

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
OCTOBER 2, 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, October 2, 2024 at 6:30 p.m.

CALL TO ORDER:

Mayor Pro Tem Ngo called the meeting to order at 6:43 p.m.

FLAG SALUTE: The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, 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, Director of Public Works Shawn Igoe, Police Chief Scott Wiese, Fire Battalion Chief Robert DeRosa, Fire Captain Scott Kelley, Fire Marshal Jessica Estrella, Recreation Manager Christina Alatorre, Planning Manager Beth Chow, Police Captain Gustavo Jimenez, Police Corporal Michelle Contreras, Firefighter Paramedic Carter Ponce, Literacy Coordinator Victor Castellanos, Senior Code Enforcement Officer Rey Lozano, Senior Account Clerk Maggie Poon, Assistant Deputy City Clerk Helena Cho.

VIRTUALLY PRESENT: Mayor Thomas Wong, Acting Building Official and Transtech Consultant, Dennis Tarrango

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.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: City Attorney Berger requested an amendment to the agenda by 4/5 vote to add teleconferencing information due to Mayor Wong announcing that he is Covid positive at 6:05 p.m. pursuant to Government Code Section 54953(f). City Attorney Berger announced the Zoom meeting information, Meeting ID No. 89464262105 and passcode #576011 for the public to access the meeting via Zoom in addition to the same information displayed on the city's live stream.

Action Taken: The City Council approved City Attorney Berger's recommendation to add teleconferencing information to the agenda by 4/5 vote.

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
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	Wong
Recusal:	Council Members:	None

PUBLIC COMMUNICATIONS

- Chen Gu expressed her concerns about her current living situation at the condominium she resides in, claiming a tenant in her building is allegedly using the unit as a boarding house. She conveyed her opinion about the alleged tenant's tax evasion, excessive water usage, the safety of her neighbors and requested the City Council to inspect the tenant's unit and to stop the implementation of boarding houses.
- City Clerk Yee read, received and filed into the record a written communication from Cindy Yee. Cindy expressed her concern about the overdevelopment of hotels in the city, the lack of retail businesses and recommended the property located on the corner of Garvey and Atlantic be developed as a first-floor retail and a second-floor affordable housing property. She requested the City Council to add a moratorium in City Hall and establish a Citizens Committee to redesign and improve the quality of life within the city and proposed an International Food Court that includes Mediterranean and Jewish Delicatessen.
- City Clerk Yee read, received and filed into the record a written communication from Bill Lam. Bill questioned if there will be a candidate forum for the upcoming 2024 election. He spoke about candidate forums from previous years and requested the City Council to implement at least one candidate forum to allow the residents to speak to the candidates and inquire more about the local election.

STAFF COMMUNICATIONS

- City Clerk: Assistant Deputy City Clerk Cho presented a PowerPoint presentation about the upcoming election. She expressed her appreciation to the individuals who participated in National Voter Registration Day, the Alhambra and Montebello Unified School Districts for educating students about early voter registration, and to the Public Works Department for assisting the City Clerk's Office and the Los Angeles County Registrar Office in making modifications to the Langley Senior Center so it may be a viable vote center. She provided more information about election key dates, information on the ballot, and vote centers available to the public.
- Fire Department: Fire Chief Thompson introduced a PowerPoint presentation presented by the members of the department about upcoming events. Senior Code Compliance Officer Lozano talked about Code Enforcement Officer Appreciation Week. Fire Marshall Estrella spoke about Fire Prevention Week and provided more information about public outreach to the residents about fire prevention and smoke alarms. Fire Captain Kelley, with Firefighter Paramedic Ponce next to him, spoke about Breast Cancer Awareness Month and presented fundraising t-shirts. Fire Battalion Chief DeRosa introduced the Community Emergency Response Team Training for disaster preparedness and the Great California ShakeOut.
- Library: Adult Literacy Coordinator Castellanos provided more information about the events occurring at the library which include the Kawaii Kitty Art Contest, SAT preparedness workshop for high school students, Teen Domestic Violence Workshop, an In-n-Out reading program for children, Books and Cooks Workshop, an Early Reading Resource Fair, and a Resume and Fire Safety in the Home Workshop. He invited the City Council to the Fall Classic Gala, a benefit for the Bruggermeyer Library and elaborated on the celebration of 40 years of adult literacy in Monterey Park.
- Police Department: Corporal Contreras spoke about the Pink Patch Project and invited the public to attend the Breast Cancer Awareness Car Show on October 12, 2024.
- Recreation and Community Services: Recreation Manager Alatorre provided a PowerPoint presentation on the upcoming events occurring with the department including Health Screenings/ Mental Health Seminars, a new class called Sit and Get Fit, the Electric Park Event, the Dia De Los Muertos community altar, older adult trips to the Vincent Price Museum and the Aquarium of the Pacific, an unveiling of self-portraits event held at the Langley Center, the upcoming Monster Mash, Community Health Fair and the Pickleball Tournament.

