

**CITY COUNCIL OF MONTEREY PARK
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY, THE HOUSING AUTHORITY, THE MONTEREY PARK FINANCING
AUTHORITY AND THE MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT
AGENDA**

**REGULAR CITY COUNCIL MEETING
MONTEREY PARK CITY HALL COUNCIL CHAMBERS
320 W. NEWMARK AVENUE, MONTEREY PARK, CA 91754**

**Wednesday
December 20, 2023
6:30 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.

LAND ACKNOWLEDGMENT

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

GENERAL INFORMATION

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 <http://www.montereypark.ca.gov/AgendaCenter/City-Council-17>.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>. 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.

PUBLIC PARTICIPATION

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. Written Communication will be accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov.

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.

CALL TO ORDER Mayor at 6:31 p.m.
FLAG SALUTE The Monterey Park Police Explores
ROLL CALL Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

NONE

PUBLIC COMMUNICATIONS

STAFF COMMUNICATIONS: THIS ITEM WAS HEARD AFTER ITEM NO. 1A

- City Manager's Office
- Police Department
- Public Works

[1.] PRESENTATION

1-A. CONGRESSIONAL APP CHALLENGE FINALISTS

THIS ITEM WAS HEARD AFTER PUBLIC COMMUNICATIONS

1-B. LOS ANGELES COUNTY EFFORTS TO ADDRESS HUMAN TRAFFICKING

1-C. MONTEREY PARK COMMUNITY HEALING FUND – UPDATE

[2.] OLD BUSINESS – None.

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

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

MOTION BY: WONG					
SECONDED BY: LO					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
LO	X				
YIU	X				
NGO	X				
WONG	X				
SANCHEZ	X				

**APPROVED/ADOPTED ON CONSENT
CALENDAR ITEM NOS. 3A – 3J, EXCEPT FOR
ITEM NO. 3B WHICH WAS PULLED**

3-A. MINUTES

It is recommended that the City Council consider:

- (1) Approving the minutes from the special meetings of October 4, 2023 and November 1, 2023, and the regular meetings of October 4, 2023, October 18, 2023 and November 1, 2023: and
- (2) Taking such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR AS AMENDED TO CORRECT THE MOTION ON PAGE 31,
THE OCTOBER 18, 2023 MINUTES, ITEM NO. 3H**

3-B. MONTHLY INVESTMENT REPORT – NOVEMBER 2023

It is recommended that the City Council consider:

- (1) Receiving and filing the monthly investment report; and
- (2) Taking such additional, related, action that may be desirable.

MOTION BY: NGO					
SECONDED BY: LO					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
LO	X				
YIU	X				
NGO	X				
WONG	X				
SANCHEZ				x	

**MAYOR SANCHEZ LEFT THE DAIS AT 8:21 P.M.
AND RETURNED AT 8:23 P.M.**

RECEIVED AND FILED

3-C. SECOND READING AND ADOPTION OF ORDINANCES INCREASING THE AMOUNT OF WATER AND WASTEWATER (SEWER) RATES AND CHARGES

It is recommended that the City Council consider:

- (1) Waiving second reading and adopting the proposed Ordinance No. ##### – Increasing the amount of Water Rates and Charges;
- (2) Waiving second reading and adopting the proposed Ordinance No. ##### – Increasing the amount of Wastewater Rates and Charges; and
- (3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

This Ordinance is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.; "CEQA") and CEQA regulations (14 Cal. Code Regs. §§ 15000, et seq.; "CEQA Guidelines") 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. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273;

**APPROVED/ADOPTED ON CONSENT CALENDAR,
ORDINANCE NO. 2239 – WATER AND ORDINANCE NO. 2240 - SEWER**

3-D. ENDING THE EMPLOYMENT EMERGENCY FOR THE CITY OF MONTEREY PARK EFFECTIVE DECEMBER 31, 2023

It is recommended that the City Council consider:

- (1) Receiving and filing this report;
- (2) Adopting a resolution terminating the employment emergency effective December 31, 2023 and authorizing the City Manager to take all practical actions needed to finalize the recruitment and retention of persons for employment; and
- (3) Taking such additional, related, action that may be desirable.

