

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 18, 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, September 18, 2024, at 6:30 p.m.

CALL TO ORDER:

Mayor Wong called the meeting to order at 6:40 p.m.

FLAG SALUTE:

Mayor Wong led the flag salute. Pledge of Allegiance presented by Civic Superstar Claudia Vigil.

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 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, Planning Manager Beth Chow, Engineering Manager/Transtech Consultant Ziad Mazboudi, Deputy City Clerk Cindy Trang.

VIRTUALLY PRESENT: None.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: City Manager Alvarez requested to move Agenda Item Nos. 3F and 4A to be heard after Presentation.

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

- Rogelio Espinosa talked about the need to implement traffic rules on motorized bikes and scooters on the sidewalk.
- Julia Clark conveyed her concerns about the lack of space for the proposed 64-unit condominium. She spoke about a possible decrease in safety and an increase in traffic around her neighborhood.
- Christopher Lam showed his support towards the proposed 64-unit condominium project. He claimed the city needs more housing.
- Sally Lam spoke of her support towards the proposed 64-unit condominium project.
- Rosalyn Escobar expressed her support for Item No. 3F, the Greetings Tour Art Project. She spoke about the value of art in public spaces and has experienced the positivity it brings to a community.

STAFF COMMUNICATIONS- None.

1. PRESENTATION

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

1-A. HEALING FUND UPDATE

Amy Lee, City Treasurer and liaison of the Monterey Park Community Healing Fund provided an update. She introduced three new members: Keith Miller, Dora Quach, and Bethelwel Wilson and spoke about a recent grant given to Therapicasso, a nonprofit started by high school students that provide mental health workshops for Alhambra Unified School District. She specified that grant applications are still open and briefly spoke about the opportunity to work with the Recreation Department to provide more programs to the community.

2. OLD BUSINESS- None.

3. CONSENT CALENDAR ITEMS 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.

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

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-A. MONTHLY INVESTMENT REPORT – AUGUST 2024

As of August 31, 2024, invested funds for the City of Monterey Park total \$94,054,435.96.

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

3-B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT THE 2024 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT

Pursuant to the Political Reform Act, Government Code § 81000, *et seq.*, every local agency is required to review its Conflict of Interest Code disclosure biennially to determine if the Code is accurate or in need of amendment. City staff has reviewed its previous determinations relating to disclosure levels and determined that Resolution No. 2022-R77 should be amended to include revisions consistent with existing positions in the City.

This item was heard after Agenda Item No. 4A.

Action Taken: The City Council adopted Resolution No. 2024-R74 amending the City's Conflict of Interest Code.

Motion: Moved by Mayor Pro Tem Ngo 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

Resolution No. 2024-R74

A RESOLUTION ADOPTING THE 2024 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT

3-C. APPROVAL OF AN AMENDMENT TO THE AGREEMENT WITH CIVICPLUS LLC FOR A NEW AGENDA AND MEETING MANAGEMENT SYSTEM

CivicPlus, LLC currently manages the city's website. Staff recommends an amendment to Agreement No. 1775-A to add an Agenda and Meeting Management Software to assist staff with the drafting, routing, and creation of agenda packets for both City Council and Commission/Board meetings. The proposed system will also provide enhanced features such as a voting system and assistance with the preparation of meeting minutes.

Action Taken: The City Council authorized the City Manager to execute an amendment to Agreement No. 1775-A with CivicPlus, LLC, in a form approved by the City Attorney, to provide an Agenda and Meeting Management Software for an amount not to exceed \$60,000 for the term ending July 31, 2028; and authorized the Finance Director to appropriate \$12,908.60 from the Administration, - General Fund to the FY2024-25 Budget, on Consent Calendar.

3-D. 2024 BANNED BOOKS WEEK RESOLUTION

The Monterey Park Bruggemeyer Library is observing the week of September 22-28, 2024 as Banned Books Week. Banned Books Week is observed nationwide annually in the fall to celebrate the freedom to read, highlight the value of free and open access to information and spotlight current and historical attempts to censor books in libraries and schools.

This item was heard after Agenda Item No. 3B.

Action Taken: The City Council adopted Resolution No. 2024-R75 declaring the week of September 22-28, 2024 as Banned Books Week in Monterey Park.

