

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
AUGUST 21, 2024**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 21, 2024, at 6:30 p.m.

CALL TO ORDER:

Mayor Wong called the meeting to order at 6:31 p.m.

FLAG SALUTE:

The Monterey Park Police Explorer led the flag salute. Pledge of Allegiance were presented by Civic Superstars Nia and Vless Cervantes.

ROLL CALL:

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong,
Yvonne Yiu

Council Members Absent: None

ALSO PRESENT: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Fire Chief Chris Thompson, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, Director of Recreation and Community Services Robert Aguirre, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Police Chief Scott Wiese, Financial Services Manager Laura Borjon, Economic Development Manager Joseph Torres, Planning Manager Beth Chow, City Consultant Ziad Mazboudi, Deputy City Clerk Cindy Trang

VIRTUALLY PRESENT: None

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

PUBLIC COMMUNICATIONS

- Carol Sullivan and Bob Gin invited the Council Members and the community to the Annual Library Foundation Gala on October 25, 2024. Carol expressed her appreciation to the City Council and the community for the support and Celebration of Life for late husband Larry Sullivan.
- Maychelle Yee spoke as a resident and expressed her viewpoint on individuals who do not respect the law. She summarized leaving out information, facts, omitting details and telling half-truth is the same as lying and encouraged the behavior to stop.

STAFF COMMUNICATIONS

- City Clerk's Office: Deputy City Clerk Trang presented a PowerPoint presentation about the General Municipal Election on November 5, 2024. She spoke about key dates in the election, information that will be on the ballot, location of vote centers, resources that can be accessed through the city's website and outreach efforts through the usage of banners and social media across the city.
- Finance: Financial Services Manager Borjon presented a PowerPoint presentation regarding the transition of the new online payment program of permits, utilities and miscellaneous transactions through InvoiceCloud. She spoke about reducing staff guesswork, eliminating inbound phone calls from customers, decreasing the uncertainty in payments and standardizing the checkout experience.
- Police Department: Police Chief Wiese provided a PowerPoint presentation on updates in the Police Department. Chief Wiese spoke about the July Neighborhood Engagement Team (NET) service calls for the months of July/August 2024 in comparison to the previous fiscal year, and the outreach efforts used to educate the residents on specific numbers they should call for certain situations and different ways parents can drop off their children at school to avoid traffic incidents.

1. PRESENTATION

The matters listed under presentation are informational content and for discussion only.

1-A. WARE UPDATES

Liya Ding, Vice President of Public Relations; and Martin Figueroa, Contract Manager of Ware Disposal provided an update about the upcoming trash service in the city. Vice President Ding expressed her appreciation for the support received from the ribbon cutting of the brand-new Ware Customer Support Center located in Monterey Park. She encouraged residents to visit the new office to educate themselves on the types of containers and services available to the neighborhood and spoke about ways Ware Disposal will be accommodating residents once services are activated after the Labor Day weekend.

Contract Manager Martin Figueroa provided updates on the status of bin distributions in the city, and the outreach efforts through the mailing of informational brochures before the launch day.

2. OLD BUSINESS – None.

3. CONSENT CALENDAR ITEMS NOS. 3A-3H

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.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3E, and 3H on Consent Calendar, excluding Item Nos. 3D, 3F, and 3G which were already heard, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Mayor Pro Tem Ngo and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-A. MINUTES

Approving the minutes from the regular and special meetings of May 1, 2024.

Action Taken: The City Council approved the minutes from the regular and special meetings of May 1, 2024, on Consent Calendar.

3-B. MONTHLY INVESTMENT REPORT – JULY 2024

As of July 31, 2024, invested funds for the City of Monterey Park total \$93,364,041.73.

Action Taken: The City Council received and filed the monthly investment report, on Consent Calendar.

3-C. ACCEPTANCE OF \$1.5 MILLION IN FEDERAL EARMARKED FUNDS FOR UPGRADES AT FIRE STATION 61

The City of Monterey Park was notified in November 2023 that United States Senator Alex Padilla had secured \$1.5 million in federal funding for upgrades at Fire Station 61. The funding will be used to upgrade the living quarters at Fire Station 61.

Action Taken: The City Council (1) accepted \$1.5 million in federal earmarked funds for Fire Station 61 design and remodeling upgrades; (2) adopted Resolution No. 2024-R66 to add Fire Station 61 upgrades to the Fiscal Year 2024-25 Capital Improvement Program; and (3) authorized the Finance Department to allocate \$1.5 million in earmarked grant funding to the FY 2024-25 budget, on Consent Calendar.

