

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
OCTOBER 16, 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 16, 2024 at 6:30 p.m.

CALL TO ORDER:

Mayor Wong called the meeting to order at 6:33 p.m.

FLAG SALUTE: The Monterey Park Police Explorers led the flag salute. Pledge of Allegiance was presented by Civic Superstar Aria Jun.

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, Economic Development Manager Joseph Torres, Public Works Manager Chris Reyes, 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

- Tenica Zsou, Treasurer from the Friends of the Library, a non-profit organization that supports the Bruggermeyer Library through volunteer efforts and financial contributions, explained ways to support their organization and volunteer opportunities for residents.
- Bin Zhang spoke about his and his neighbors' decrease in happiness due to alleged activities from a tenant in their condominium. Bin spoke about strangers using the unit as a boarding house, excessive use of water, tax evasion, fire safety, and disruptive behavior that weakens the safety in the community. He requested the City Council to investigate the matter.
- Margaret Leung spoke about a Harvard Law Review article regarding alleged information about City Council candidate, Elizabeth Yang and urged the City Council to read the article and make their own inquiries about the candidate. She provided a copy of the Harvard Law Review Article as documentation.
- City Clerk Yee read, received and filed into the record a written communication from Bill Lam. Bill talked about the 2024 Election, and requested a candidate forum, claiming it will provide the opportunity for residents to receive information and meet the candidates before the election.

STAFF COMMUNICATIONS

This Item was heard after Agenda Item No. 1B.

- City Clerks: Deputy City Clerk Trang with City Clerk Yee provided a PowerPoint presentation about key dates in the election, information on the ballot, vote center locations, vote-by-mail drop off information and additional resources. City Clerk Yee spoke to the residents, encouraging them to vote in this year's election.
- Community Development: Community Development Director Serrano presented a PowerPoint Presentation about the Short-term Rental Workshop on October 21, 2024, to help increase compliance with short term rental regulations, and introduced Economic Development Manager Torres. Manager Torres spoke about a new pilot program supported by the Business Improvement District Advisory Committee to help attract more people to Downtown called "Taste of Downtown Monterey Park." He depicted the program details, introduced the mobile application "Open Rewards", explained the application's user interface and spoke about potential outreach opportunities.
- Public Works: Public Works Director Igoe presented an update on the upcoming Community Clean-up Event and spoke about the city's partnership with Care for the Children's, a non-profit where they will provide address curb painting services throughout the city.

- Recreation and Community Service: Recreation and Community Service Director Aguirre shared a PowerPoint presentation about upcoming events held by the department which include the Monster Mash, the Life and Culture Art Unveiling in the Langley Center and the ribbon cutting of Langley's Center new restroom. He spoke about past events which include the adult trip to the Vincent Price Museum and the Aquarium of the Pacific and encouraged residents to participate in the Dia De Los Muertos Community Altar, the Community Health Fair, and the Pickle Ball Tournament.

1. PRESENTATION

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

1-A. 2024 SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG) UPDATE

SGVCOG's Sustainability Program Manager Nicholas Ryu presented a PowerPoint presentation about the San Gabriel Valley Council of Governments, the work they have been doing, their plan for a better future, and spoke about the programs provided to help support the community.

1-B. CERTIFICATE OF RECOGNITION FOR NADINE PAGE PHILLIPS, DRAMA TEACHER AT MARK KEPPEL HIGH SCHOOL IN RECOGNITION AS ONE OF THE LOS ANGELES COUNTY TEACHERS OF THE YEAR FOR 2024-25

This Agenda item was heard after Public Communications.

Mayor Wong presented a Certificate of Recognition to Nadine Phillips drama teacher at Mark Keppel High School in recognition as one of Los Angeles County Teachers of the Year for 2024-2025. He presented a video created by Nadine's students showcasing her work at Mark Keppel over the years. Nadine spoke about her gratitude towards the community's support for the arts.

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. 3B, 3D, 3E, 3H on Consent Calendar, excluding Item Nos. 3A, 3C, 3F, and 3G 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 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-A. MONTHLY INVESTMENT REPORT – SEPTEMBER 2024

As of September 30, 2024, invested funds for the City of Monterey Park total \$90,005,821.64.

Action Taken: The City Council received and filed the monthly investment report.

Motion: Moved by Council Member Yiu 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

3-B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION APPROVING REVISED PERSONNEL RULES AND REGULATIONS FOR THE CITY OF MONTEREY PARK

The Personnel Rules and Regulations provide the standard for processes and procedures related to City staff and volunteers. The City reviewed the existing Personnel Rules and Regulations (which was last updated in 2009) to update practices, processes, and procedures related to recruitment, employee relations, and City regulations. The City met and conferred with the association/union representatives related to the impacts of the revisions. The association/union representatives and the City agreed on the revised Personnel Rules and Regulations. The Human Resources Director recommends the revised Personnel Rules and Regulations be approved.

Action Taken: The City Council adopted Resolution No. 2024-R87 approving the revised Personnel Rules and Regulations, on Consent Calendar.