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

Resolution No. 2024-R75

A RESOLUTION DECLARING SEPTEMBER 22-28, 2024 AS BANNED BOOKS WEEK

3-E. 2024/2025 CANNABIS TAX FUND GRANT PROGRAM (CTFGP) FUNDING FOR TWO LAW ENFORCEMENT MOTORCYCLES

The Police Department has two motorcycles that need to be replaced (Units 096 and 104). Unit 096 has transitioned into a training motorcycle for newly assigned traffic officers to prepare for motor school. Unit 104 is high mileage and will be reprioritized as a spare motorcycle to use periodically when other units are down for scheduled maintenance. The new motorcycles will be purchased utilizing 2024/25 CHP Cannabis Tax Fund Grant Program (CTFGP) grant award (#17914) approved by Council on July 17, 2024.

Action Taken: The City Council waived bidding requirements pursuant to Monterey Park Municipal Codes §3.20.050 (2) through (4) and authorized the City Manager to execute an amendment to Agreement No. 2004-A with Long Beach BMW Motorcycles, in a form approved by the City Attorney, for the purchase of two (2) 2024 BMW R1250 RT-P 753 law enforcement motorcycles, on Consent Calendar.

3-F. AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE GREETINGS TOUR AND ARTIST VICTOR VING IN A FORM APPROVED BY THE CITY ATTORNEY FOR A COMMUNITY MURAL PROJECT FOR AN AMOUNT NOT TO EXCEED \$40,000

The City Council has expressed interest in public art in the City of Monterey Park. In an effort to learn more about the various options available and provide the Council with options to consider, the Director of Recreation & Community Services researched and met with various artists who specialize in working with cities on mural projects that promote civic pride and promote local economic development.

This Agenda Item was heard after Consent Calendar Item.

Public Speaker:

- Victor Ving, an artist from the San Gabriel Valley shared his appreciation to the city for the opportunity to work on a grand project and spoke about his experience with completed murals that have been placed in neighboring cities.

Discussion: Recreation and Community Services Director Robert Aguirre provided a PowerPoint presentation about the opportunity to work with Victor Ving on a proposed mural project to help reflect the city's identity and values.

Action Taken: The City Council authorized the City Manager to negotiate and execute an agreement, in a form approved by the City Attorney, with the Greetings Tour and artist Victor Ving for a community mural for an amount not to exceed \$40,000 and provided direction on the process for final art and location selection by directing staff to conduct community engagement and bring back several renderings for the City Council's consideration.

Motion: Moved by Council Member Sanchez 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-G. EMERGENCY REPLACEMENT OF THE HVAC SYSTEM AT THE LANGLEY SENIOR CITIZEN CENTER– ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY AGREEMENTS, WITHOUT THE NEED FOR COMPETITIVE BIDDING TO COMPLETE THE HVAC REPLACEMENT

On September 4, 2024, Public Works staff completed temporary repairs for the failing HVAC system at Langley Senior Citizen Center. The HVAC system has reached and exceeded its useful service life and is in need of immediate replacement. Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute necessary Agreements, without the need for competitive bidding for the replacement of the HVAC system at the Langley Senior Center. This includes a contract with Westco for \$34,249 and with Carrier Global Corporation for \$ 28,730.74.

CEQA (California Environmental Quality Act):

This matter is categorically exempt from review under the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15269 (emergency repair to this public facility is necessary to maintain service essential to the public, health and welfare) and § 15301 (Existing Facilities). The extended repairs would result in minor alterations to existing public facilities involving no significant expansion of the existing use. The project is not anticipated to have any significant impacts with regard to regarding traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project. Additionally, the City Council's actions are exempt from additional CEQA review as they are being made to protect public and private property and necessary to maintain services essential to the public, health and welfare (see, *CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529: CEQA findings regarding an anticipated imminent emergency are valid).

Action Taken: The City Council adopted Resolution No. 2024-R76 authorizing the City Manager to execute necessary Agreements, not to exceed \$75,000, without the need for competitive bidding to complete emergency replacement of the HVAC system at the Langley Senior Citizen Center and appropriated \$75,000 to the FY 2024-2025 Budget from the General Fund for the project, on Consent Calendar.