Resolution No. 2025-R66

A RESOLUTION AMENDING RESOLUTION NO. 2024-R48 TO ADD FIRE STATION 61 UPGRADES TO THE CAPITAL IMPROVEMENT PLAN (“CIP”) AND FINDING SUCH AMENDMENT CONFORMS WITH THE GENERAL PLAN

3-D. CONSIDERATION OF ADOPTION OF THE MONTEREY PARK ECONOMIC DEVELOPMENT STRATEGIC PLAN

The attached EDSP provides a comprehensive framework to guide the City’s economic development efforts over the next five years. The Plan aims to foster a vibrant and sustainable local economy that benefits all residents and businesses through nine key strategies.

Through input received through the community engagement process and consultants, the City prepared the EDSP (Attachment 1) for City Council consideration. A draft of the EDSP was made available for public review from July 17 through 31, 2024. The EDSP Action Plan (Attachment 2), is included as informational only and will guide the City’s implementation actions should the EDSP be adopted.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the draft Resolution 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 Guidelines §§ 15060(c)(2), 15061(b)(3), 15378, and 15308 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, activities that do not constitute a “project” as defined, and actions to protect the environment, respectively. This activity is for general policies and procedure-making intended to promote economic development. Any subsequent construction or development will be evaluated separately under the CEQA Guidelines. Accordingly, the draft Resolution is exempt from further review.

Public Speaker:

- Jairo conveyed his support of the Economic Development Strategic Plan (EDSP) and highlighted the importance of creating a walkable space, that will reduce carbon dioxide emissions, increase frequency of public transits, create a protected network of bike lanes, and increase adoption of zero emission vehicles and electric bicycles.

Discussion: Economic Development Manager Joseph Torres introduced Roger Dale, Managing Principal of The Natelson Dale Group, Inc. to present the final draft of the EDSP.

Roger Dale, Managing Principal of The Natelson Dale Group, Inc. presented a PowerPoint depicting the culmination efforts from the yearlong community research to prepare an EDSP. He spoke about the interaction with the Business Improvement District Advisory Committee (BIDAC) and the Economic Development Advisory Commission (EDAC), interviews with the City Council and community workshops.

Action Taken: The City Council adopted the Monterey Park Economic Development Strategic Plan (the “EDSP”) to establish a framework for guiding the City’s economic development efforts over the next five years.

Motion: Moved by Council Member Lo and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-E. ONE-YEAR TIME EXTENSION FOR TENTATIVE MAP NO. 82607 (TM-20-03) – 126 NORTH NEW AVENUE, ALSO IDENTIFIED BY ASSESSOR’S PARCEL NUMBERS 5286-019-013 AND 5286-019-014

Chateau Group USA (“Applicant”) submitted an application for a second one-year time extension to record the final subdivision map related to a 63-unit residential development with a subdivision of air rights for townhome purposes (“Whitmore Villas project”). The Applicant timely filed this application on June 27, 2024 to extend the effectiveness of TM-20-03 from July 21, 2024 to July 21, 2025.

CEQA (California Environmental Quality Act):

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”), the Project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Program adopted by City Council on July 21, 2021 per Resolution No. 12259. No additional environmental review is necessary.

Action Taken: The City Council adopted Resolution No. 2024-R67 approving a time extension for Tentative Map No. 82607 (TM-20-03), on Consent Calendar.

Resolution No. 2024-R67

A RESOLUTION APPROVING A ONE-YEAR EXTENSION FOR TENTATIVE MAP NO. 82607 (TM-20-03) TO SUBDIVIDE AND DEVELOP A 63-UNIT RESIDENTIAL DEVELOPMENT AT 126 NORTH NEW AVENUE (ASSESSOR PARCEL NUMBERS 5286-019-013 AND 5286-019-014)

3-F. AGREEMENT FOR THE COLLECTION OF CIVIC WASTE

The City must make arrangements for the collection and disposal of solid waste generated at city-owned facilities and City right-of-ways. Accordingly, the City must enter into an agreement with one of the City’s approved commercial waste haulers for trash, recycling and organic waste services. It is recommended that the City Council authorize the City Manager to execute an agreement with Ware Disposal, Inc. for the collection of Civic Waste for an annual amount of \$194,000, plus annual CPI adjustments for the Los Angeles-Long Beach-Anaheim region. The proposed agreement will renew annually until the term of the franchise agreements ends on August 31, 2031.