- Public Works: Public Works Director Igoe provided more information about the free bus ride services during Clean Air Week, the SoCalREN Public Agency Program.

1. PRESENTATION

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

None.

2. OLD BUSINESS

2-A. SATURN PARK ADVISORY REVIEW COMMITTEE (“SPARC”) OUTREACH AND RECOMMENDATION

The SPARC was formed on May 22, 2024 by the City Council to solicit public input and develop a recommendation regarding potential future land uses as part of the implementation of the LUE. A four-part series of community workshops was held by the SPARC beginning on July 29, 2024 and ending on August 29, 2024. At the final meeting, the SPARC voted 8-1 to recommend that City Council expand allowed uses at Saturn Park and create two different zones for properties to the north vs. properties to the south of Saturn Street. The recommended action includes that City Council consider providing direction regarding any desirable “next steps” for implementing the LUE based upon the SPARC Community Visioning Workshop Series – Outreach Report (dated October 2024).

Public Speakers:

- Charles Stapleton, voiced his support of the Saturn Park project.
- Jim Pugh, from Sheppard, Mullin Richter & Hampton LLP representing the applicant, Bryan Marsh, for StratCap Data Center, said he submitted a letter of request to the City Council about his opinion on the extended permitted land use in the Saturn Park area and requested the City Council to allow the moratorium to expire on its own.
- Bryan Marsh the applicant, from StratCap Data Center showed his appreciation to the SPARC Committee’s support for a data center claiming it will explore the community benefits and help the city economically.
- Jairo, spoke in support of expanding the uses in Saturn Park and urged the city to consider providing community benefits such as parks for families.
- Damian Joa conveyed his opinion about the development plans at Saturn Park.

- Maychelle Yee spoke as a resident and expressed her appreciation to the City Council's support regarding the Alhambra Ave Project, but not towards the Saturn Park project. She conveyed her opinion regarding the City Council's alleged dishonesty towards the community and urged the residents to vote in the elections.
- City Clerk Yee read, received and filed into the record a written communication from Cindy Yee who explained her support for a data center project.
- City Clerk Yee read, received and filed into the record a written communication from Caleb Swyers. Swyers conveyed his opinion that the zoning should be updated to allow diverse development such as affordable housing, parks/playgrounds, and affordable shopping.
- City Clerk Yee read, received and filed into the record a written communication from Lucia and Eric Roybal expressing their concerns regarding the zoning change in Saturn Park.
- City Clerk Yee read, received and filed into the record a written communication from James Pugh, Partner from Sheppard, Mullin, Richter & Hampton LLP expressing his and the applicant's recommendations towards the Data Center Zoning Requirements at Saturn Park.

Discussion: Director of Community Development Serrano introduced Willdan's Principal Planner Juliet Arroyo and Principal Planner Salvador Lopez, virtually present, to speak on the item.

Principal Planner Lopez provided a PowerPoint presentation about the Saturn Park project and was available to answer questions.

By Consensus, The City Council recommended staff to return with research on data centers and recommendations for potential mix land use regulations within the Saturn Park area.