Resolution No. 2024-R76

A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AS TO HVAC FAILURE AT THE LANGLEY CENTER AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050 AND MONTEREY PARK MUNICIPAL CODE ("MPMC") CHAPTER 2.52 AND FINDING THAT THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS AN EMERGENCY REPAIR

3-H. BRUGGEMEYER LIBRARY IMPROVEMENTS – AUTHORIZE PURCHASE OF 26 NEW HVAC UNITS FROM CARRIER CORPORATION

The Bruggemeyer Library HVAC units have reached the end of their useful service life and are due for replacement. Capital Improvement Project ("CIP") No. 95038 – Building Forward Library Facilities Improvements Program allows for the replacement of the City library's HVAC units. Staff recommends the City Council authorize the City Manager to purchase 26 HVAC units from Carrier Corporation based on one of the options identified, plus a contingency amount not to exceed \$10,000. The recommendation includes the purchase of equipment only.

This item was heard after Agenda Item No. 3D.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under 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), and 15378 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, and activities that do not constitute a "project" as defined, respectively. This activity contemplates purchasing equipment only. Subsequent installation and construction will be evaluated separately under CEQA. Accordingly, this activity is exempt from further review.

Discussion: Public Works Director Shawn Igoe presented a PowerPoint presentation about the staff's evaluation on the HVAC units for the Bruggemeyer Library Improvements. He spoke about the different HVAC options and the potential project timeline changes from the options presented to the City Council.

Action Taken: The City Council waived the bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(4) and authorized the City Manager to execute a contract with Carrier Corporation, in a form approved by the City Attorney, not to exceed the listed cost per Council's selected Option A, B or C to purchase 26 new HVAC Units for the Bruggemeyer Library. City Council selected Option C to replace all electric and gas units with only electric units and authorized the Director of Public Works to approve change orders and contingency up to \$10,000.

Motion: Moved by Council Member Sanchez and seconded by Council Member Lo, 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-I. FIRE STATION 63 UPGRADES AND REMODEL

In October 2023, Assembly member Mike Fong announced he had secured \$2 million in funding from the California 2023-24 State budget for the reconstruction of Fire Station 63. The state funds will be used for the design, demolition and reconstruction of Fire Station

Action Taken: The City Council adopted Resolution No. 2024-R77 to add Fire Station 63 upgrades and remodel to the Fiscal Year 2024-25 Capital Improvement Program and Appropriating \$2 million in State funds for the proposed Capital Improvement Project, on Consent Calendar.

Resolution No. 2024-R77

A RESOLUTION AMENDING RESOLUTION NO. 2024-R48 TO ADD FIRE STATION 63 UPGRADES TO THE CAPITAL IMPROVEMENT PLAN ("CIP") AND FINDING SUCH AMENDMENT CONFORMS WITH THE GENERAL PLAN

3-J. RUSSELL RESERVOIR 1A REHABILITATION PROJECT – AWARD OF PUBLIC WORKS CONTRACT TO CROSNO CONSTRUCTION INC.

Per Resolution No. 2023-R52, the Public Works Director solicited bids for the Russell Reservoir 1A Rehabilitation project, Capital Improvement Project ("CIP") No. 99007 (Specification No. 2022-009). Russell Reservoir 1A Rehabilitation project includes the application of protective coatings to interior surfaces and paint to exterior surfaces, including surface preparation, handling of hazardous and non-hazardous materials/wastes, disinfection of interior surfaces and additions, replacement and modification of miscellaneous structural items to bring the structure into compliance with current safety and health codes, standards and regulations.

The public bid opening for the Russell Reservoir 1A Rehabilitation project was held on August 28, 2024. Two bids were received: Crosno Construction, and Capital Industrial Coating. It is recommended that City Council authorize the City Manager to execute a Public Works contract with Crosno Construction, Inc., the lowest responsible bidder, for the Russell Reservoir 1A Rehabilitation in the amount of \$2,168,516, plus a contingency amount not to exceed \$325,277.

Additionally, it is recommended that City Council authorize the City Manager to execute a Professional Services Agreement with SA Associates for project support services including construction assistance, general inspection services, and coating and painting quality control inspection in the amount of \$120,000.

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 § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

Action Taken: The City Council (1) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Crosno Construction Inc. in the contract amount of \$2,168,516 for the Russell Reservoir 1A Rehabilitation Project; (2) authorized the Public Works Director to approve change orders not to exceed \$325,277 over the total contract amount; and (3) authorized the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with SA Associates in the contract amount of \$120,000 for Project Support Services for Russell Reservoir 1A Rehabilitation Project, on Consent Calendar.

4. PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER APPROVAL OF THE CONSTRUCTION AND SUBDIVISION OF AIR RIGHTS FOR A 64-UNIT CONDOMINIUM DEVELOPMENT (“PROJECT”) ON THE REAL PROPERTY LOCATED AT 338 – 410 SOUTH ALHAMBRA AVENUE, ALSO IDENTIFIED BY ASSESSOR’S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038.

The proposed project is a 64-unit mixed-market rate and affordable housing development on the real property located at 338 – 410 South Alhambra Avenue (the “Property”) and includes the construction of seven townhomes at the front of the Property and a rear building containing 57 stacked condominium units. By developing seven units affordable to very-low income households, the Project is able to utilize State density bonus law, including incentives, to increase the number of units that can be built which contributes towards the City’s Regional Housing Needs Assessment (“RHNA”).

This item was heard after Agenda Item No. 3F

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the Project 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”). An initial study was prepared in accordance with the CEQA Guidelines § 15063 (“IS”) which shows that, if mitigated, the Project would not cause any significant environmental impacts. Accordingly, pursuant to CEQA § 21091, the City prepared a Mitigated Negative Declaration (“MND”) of environmental impacts for the Project. Based on the IS findings, and with proposed mitigation measures for air quality, biological resources, cultural resources, geology and soils, and noise, the Project would not result in significant environmental impacts.

The IS, MND and a notice of intent to adopt the MND was prepared, circulated, and made available for public review between Thursday, May 23, 2024, and Wednesday, June 12, 2024. During this period, the City received 32 comments in support of the project and 35 comments protesting the project. While many of the comments received did not include CEQA related issues, those that did were evaluated and incorporated into the MND as appropriate. Accordingly, no further environmental review is required.

Public Speakers:

- Victor Daniel Freedman from Jeffer Mangels Butler & Mitchell LLP representing Alex Lai, the applicant, reiterated the information presented by the staff. He highlighted the project’s compliance with the city, issues regarding parking around the neighborhood and introduced Alex Lai to speak on the item. Mr. Freedman was given the opportunity to provide a rebuttal to the public comments presented by residents during the public hearing.
- Alex Lai, the applicant, provided a PowerPoint Presentation about the item, shared his experience with development and his company, The Commons of MPK, LLC., highlighted the need for affordable housing to help the city thrive and improve and clarified the guidelines on relocation for the tenants currently living on the project’s site. He provided the City Council with petition documentation for 164 people in support of the project and 1 in opposition of the project. Mr. Lai was given the opportunity to provide a rebuttal to the public comments presented by residents during the public hearing.

- Steven Chen, Architect from TAG Design Works presented a PowerPoint presentation about the project's plans, conveyed his opinion on the importance of listening to the residents and their need for affordable housing, spoke about the allegations on the project's underground parking plan and reiterated the courtyard's walking path to be an opportunity to increase the quality of life. Mr. Chen was given the opportunity to provide his opinion to the statements that were provided from residents during the public hearing. Mr. Chen was given the opportunity to provide a rebuttal to the public comments presented during the public hearing.
- Hagar Benitez claimed she is not against the development of the 64-unit condominium, but rather the proposed 7 low-income units. She questioned the application process for the low-income units and requested more development of low-income units.
- Rex Lin voiced his support for the project and stated the need for more housing in the community.
- Kevin Khuong conveyed his support for the project and spoke about the positivity it will bring to the community.
- Hang Ying Chen, resident, accompanied by translator Felix Zhang from Reliable Translation, voiced her opposition of the project claiming the city failed to inform the neighborhood of the development, and that the project is not up to code. She provided a written documentation regarding her comment.
- Angela Chen, resident, accompanied by translator Felix Zhang from Reliable Translation, shared her opposition of the project stating Alhambra Ave is very narrow, leading to potential maneuvering issues and claimed the developer was not honest about the project plan.
- Ali Sapirman from the Housing Action Coalition, a nonprofit organization, reviewed the proposals of the project and received 31 letters of support which she provided as a written communication to this item. She recommended to increase the unit density and lower the amount of parking spaces and spoke about the need to approve this project, so the city may meet the state requirements for market rate and affordable housing.
- Ari Reza voiced his support for the project claiming this project will bring in positivity and greatly grow the community.
- Allen Xie expressed his opposition to the project, questioned the maintenance procedures that will improve the quality of the city and explained his concern of losing the suburban lifestyle and the quality of life in the community.

