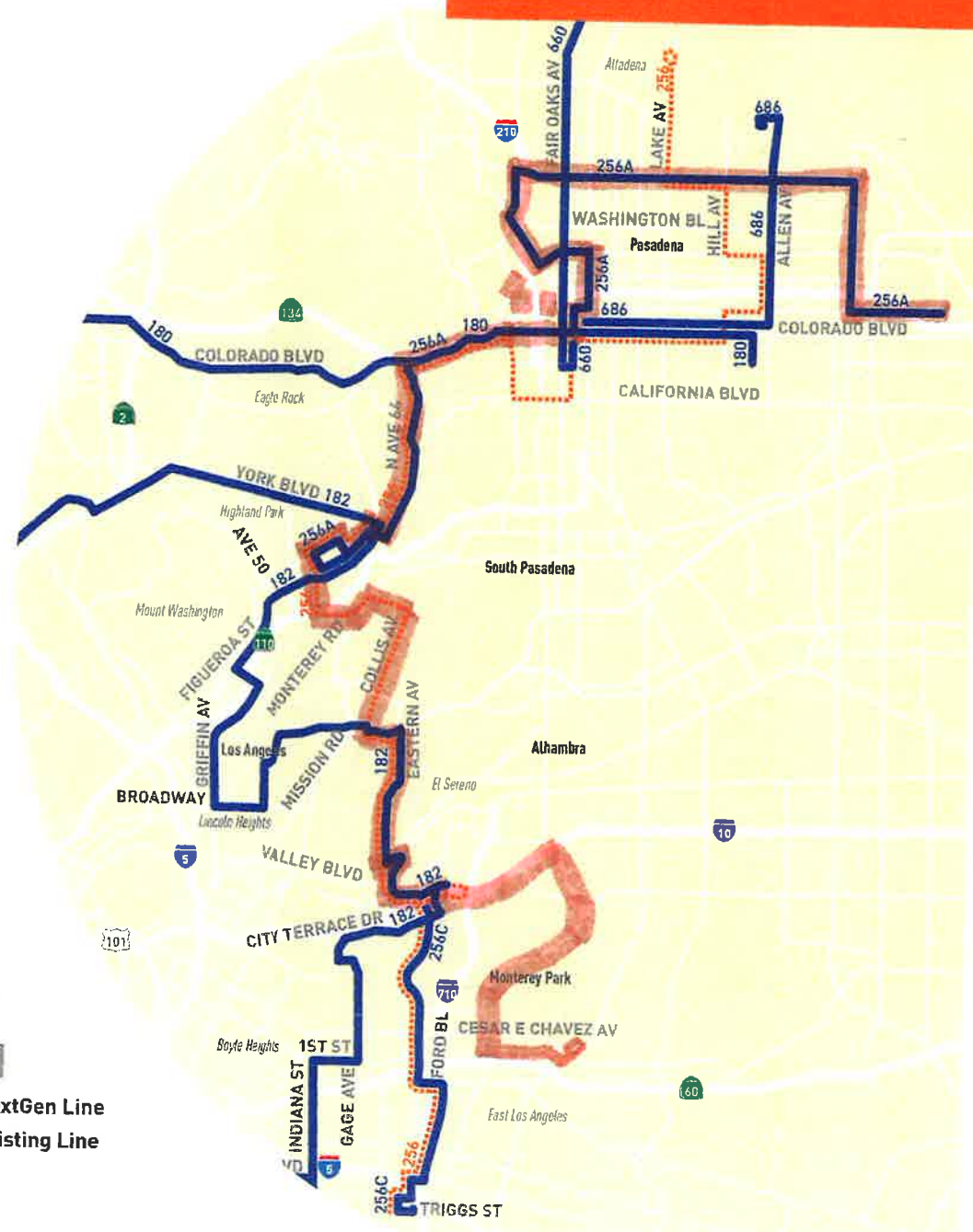
*Peak: 6-9am/3-7pm, Midday: 9am-3pm, Evening: 7pm-12am, Owl: 12-4am

How is my bus changing?

More Frequency Simpler Network

Line 256 between Commerce and Altadena via El Sereno, Highland Park, and Pasadena would be subdivided into three separate bus lines with more frequent service:

- Metro in partnership City of Commerce is examining the option of City of Commerce Municipal Bus Lines operating the existing segment between Commerce and Cal State LA Station, with no proposed changes to alignment
- Line 256 between Cal State LA and Highland Park would become part of new Line 182, travelling the usual 256 route to Huntington Dr but then travel via Mercury Dr to Broadway (replacing Line 252) then Griffin Av, Ave 43 and Figueroa St to Highland Park L Line Gold Station and beyond to East Hollywood.
- Metro in partnership with City of Pasadena is examining the option of Pasadena Transit operating a simpler route between Highland Park and Pasadena, via Colorado Bl, L Line (Gold) Memorial Park Station, Lincoln Av, Washington Bl, Altadena Dr and Foothill Bl to Sierra Madre Villa Station
- New Line 662 would serve Lake Av between Pasadena and Altadena, with Metro Lines 180, 686 and Foothill Transit 187 serving Colorado Bl in Pasadena



▲ N
— NextGen Line
⋯ Existing Line