Action Taken: The City Council authorized the City Manager to execute an agreement with Ware Disposal Inc., in a form approved by the City Attorney, for collecting Civic Waste for an annual amount of \$194,000; and appropriated \$194,000 from Fund 506 – Building Maintenance to the FY 2024-25 Budget for waste collection services.

Motion: Moved by Council Member Yiu and seconded by Mayor Pro Tem Ngo, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-G. TRAFFIC SIGNAL AND COMMUNICATIONS PLAN AND DESIGN AGREEMENT

The City received Measure R funds from the Los Angeles County Metropolitan Transportation Authority (“LACMTA”) for the Adaptive Traffic/Traffic Responsive Control System Project. In August 2023, City Council awarded a contract to Advantec Consulting Engineers to prepare Phase 1 of the City of Monterey Park’s Adaptive Traffic/Traffic Response Control Systems project. Following completion of Phase 1, staff requests City Council authorize the City Manager to execute an Amendment to Agreement 2381-A with Advantec Consulting Engineers, Inc., in an amount not to exceed \$689,354, for the preparation of Phase 2 of the City of Monterey Park’s Adaptive Traffic/Traffic Responsive Control Systems project. The term of the Agreement would be extended through June 30, 2026.

Action Taken: The City Council received and filed the Traffic Signal Communications Plan, Adaptive Traffic/Traffic Responsive Control System Project – Phase 1; and authorized the City Manager to execute an Amendment to Agreement 2381-A with Advantec Consulting Engineers, for an additional amount of \$689,654, for Phase 2 of the project to include preparation of the designs and plans for implementation of recommended improvements.

Motion: Moved by Council Member Lo and seconded Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-H. NOTICE OF COMPLETION – VARIOUS CAPITAL IMPROVEMENT PROJECTS

Pursuant to City Council Resolution No. 11701, the Public Works Director is authorized to record a Notice of Completion for Capital Improvement Projects (“CIP”). The City recently completed CIP 95018, 95019, 95020, 95021, 95022, and 95024 – City Parks Playground Replacement Project. Upon completion, the work was inspected and approved by the City Engineer. It is recommended that the City Council receive and file the Notice of Completion recorded by the Public Works Director for these projects.

Action Taken: The City Council received and filed the Notice of Completion recorded by the Public Works Director on July 23, 2024 accepting the City Parks Playground Replacements Project completed by R.E. Schultz Construction, Inc., on Consent Calendar.

4. PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF ZONING CODE AMENDMENT NO 24-01 (ZCA-24-01), AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE TO IMPLEMENT THE HOUSING ELEMENT TO THE GENERAL PLAN

The Housing Element (“HE”) plans the housing growth, development and redevelopment within the City. ZCA-24-01 proposes to implement the HE by amending Title 21 to the MPMC including changes to residential density limits, multi-family residential parking standards, regulations for supportive housing, emergency shelters, and group housing.

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”). The previous CEQA documents adopted by the City Council (see, Resolution Nos. 12124 and 2022-R2) adequately analyze the changes contemplated by this Ordinance. No additional CEQA review is required.

Public Speaker:

- City Clerk Yee received and filed into the record one written communication from Linda Tang, a resident of Monterey Park. Tang wrote about the City's action to amend the Monterey Park Municipal Code to implement the housing element to the general plan. She urged the city to hold a discussion on whether these sites (APN: 5255-008-900, APN: 5255-008-901, APN: 5255-008-902) are surplus sites that would be subject to the Surplus Land Act and be prioritized for the development of affordable homes for lower income families in the city. She recommended to have these sites listed on the map to allow non-profit affordable housing developers an opportunity to build affordable housing in the community.

Discussion: Community Development Director Serrano provided a PowerPoint presentation on the item.

Action Taken: The City Council opened the public hearing at 8:16 p.m and received documentary and testimonial evidence; and after closing the public hearing at 8:17 p.m. and considering the evidence submitted during that public hearing, introduced and waived the first reading of an Ordinance amending the Monterey Park Municipal Code ("MPMC") to implement the Housing Element under ZCA-24-01.