Recommendation: It is recommended that the City Council considers (1) receiving and filing the SPARC Community Visioning Workshop Series – Outreach Report (Attachment 1 to the staff report); (2) approving the minutes for the SPARC's regular meeting of August 29, 2024 (Attachment 2 to the staff report); (3) and receiving the Saturn Park Advisory Review Committee's ("SPARC's") recommendation to expand allowed uses within Saturn Park and directing staff regarding the land uses for Saturn Park as deemed appropriate.

Action Taken: The City Council received and filed the SPARC Community Visioning Workshop Series – Outreach Report (Attachment 1 to the staff report).

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

Action Taken: The City Council approved the minute for the SPARC's regular meeting of August 29, 2024 (Attachment 2 to the staff report).

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

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

3. **CONSENT CALENDAR ITEMS NOS. 3A-3K**

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, 3D, 3E, 3F, 3G, 3I, 3J, 3K on Consent Calendar, excluding Item Nos. 3B 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. MINUTES

Approving the minutes from the special meetings of May 22, 2024.

Action Taken: The City Council approved the minutes from the special meeting of May 22, 2024, on Consent Calendar.

3-B. ADOPTION OF CITYWIDE MISSION, VISION AND VALUES STATEMENTS

In an effort to foster a refreshed and unified organizational culture and align all departments, City of Monterey Park staff have collaboratively developed citywide Mission, Vision, and Values (MVV) statements. These statements were crafted through a comprehensive process that included a survey of all staff members; a half-day workshop on July 31, 2024, involving 49 staff members across all levels and departments; and additional work by staff teams to craft values statements. The finalized MVV statements aim to guide the city's decision-making and daily operations, reinforcing a cohesive approach to public service.

Action Taken: The City Council officially adopted the Monterey Park Team Charter, containing the citywide Mission, Vision and Values Statements.

Motion: Moved by Mayor Wong 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-C. PROFESSIONAL SERVICES AMENDMENT FOR INFORMATION TECHNOLOGY (IT) SERVICES

On December 21, 2022, City Council authorized the City Manager to enter into a 5-year professional services agreement from March 23, 2023 to February 29, 2028 in an amount not to exceed \$2,484,674 with Knight Communications. At the time, IT support for the City's Police Department was being provided by a City employee and was not included as part of the agreement.

It is recommended that Council authorize the City Manager to execute a first amendment to the Knight Communications Agreement No. 2346-AA to add IT support for the City's Police Department which will be retroactively applied to have started July 1, 2024, for an amount of \$763,877. This amounts to a total not to exceed amount of \$3,248,551 for the term of the Agreement.

Action Taken: The City Council authorized the City Manager to execute a retroactive first amendment from July 1, 2024 to February 29, 2028, to the Knight Communications Agreement No. 2346-AA, in a form approved by the City Attorney. This first amendment will add IT services to the City's Police Department in the amount of \$763,877, for a total not to exceed \$3,248,551 for the term of the Agreement, on Consent Calendar.

3-D. WAIVE FURTHER READING AND ADOPT ORDINANCE FOR DEVELOPMENT AGREEMENT (DA-23-03) A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONTEREY PARK AND THE COMMONS OF MPK, LLC, FOR THE DEVELOPMENT OF A 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)

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").

The Ordinance was introduced and received first reading at the September 18, 2024 City Council meeting. Second reading and adoption of these Ordinances is recommended. If adopted, the ordinance will take effect in 30 days.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2249, on Consent Calendar.

Ordinance No. 2249

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)

3-E. CODE ENFORCEMENT OFFICER APPRECIATION WEEK RESOLUTION

The Monterey Park Division of Code Enforcement is celebrating the week of October 6 through October 12, 2024, as Code Enforcement Officer Appreciation Week. This week, sponsored by the California Association of Code Enforcement Officer (CACEO), honors, and recognizes the Code Enforcement profession as an integral part of local government, celebrated throughout the State. The proposed resolution honors Code Enforcement Officer Appreciation Week for providing support to the Council, departmental staff, other agencies, and residents of Monterey Park.

Action Taken: The City Council adopted Resolution No. 2024-R82 declaring the week of October 6 – October 12, 2024, as Code Enforcement Officer Appreciation Week in Monterey Park, on Consent Calendar.