Resolution No 2024-R87

A RESOLUTION APPROVING THE REVISED PERSONNEL RULES AND REGULATIONS

3-C. RESOLUTION DECLARING THE MONTH OF NOVEMBER 2024 AS “MOVEMBER” TO RAISE AWARENESS OF PROSTATE AND OTHER MALE CANCERS

The Movember Foundation is the leading global organization committed to changing the face of men’s health. The Movember community has raised \$1.3 billion to date and funded over 1,320 programs in 20 countries (<https://us.movember.com/>). This work is saving and improving lives of men affected by prostate cancer, testicular cancer, and funding mental health programs.

The Foundation challenges men to grow mustaches during Movember (formerly known as November), to spark conversation and raise vital funds for its men’s health programs.

The mustaches are a symbol to promote awareness regarding men’s health issues and to encourage annual checkups regarding prostate and testicular cancer. The growth of a new mustache prompts a conversation, which in turn generates awareness and educates people on the health issues men face.

The Vision of the Movember Foundation is to have an everlasting impact on the face of men’s health.

Action Taken: The City Council adopted Resolution No. 2024-R88 declaring the month of November 2024 as “Movember”.

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-R88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF NOVEMBER AS “MOVEMBER,” AN ANNUAL EVENT INVOLVING MEN GROWING MUSTACHES DURING THE MONTH TO RAISE AWARENESS OF PROSTATE CANCER AND OTHER MALE CANCER AND ASSOCIATED CHARITIES

3-D. CONSIDERATION AND POSSIBLE ACTION TO WAIVE SECOND READING OF AND ADOPT 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.

The draft Ordinance proposes to amend these time limits. This is intended to encourage applicant responsiveness during the plan check process and ensure permits are secured within two years from the application date, including extensions.

The Ordinance was introduced and received first reading at the October 2, 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. 2250, on Consent Calendar.

Ordinance No. 2250

AN ORDINANCE AMENDING SECTION 105.3.2 OF THE ADMINISTRATIVE PROVISIONS OF THE CALIFORNIA BUILDING CODE AS CODIFIED IN MONTEREY PARK MUNICIPAL CODE SECTION 16.01.040 GOVERNING THE TIME DURING WHICH A BUILDING PERMIT APPLICATION IS VALID

3-E. FIRE DEPARTMENT UNIFORM AND TURNOUT GEAR PURCHASE – APPROVAL OF AGREEMENT

The Fire Chief (“Chief”) released a request for proposals for the purchase of fire personnel uniforms, solicited vendors for turnout gear and found that only one vendor provides turnout gear that meets the City’s requirements. Accordingly, the Chief recommends that the City Council award a contract to Municipal Emergency Services, Inc. (“MES”), the lowest responsible bidder and sole source vendor, for the purchase of both department uniforms and turnout gear.

Action Taken: The City Council authorized the City Manager to execute an agreement with Municipal Emergency Services, Inc., in a form approved by the City Attorney, to purchase Fire Department uniforms and turnout gear in an amount not to exceed \$596,000, on Consent Calendar.

3-F. CALIFORNIA STATE LIBRARY ZIP BOOKS GRANT FISCAL YEAR 2024/25

The Library was notified of a \$5,664 award from the California State Library. The grant funds will be utilized to continue to offer the Zip Books program, which allows library cardholders to request books that are not already owned by the Library and have them delivered directly to their home via Amazon Prime.

Action Taken: The City Council accepted \$5,664 in California State Library grant funding to purchase books and an Amazon Prime membership and appropriated the \$5,664 funding into the 2024-25 Fiscal Year budget.

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

3-G. URBAN FOREST MASTER PLAN AND RESOLUTION UPDATING THE CITY'S PARKWAY AND PLANTING EASEMENT MAINTENANCE STANDARDS

The Urban Forest Master Plan (UFMP) is a strategic plan that establishes a vision with industry established principles that address the City's entire urban forest composed of both private and public trees. The UFMP is intended to provide City officials, City staff, and members of the community with guidance, best practices, and standards to maintain a sustainable and healthy urban forest. Staff recommends City Council receive and file the UFMP prepared by West Coast Arborist, the City's tree maintenance and management contractor. Additionally, it is recommended that City Council adopt a Resolution updating the City's Parkway and Planting Easement Maintenance Standards to better align with UFMP's management standards.

CEQA (California Environmental Quality Act):

The item is exempt from the California Environment Quality Act (CEQA) per CEQA Guidelines. Taking the recommended action would not result in a direct or physical change in the environment, and accordingly, does not qualify as a "project" under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.; "CEQA") or CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, et seq.; see Cal. Code Regs. tit.14, §§ 15061(b)(3), 15378).

Discussion: Public Works Director Igoe introduced Public Works Manager Reyes to speak on the item. Manager Reyes presented a PowerPoint presentation about the Urban Forest Master Plan, highlighted its environmental benefits and values and depicted the plan's vision to optimize urban forest management standards and practices.

West Coast Arborists Area Manager Gonzalo Regalado and Master Arborist Jeff Crain were available for questions.