- Melanie Xie stated she understands the need for housing but believed Alhambra Ave is not the right location for such a project. She explained her concerns over potential parking issues.
- Salvador Ocampo shared his support of the project and claimed Alhambra Ave is a wide street.
- John Gacis, spoke on behalf of Nathaniel Guo, resident, who supports the project. He stated the project meets city compliance and will benefit low-income families.
- Artemas Wang voiced his support for the condominium project.
- Chat Phoo conveyed his opinion about the projects potential parking issue and questioned the selection plan for the affordable units and the transparency of communication to the residents.
- Andrew Lee expressed his support for the project stating the project will be great to the community and help beautify the city.
- Brandon Tan claimed it is difficult to find housing, and believed the project will help increase the opportunity for affordable housing.
- David Choi voiced his opposition to the project claiming the project is inconsistent with the city's municipal code. He provided documentation regarding his comment as a written communication.
- Ming Hsu conveyed her support for the project and believed it will benefit the economy.
- Gary Lai voiced his support for the project.
- Yinchu Chang, a resident representing the tenants in her building conveyed her her opposition to the project. She presented her opinion on the project's alleged code violations and violation of a city ordinance and claimed the city failed to notify the residents of the project development.
- An Huynh shared her opposition to the project, spoke about the project's alleged code violations and requested the design of the driveway to follow the city's ordinance.
- Minnie Nguyen voiced her opposition to the project and believed the project was against building code compliance claiming the developer was not transparent to the residents about the building plans and gathered 200 petitions from nearby residents who also opposed the project.

- James Saga expressed his support for the project and stated it will benefit the community in the long-time future.
- Sha Vhu Jea, accompanied by translator Felix Zhang from Reliable Translation, conveyed his support of the project.
- Barnard Bermanash voiced his opposition to the project. He believed the development is not in compliance with the city code. He provided a 16-page petition in opposition of the project.
- Gary Lau conveyed his opinion that more housing was necessary in the city and suggested to implement more parking spaces in the development plan.
- Lisa Wang, a homeowner in Monterey Park, stated a 64-unit condominium is irresponsible and spoke about the lack of parking in the neighborhood.
- Eddie Trieu voiced his support of the project stating more homes will allow the economy to flourish.
- Tiffany Truong expressed her opposition to the project.
- Peter Phung shared his opposition to the project claiming there is a lack of parking and approving the project would cause an increase of traffic in the neighborhood.
- Joseph Cohen May, Consultant from the Los Angeles Housing Production Institute, was given the opportunity to provide a rebuttal to the public comments presented during the public hearing. He spoke in detail about the height requirements and restrictions regarding the code compliance allegations mentioned by the residents.
- Juliana Famili, Attorney from Richardson Ober LLP, representing Alex Lai spoke about the relocation requirements for the tenants currently living on the project's site.
- City Clerk Yee received and filed into the record (11 written communications in support of the project from Tulio Diaz, Maday Ocotlan Sanchez, Yingli Yang, Jian Li Hu, Enrique Garcia, Edward Hernandez, Karla G Canales, Yarely Casas, Azalea Boyd, Johnny Murakami and Ali Sapirman and (4) written communications in opposition of the project from Cynthia Sadofski, Victoria Chin, Gs Lau, and Michelle Yew.

Discussion: The City of Monterey Park hired Reliable Translation to assist with Mandarin and Cantonese public speakers.

Community Development Director Serrano presented Planning Manager Chow to speak on the item. Planning Manager Chow presented a PowerPoint presentation on the tentative map and provided details about the 64-unit condominium project.

Director Serrano spoke about the requirements for implementing underground parking, the affordability of the low-income housing, and clarified opportunities to add security during the construction process and decrease the speed limit whilst going down Alhambra Ave.

City Attorney Berger directed the City Council to include an operating memorandum agreement with the applicant as an opportunity to implement the recommendations made by the City Council without jeopardizing the project's agreement.

RECESSED AND RECONVENED

The City Council recessed at 9:54 p.m. and reconvened with all Council Members present at 10:07 p.m.

Action Taken: The City Council (1) opened the public hearing at 7:43 p.m. and took testimonial and documentary evidence; (2) received documentary and testimonial evidence; (3) and closed the public hearing at 8:58 p.m.; and (4) after considering the evidence received during the public hearing for the construction and subdivision of air rights for a 64-unit condominium development: adopted Resolution No. 2024-R78 to adopt a Mitigated Negative Declaration ("MND") (State Clearing House Number 2024051026) and approved Tentative Map No. 84188 ("TM-23-05"), Design Review ("DRB-23-105") and introduced and waived the first reading of an ordinance approving Development Agreement ("DA-23-03") as amended with the condition of entering into an Operating Memorandum agreement, in a form approved by the City Attorney, with the applicant prior to issuance of the final certificate of occupancy.