Resolution No. 2024-R82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING OCTOBER 6 THROUGH OCTOBER 12, 2024, AS "CODE ENFORCEMENT OFFICER APPRECIATION WEEK"

3-F. OFFICE OF TRAFFIC SAFETY ("OTS") PEDESTRIAN AND BICYCLE SAFETY PROGRAM GRANT FUNDING FOR FISCAL YEAR 2024/2025

The City of Monterey Park Police Department was notified of an approval of \$25,555 from the office of traffic safety (OTS) for the pedestrian and Bicycle Safety Program for Fiscal Year 2024/2025. The police department will utilize the grant funding to continue its education of the community on pedestrian and bicycle safety to reduce injury and fatal traffic collisions.

Action Taken: The City Council accepted grant funds and authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Office of Traffic Safety (OTS) in the amount of \$25,555 for the Pedestrian and Bicycle Safety Program and adopted Resolution No. 2024-R83 authorizing the City Manager, or designee, to receive and appropriate grant funds in fiscal year 2024-25, and execute an agreement, in a form approved by the City Attorney, with the OTS in the amount of \$25,555 for the Pedestrian and Bicycle Safety Program, on Consent Calendar.

Resolution No. 2024-R83

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RECEIVE AND APPROPRIATE GRANT FUNDS FOR THE PEDESTRIAN AND BICYCLE SAFETY PROGRAM

3-G. OFFICE OF TRAFFIC SAFETY SELECTIVE (OTS) TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT FUNDING FOR FISCAL YEAR 2024/2025

The City of Monterey Park Police Department was notified of an award of \$190,000 from the Office of Traffic Safety (“OTS”) for the Selective Traffic Enforcement Program (“STEP”) for Fiscal Year 2024/2025. The police department will utilize the grant funding to continue its education and enforcement of traffic related laws to reduce injury and fatal traffic collisions.

Action Taken: The City Council accepted grant funds and authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Office of Traffic Safety (OTS) in the amount of \$190,000 for the Selective Traffic Enforcement Program (STEP) and adopted Resolution No. 2024-R84 authorizing the City Manager, or designee, to receive and appropriate grant funds in fiscal year 2024-25, and execute an agreement, in a form approved by the City Attorney, with the OTS in the amount of \$190,000 for the STEP, on Consent Calendar.

Resolution No. 2024-R84

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RECEIVE AND APPROPRIATE GRANT FUNDS FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM

3-H. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF SISTER CITIES COMMISSION AD-HOC COMMITTEE

On January 17, 2024, City staff requested direction from City Council regarding the Sister Cities Commission due to concerns with the structure and limitations on oversights on the Commission. Subsequently, the City Council suspended operations of the Sister Cities Commission and formed an ad-hoc committee to meet with the five individual Sister City Associations with representatives on the Sister City Commission.

Action Taken: The City Council received and filed the staff report summarizing the status of the Sister Cities Commission Ad-Hoc Committee.

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-I. MONTEREY PASS ROAD OVERLAY – AWARD OF PUBLIC WORKS CONTRACT TO HARDY & HARPER, INC.

Capital Improvement Project (“CIP”) No. 96046 –Monterey Pass Road Overlay Project includes the application of Asphalt Rubber Hot Mix and AC Overlay along Monterey Pass Road from Vagabond Road to Floral Drive. Pursuant to Resolution No. 2024-R48, the Public Works Director solicited bids for the Monterey Pass Road Overlay (Specification No. 2023-004).

The public bid opening for the Monterey Pass Road Overlay project was held on September 5, 2024. Five bids were received: Hardy & Harper, All American Asphalt, Onyx Paving, Excel Paving, and Sully-Miller. As required by HUD for the use of Federal Transportation Improvement Program (FTIP) funds, staff held a pre-bid meeting that was attended by 6 potential bidders including Hardy & Harper, Inc. It is recommended that City Council authorize the City Manager to execute a Public Works contract with Hardy & Harper, Inc., the lowest responsible bidder, for the Monterey Pass Road Overlay in the amount of \$1,133,912, plus a contingency amount not to exceed \$113,392.