APPROVED/ADOPTED ON CONSENT CALENDAR RESOLUTION NO. 2023-R96

3-E. EMERGENCY MEDICAL SERVICES – APPROVAL OF AGREEMENT

It is recommended that the City Council consider:

- (1) Authorize the City Manager to execute an agreement with Life-Assist, Inc., in a form approved by the City Attorney, for the purchase of emergency medical supplies, equipment, drugs and pharmaceuticals from Account Nos. 1013220-5320 and 1013220-5351; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

3-F. CALIFORNIA OFFICE OF EMERGENCY SERVICES HIGH FREQUENCY COMMUNICATIONS EQUIPMENT PROGRAM – AWARD OF CONTRACT TO NVIS COMMUNICATIONS, FOR THE PURCHASE OF HIGH FREQUENCY RADIOS

It is recommended that the City Council consider:

- (1) Waiving bidding requirements pursuant to Monterey Park Municipal Code §3.20.050(2) and award the bid to NVIS Communications for the purchase of high frequency radios;
- (2) Authorizing the City Manager to execute an agreement in a form approved by the City Attorney; and
- (3) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

3-G. RECOGNITION OF JANUARY 11, 2024 AS NATIONAL HUMAN TRAFFICKING AWARENESS DAY

It is recommended that the City Council consider:

- (1) Adopting a Resolution recognizing January 11, 2024 as National Human Trafficking Awareness Day and;
- (2) Taking such additional, related, action that may be desirable.

APPROVED/ADOPTED ON CONSENT CALENDAR RESOLUTION NO. 2023-R97

3-H. CIP 95030 DEMOLITION OF FIRE STATION TOWER PROJECT – REJECT ALL SUBMITTED BIDS

It is recommended that the City Council consider:

- (1) Rejecting all bids for Capital Improvement Project (CIP) No. 95030 – Demolition of Fire Station Tower Project; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

3-I. SECOND AMENDMENT TO AGREEMENT 2273-A WITH NATIONAL BUSINESS FURNITURE, LLC

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute a Second Amendment with National Business Furniture, LLC, in a form approved by the City Attorney, to purchase office furniture for various city departments for an amount of \$175,000; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

3-J. AMENDMENT TO AGREEMENT 2360-A WITH TOWNSEND PUBLIC AFFAIRS

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute Amendment No. 1 to Agreement 2360-A with Townsend Public Affairs Inc., in a form approved by the City Attorney; to provide legislative advocacy and grant writing for an amount not to exceed \$90,000; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

[4.] PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF ZONE CHANGE NO. ZC-23-02 (“ZC-23-02”), AN ORDINANCE AMENDING THE ZONING MAP FOR CERTAIN PROPERTIES FOR CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN ELEMENT

It is recommended that the City Council consider:

- (1) Opening a public hearing and taking testimonial and documentary evidence;
- (2) After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ amending the zoning map for certain properties for consistency with the General Plan, Land Use and Urban Design Element; and
- (3) Taking such additional, related, action that may be desirable.

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ITEM NO. 4A

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.* “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, *et seq.*, the “CEQA Guidelines”). CEQA Guideline § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The proposed Ordinance is within the scope of the City’s Focused General Plan Update to the Land Use and Urban Design Element which was evaluated under a Final Environmental Impact Report (“FEIR”) (SCH No. 2001-01-1074). The FEIR adequately describes and considers the proposed Ordinance for CEQA purposes. Accordingly, the Ordinance is not subject to further environmental review.