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

Resolution No. 2024-R78

RESOLUTION OF THE MONTEREY PARK CITY COUNCIL APPROVING TENTATIVE MAP NO. 84188 (TM-23-05) TO ALLOW THE SUBDIVISION FOR 64 CONDOMINIUM UNITS AND ADOPTING MITIGATED NEGATIVE DECLARATION STATE CLEARING HOUSE NUMBER 2024051026 FOR REAL PROPERTY LOCATED AT 338-410 S. ALHAMBRA AVENUE (ASSESSOR'S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038)

Ordinance 1st reading, entitled:

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (DA-23-03) BY AND BETWEEN THE CITY OF MONTEREY PARK AND THE COMMONS OF MPK, LLC, FOR THE DEVELOPMENT OF 64-UNIT CONDOMINIUM PROJECT ON REAL PROPERTY LOCATED AT 338- 410 S. ALHAMBRA AVENUE (ASSESSOR'S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038)

5. **NEW BUSINESS-** None.

6. **CITY COMMUNICATIONS (CITY COUNCIL)**

6-A. **A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK, CALIFORNIA, IN SUPPORT OF MEASURE G FOR A MORE ACCOUNTABLE, TRANSPARENT, AND REPRESENTATIVE LOS ANGELES COUNTY GOVERNMENT (REQUESTED BY MAYOR WONG)**

This item was heard after Agenda Item No. 3H.

Action Taken: The City Council adopted Resolution No. 2024-R79 of the City Council of Monterey Park, California, in support of Measure G for a more accountable, transparent, and representative Los Angeles County government.

Motion: Moved by Mayor Wong 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

Resolution No. 2024-R79

A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK, CALIFORNIA, IN SUPPORT OF MEASURE G FOR A MORE ACCOUNTABLE, TRANSPARENT, AND REPRESENTATIVE LOS ANGELES COUNTY GOVERNMENT

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 2024 AS DOMESTIC VIOLENCE AWARENESS MONTH (REQUESTED BY COUNCIL MEMBERS SANCHEZ AND LO)

Action Taken: The City Council adopted Resolution No. 2024-R80 of the City Council of Monterey Park, California, declaring and recognizing October 2024 as Domestic Violence Awareness Month.

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

Resolution No. 2024-R80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 2024 AS DOMESTIC VIOLENCE AWARENESS MONTH

6-C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 3, 2024, AS LATINA EQUAL PAY DAY (REQUESTED BY COUNCIL MEMBER SANCHEZ)

Action Taken: The City Council adopted Resolution No. 2024-R81 of the City Council of Monterey Park, California, declaring and recognizing October 3, 2024, as Latina Equal Pay Day.

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

Resolution No. 2024-R81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 3, 2024, AS LATINA EQUAL PAY DAY

CITY COUNCIL COMMUNICATIONS

Council Member Sanchez spoke of his attendance at the California Contract Cities Association's Conference and recommended to implement a Resolution supporting Proposition 2, to authorize bonds for public school and community college facilities.

Council Member Lo mentioned his attendance at the promotion ceremony for Fire Chief Chris Thompson, congratulated him and showed recognition to the Fire Department for the work they have done for the city.

Council Member Yiu talked about the States's low parking requirement and her recent purchase of a cyber truck.

Mayor Pro Tem Ngo congratulated Fire Chief Thompson on his promotion and spoke about his attendance to the Little Library opening, the 9/11 Memorial held outside City Hall, the Woman's Club monthly meeting, and his participation at 5 Mid-Autumn festivals.

Mayor Wong congratulated Fire Chief Thompson on his promotion and talked about his attendance at many of the events spoke by the City Council.

7. FUTURE AGENDA ITEMS

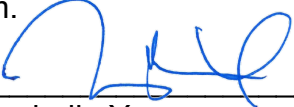
Council Member Sanchez directed staff to implement a Resolution supporting Proposition 2, authorizing bonds for public school and community college facilities.

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:49 p.m.



Maychelle Yee
City Clerk

Approved on December 4, 2024, at the Regular City Council Meeting