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 Hardy & harper, Inc. in the contract amount of \$1,133,912 for the Monterey Pass Road Overlay Project; (2) appropriated an additional \$150,000 from Fund 241 Prop C Funds, and an additional \$100,000 from Fund 100 General Funds to the FY2024-25 budget; (3) and authorized the Director of Public Works to approve change orders not to exceed \$113,392 over the total contract amount, on Consent Calendar.

3-J. PURCHASE OF BULK CHEMICALS FOR WATER DIVISION

The Water Division requires hydrogen peroxide and sodium chloride (i.e., food grade salt) for treatments of the city's groundwater. Pursuant to Monterey Park Municipal Code Chapter 3.20, a bid for the purchase and delivery of bulk chemicals was completed on September 16, 2024. Staff requests city council authorization for the City Manager to execute three-year agreements with Pacific Star Chemical, LLC; Univar Solutions USA LLC; and USP Technologies for the purchase and delivery of hydrogen peroxide in a combined total not to exceed \$240,000 annually. Staff also requests City Council authorization to execute a three-year agreement with Gallade Chemical, Inc. For the purchase and delivery of sodium chloride for a total not to exceed \$40,000 annually.

Action Taken: The City Council (1) authorized the City Manager to execute three-year agreements, in a form approved by the City Attorney, with Pacific Star Chemical, LLC; Univar Solutions USA, LLC; and USP Technologies for the purchase and delivery of hydrogen peroxide for a combined total not to exceed \$240,000 annually; (2) authorized the City Manager to execute a three-year agreement, in a form approved by the City Attorney, with Gallade Chemical, Inc. for the purchase and delivery of sodium chloride for an amount not to exceed \$40,000 annually; and (3) appropriated to the FY 2024-25 budget, \$140,000 in water treatment funds for the purchase and delivery of hydrogen peroxide, and \$15,000 in water operations funds for sodium chloride, on Consent Calendar.

3-K. EASEMENT WITH THE LOS ANGELES COMMUNITY COLLEGE DISTRICT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE ELAC NORTHEAST DRAINAGE AREA AND BIOFILTRATION PROJECT

The Los Angeles Community College District ("District") owns and operates the East Los Angeles College ("ELAC") located in the City of Monterey Park. As part of the District's sustainable stormwater program, it has proposed to construct the ELAC Northeast Drainage Area and Biofiltration Project ("Project") to improve drainage at the ELAC campus. The District is requesting the City grant an easement and access to ELAC for the construction, operation, and maintenance of the Project.

Action Taken: The City Council authorized the City Manager to execute the grant of easement, in a form approved by the City Attorney, with the Los Angeles Community College District for a biofiltration project located in the ELAC Northeast Drainage area, on Consent Calendar.

4. PUBLIC HEARING

4-A. PUBLIC HEARING TO REVIEW AND APPROVE THE FISCAL YEAR (FY) 2023-24 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

The City of Monterey Park's Housing Division has completed its Consolidated Annual Performance Evaluation Report (CAPER) for the period July 1, 2023, through June 30, 2024. The CAPER describes the overall use of federal Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) funds received from the US Department of Housing and Urban Development (HUD) in relationship to the needs of the community as outlined in its Fiscal Year (FY) 2023-24 Annual Action Plan. The City's overall objective in the CDBG and HOME programs is the development of viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities primarily for low-to-moderate income persons. It is recommended that the City Council conduct a public hearing to receive community feedback on the FY 2023-24 CAPER and approve its submission to the HUD.

Discussion: Davila & Associates City Consultant, Priscilla Davila was available for questions.

Action Taken: The City Council (1) opened the public hearing to receive documentary and testimonial evidence at 9:32 p.m.; (2) after closing the public hearing at 10:01 p.m. with no registered speakers during that public hearing, approved the draft FY 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant ("CDBG"), and HOME Investment Partnerships ("HOME") Programs; (3) Directed staff to prepare and transmit the final documents to the U.S. Department of Housing and Urban Development ("HUD"); and (4) authorized the City Manager, or her designee, to take all actions necessary or desirable to complete and submit the CAPER.