Motion: Moved by Council Member Sanchez and seconded by Mayor Pro Tem Ngo, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Ordinance 1st Reading, entitled:

AN ORDINANCE IMPLEMENTING THE GENERAL PLAN HOUSING ELEMENT BY MAKING CERTAIN CHANGES TO TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE (MPMC)

5. NEW BUSINESS

5-A. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE ADOPTING AN ENGINEERING AND TRAFFIC SURVEY FOR HELLMAN AVENUE BETWEEN ATLANTIC BOULEVARD AND NEW AVENUE, AND REDUCING THE SPEED LIMIT ON HELLMAN AVENUE, BETWEEN GARFIELD AVENUE AND NEW AVENUE, FROM 35 MPH TO 30 MPH

The City's consultant, Transtech Engineers, Inc., completed the ETS pursuant to California law including, without limitation, California Vehicle Code section 627, for the purpose of establishing safe and reasonable speed limits. These may be enforced using radar at pre-determined locations. The ETS recommends reducing the speed limit on Hellman Avenue, between Garfield Avenue and New Avenue from 35 miles-per-hour ("MPH") to 30 MPH. No changes are proposed to the speed limit on Hellman Avenue between Atlantic Boulevard and Garfield Avenue (which is currently at 30 MPH).

Accordingly, the Public Works Director ("Director") recommends that the City Council consider introducing and waiving first reading of the attached Ordinance which adopts the ETS, declares that the speed limit on Hellman Avenue, between Garfield Avenue and New Avenue, is 30 MPH and directs the City Manager, or designee, to erect signage to that effect.

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 § 15303 exempts activity that results in new construction or conversion of small structures. If adopted, the Ordinance revises the speed limit on Hellman Avenue, between Garfield Avenue, and New Avenue, which requires installation of level street signage. Accordingly, the Ordinance is exempt from further review.

Discussion: Public Works Director, Shawn Igoe presented a staff report on the first reading of an Ordinance to reduce the speed limit on Hellman Avenue, between Garfield Avenue and New Avenue, from 35 mph to 30mph, and the types of measures that can be implemented to encourage residents to slow down on the streets.

Action Taken: The City Council introduced and waived first reading for an Ordinance reducing the speed limit on Hellman Avenue, between Garfield Avenue and New Avenue, from 35 mph to 30 mph.

Motion: Moved by Council Member Lo and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Ordinance 1st Reading, entitled:

AN ORDINANCE ESTABLISHING SPEED LIMITS FOR CERTAIN LOCATIONS AS PROVIDED BY MONTEREY PARK MUNICIPAL CODE § 10.32.010(B) IN ACCORDANCE WITH VEHICLE CODE § 22357 BASED UPON AN ENGINEERING AND TRAFFIC SURVEY AS DEFINED BY VEHICLE CODE § 627

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Sanchez showed his appreciation to the Parks and Recreations team for organizing the Dodger night and is open to the idea of a second Dodger night. Council Member Sanchez mentioned his attendance at the Promotion Ceremony hosted by the Police Department and stated his appreciation of all the hard work staff has done in the city. Lastly, Council Member Sanchez addressed alleged accusations about corruption and lies and urged the public to do research before coming up with conclusions.

Council Member Lo showed his appreciation to the staff and highlighted the Parks and Recreations team for hosting events outside of the city.

Council Member Yiu spoke of her attendance at the Small Business Expo and Networking Event at the Holiday Inn & Suites located in the city and urged residents to attend these events to communicate and cater to their business needs. Council Member Yiu conveyed that she agreed with Council Member Sanchez about the allegations of corruption and lies and expressed no tolerance for it.

Mayor Pro Tem Ngo highlighted his appreciation to the Parks and Recreations team and the Police Department for all their hard work in hosting events. Mayor Pro Tem Ngo mentioned that he attended the Asian American Economic Development Enterprises (AAEDE) Job and Career Fair with Mayor Wong and spoke to a large group of attendees about the process of finding jobs and the types of jobs that are available in the San Gabriel Valley.

Mayor Wong said that he attended many of the same events as the City Council and emphasized the attendance of the upcoming Saturn Park Advisory Committee. Mayor Wong requested the city to come up with ideas to prepare the region for an increase in tourism with the 2028 Los Angeles Olympics (LA28) occurring in four years. Mayor Wong directed staff to get in contact with the LA28 team and share the city's openness for collaboration.

7. **FUTURE AGENDA ITEMS**

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:40 p.m.



Maychelle Yee
City Clerk

Approved on November 06, 2024, at the Regular City Council Meeting