MOTION BY: WONG					
SECONDED BY: SANCHEZ					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
LO	X				
YIU	X				
NGO	X				
WONG	X				
SANCHEZ	X				

PUBLIC HEARING HELD

MAYOR PRO TEM WONG DECLARED THAT IN ACCORDANCE WITH FFPC ADVISE LETTER A23-087 DATED JUNE 6, 2023, HE DOES NOT HAVE A CONFLICT AND MAY PARTICIPATE

APPROVED RECOMMENDATIONS – 1ST ORDINANCE

4-B. A PUBLIC HEARING TO CONSIDER POSSIBLE ACTION REGARDING ZONING CODE AMENDMENT NO. 23-05 (ZCA-23-05) TO COMPLY WITH CALIFORNIA LAW REGARDING MEDICAL CANNABIS DELIVERY RETAILERS

It is recommended that the City Council consider:

- (1) Opening a public hearing and taking testimonial and documentary evidence;
- (2) After receiving verbal and written testimony, close the public hearing;
- (3) After discussing the evidence, adopt Urgency Ordinance No. _____ amending Monterey Park Municipal Code (“MPMC”) Chapter 6.35 (Commercial Cannabis Activities) and adding Chapters 6.36 (Medical Cannabis Delivery) and 21.27 (Cannabis-Related Uses); and
- (4) Introduce and waive first reading of an Ordinance amending MPMC Chapter 6.35 (Commercial Cannabis Activities) and adding Chapters 6.36 (Medical Cannabis Delivery) and 21.27 (Cannabis-Related Uses). Second reading and adoption would occur on January 17, 2024; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of this proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.* “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, *et seq.*, the “CEQA Guidelines”). No additional environmental review is required for this Ordinance pursuant to CEQA Guidelines § 15060(c)(2), § 15378(b)(5) § 15301 § 15303 and §15061(b)(3). The proposed Ordinance is exempt from CEQA because it is a zoning text amendment which permits delivery of medical cannabis in the City’s commercial zone, which will not have a direct or reasonably foreseeable indirect physical change in the environment and does not qualify as a “project” under CEQA because it will not make physical changes to the environment. The proposed Ordinance is also exempt pursuant to CEQA Guidelines § 15301 and 15303 for activities that involve negligible or no expansion of use for existing facilities and for the conversion of existing small structure for another use. Finally, the proposed Ordinance is exempt from CEQA under the common sense exemption that it will not affect the environment.

CONTINUED NEXT PAGE

ITEM NO. 4B

MOTION BY: YIU					
SECONDED BY: WONG					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
LO	X				
YIU	X				
NGO	X				
WONG	X				
SANCHEZ	X				

PUBLIC HEARING HELD

**APPROVED RECOMMENDATIONS AS
AMENDED TO SECTION 21.27.040 SECTION B
TO ADD “RESIDENCES” AND CHANGE
600 FEET TO 1,000 FEET
URGENCY ORDINANCE NO. 2241
ORDINANCE – 1ST READING**

4-C. AN ORDINANCE INCORPORATING BY REFERENCE CHAPTER 7.46 OF LOS ANGELES COUNTY CODE TITLE 7 – BUSINESS LICENSES INTO A NEW CHAPTER 5.90 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”)

It is recommended that the City Council consider:

- (1) Introducing and waiving first reading, and continuing the scheduled public hearing from December 20, 2023 to January 17, 2024 (pursuant to Government Code § 50022.3) to adopt an Ordinance that would incorporate by reference Los Angeles County Code Title 7, Chapter 7.46 regarding the regulation of gun dealers within the City of Monterey Park (“City”); and
- (2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) in that it is not a “project” for purposes of CEQA, as that term is defined by CEQA Guidelines § 15378. Specifically, this Ordinance constitutes creation of government regulations which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. In addition, this Ordinance is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment.

MOTION BY: NGO					
SECONDED BY: SANCHEZ					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
LO	X				
YIU	X				
NGO	X				
WONG	X				
SANCHEZ	X				

PUBLIC HEARING HELD

**APPROVED RECOMMENDATION
ORDINANCE – 1ST READING**

[5.] NEW BUSINESS – None.

[6.] CITY COMMUNICATIONS (CITY COUNCIL)

[7.] FUTURE AGENDA ITEMS

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

ADJOURNED – 9:10 P.M.