Motion: Moved by Council Member Lo and seconded by Mayor Wong, 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

5. NEW BUSINESS

5-A. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE AMENDING SECTION 105.3.2 TO THE ADMINISTRATIVE PROVISIONS OF THE CALIFORNIA BUILDING CODES GOVERNING TIME LIMITATIONS FOR BUILDING PERMIT APPLICATIONS.

On November 16, 2022, the City Council adopted the 2022 California Building Standards Code (“CBSC”) that became effective on January 1, 2023. California law allows local governments to amend the CBSC for administrative reasons. Monterey Park Municipal Code (“MPMC”) Title 16, entitled *Buildings and Construction*, includes § 16.01.040 which codifies administrative sections of the CBSC including, without limitation, Section 105.3.2 which governs the time during which building permit applications are valid.

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 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 that applies to building applications. Any subsequent construction or development will be evaluated separately under the CEQA Guidelines. Accordingly, this Ordinance is exempt from further CEQA review.

Action Taken: The City Council introduced and waived first reading for an Ordinance amending Section 105.3.2 to the Administrative Provisions of the California Building Standards Code (as codified at Monterey Park Municipal Code § 16.01.040).

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

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, SUPPORTING PROPOSITION 2: THE KINDERGARTEN THROUGH GRADE 12 SCHOOLS AND LOCAL COMMUNITY COLLEGE PUBLIC EDUCATION FACILITIES MODERNIZATION, REPAIR, AND SAFETY BOND ACT OF 2024

Action Taken: The City Council adopted Resolution No. 2024-pR85 of the City Council of Monterey Park, California, supporting Proposition 2: the Kindergarten Through Grade 12 Schools and Local Community College Public Education Facilities Modernization, Repair, and Safety Bond Act of 2024

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

Resolution No. 2024-R85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, SUPPORTING PROPOSITION 2: THE KINDERGARTEN THROUGH GRADE 12 SCHOOLS AND LOCAL COMMUNITY COLLEGE PUBLIC EDUCATION FACILITIES MODERNIZATION, REPAIR, AND SAFETY BOND ACT OF 2024

6-B A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 9, 2024, AS NATIONAL WALK & ROLL TO SCHOOL DAY

Action Taken: The City Council adopted Resolution No. 2024-R86 of the City Council of Monterey Park, California, declaring and recognizing October 9, 2024, as National Walk & Roll to School Day.

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

Resolution No. 2024-R86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 9, 2024, AS NATIONAL WALK & ROLL TO SCHOOL DAY

CITY COUNCIL COMMUNICATIONS

Council Member Sanchez showed his appreciation to Mexico for their first female President and spoke about Hispanic Heritage Month, the events occurring at the Farmers Market and mentioned his attendance to the Chinatown Service Centers 53rd Anniversary Gala and the ribbon cutting for Book-Off, a new business in the city.

Council Member Lo spoke of his attendance to the ribbon cutting for Book-Off with Council Member Sanchez and mentioned his trip to Washington D.C with Mayor Wong to the Executive Order Signing on gun violence prevention.

Council Member Yiu spoke about the new Robotaxi, a self-driving car service and recommended the public to learn new working skills for the future of innovation.

Mayor Pro Tem Ngo spoke of his attendance to many events including the Chinese American Museum Gala, the Chinatown Service Center Gala, the ending of the Mid-Autumn Moon Festivals held by the Cambodian Ethnic Chinese Association, the Monterey Park Police Golf Tournament and the opening day-act for the Bilingual Foundations of the Art of "Our Lady of the Tortilla."

Mayor Wong talked about his attendance to many events mentioned by the City Council. He highlighted his trip to Washington D.C with Council Member Lo and spoke about gun violence in the United States.

7. FUTURE AGENDA ITEMS

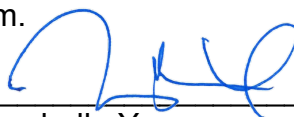
Council Member Sanchez directed staff to implement a Resolution declaring and recognizing the month of November as Native American Heritage Month.

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:25 p.m.



Maychelle Yee
City Clerk

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