Action Taken: The City Council received and filed the Urban Forest Master Plan (UFMP) and adopted Resolution No. 2024-R89 amending Resolution 10541 updating the City's Parkway and Planting Easement Maintenance Standards.

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-R89

A RESOLUTION AMENDING RESOLUTION 10541 TO UPDATE PARKWAY AND PLANTING EASEMENT MAINTENANCE STANDARDS

3-H. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF THE EMERGENCY REPLACEMENT OF THE HVAC SYSTEM AT THE LANGLEY SENIOR CITIZEN CENTER

It is recommended that the City Council consider receiving and filing the staff report summarizing the status of the emergency replacement of the HVAC system at the Langley Senior Citizen Center.

Action Taken: The City Council received and filed the staff report summarizing the status of the emergency replacement of the HVAC system at the Langley Senior Citizen Center, on Consent Calendar.

4. PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER INTRODUCING AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (DA-24-01) BY AND BETWEEN THE CITY OF MONTEREY PARK AND ATLANTIC SQUARE, LLC (TRC) TO FACILITATE IMPROVEMENTS ON AND ADJACENT TO THE ATLANTIC SQUARE SHOPPING CENTER LOCATED AT 2100 SOUTH ATLANTIC BOULEVARD; TO ACTIVATE THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE (“BRDZ”) IN MONTEREY PARK MUNICIPAL CODE CHAPTER 21.45; AND TO AMEND THE ZONE MAP (ZA-24-02)

By letter dated December 22, 2023, the owner of the Atlantic Square shopping center located at 2100 S. Atlantic Boulevard (“Shopping Center”), Atlantic Square, LLC, d/b/a/ TRC (“TRC”) submitted an application to the City to amend the existing Conditional Use Permit (CUP) that governs the development and types of uses allowed at the shopping center. The existing CUP was issued in 1989 (with subsequent amendments).

Starting in 2023, the City Council considered the Shopping Center in a series of meetings. On March 26, 2024, the City Council created an ad hoc committee (comprised of Mayor Thomas Wong and Council Member Jose Sanchez) to meet with TRC representatives regarding the Shopping Center’s future. Following those meetings, the City Manager, City Attorney, and other officials negotiated the proposed Development Agreement between the City and TRC.

CEQA (California Environmental Quality Act):

The City conducted an environmental review of the proposed project under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) (“CEQA”) and determined it is categorically exempt pursuant to CEQA Guidelines § 15302 as a Class 2, replacement or reconstruction project. Under CEQA Guidelines § 15004(b)(4), this Development Agreement comprises a preliminary agreement not subject to CEQA insofar as the Intersection Improvements and New Drive-Thru are concerned.

Public Speakers:

- Byron de Arakal, Land Use Entitlement Consultant from TRC Retail for Atlantic Square, conveyed his support for the item, claiming it will help consumerism in the city and community.

Discussion: Community Development Director Serrano introduced Representative Jeff Stewart from Willdan Group Inc. to speak on the item.

Representative Stewart presented a PowerPoint presentation depicting the parameters of a development agreement between Monterey Park and Atlantic Square to facilitate improvements in the area.

City Attorney Berger recommended to implement an operating memorandum, requiring the developer to provide an update on the development every 6 months.

Action Taken: The City Council (1) opened the public hearing at 8:32 p.m. (2) received documentary and testimonial evidence; (3) closed the public hearing at 8:34 p.m. and (4) introduced and waived first reading of an ordinance adopting DA-24-01 and amending the zoning map (ZA-24-02). Second reading and adoption would occur on November 6, 2024. The DA would become effective December 6, 2024. As amended to add an Operating Memorandum in a form approved by the City Attorney, which will include the developer providing an update on the development every six months.

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

Ordinance 1st reading, entitled:

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONTEREY PARK AND ATLANTIC SQUARE, LLC, D/B/A TRC, A DELAWARE LIMITED LIABILITY COMPANY, TO FACILITATE DEVELOPMENT OF AN EXISTING SHOPPING CENTER; AND TO ACTIVATE THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE ("BRDZ") IN MONTEREY PARK MUNICIPAL CODE CHAPTER 21.45

5. NEW BUSINESS: None

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Sanchez shared his appreciation to the Recreation and Community Services Department for their efforts in organizing the city's Electric Park event, mentioned his attendance to the Life and Culture Art Unveiling at the Langley Center, spoke of his travels to Baltimore, Maryland where he visited John Hopkins University and Fort McHenry and encouraged residents to vote.

Council Member Lo spoke of his attendance at the Life and Culture Art Unveiling at the Langley Center, the Hope and Healing Center, the East Los Angeles Presidents Luncheon, expressed his appreciation to the Chinatown Service Center for their support towards the city, and talked about Senator Butler's visit to the city.

Council Member Yiu spoke to the residents about investing money for the future.

Mayor Pro Tem Ngo talked about attending the same events, mentioned his participation in Senator Butler's panel in Monterey Park about community engagement, Electric Park, the Hope and Healing Center, the Asian Americans Advancing Justice Gala, the Business Improvement District Advisory Committee's Luncheon, highlighted the Monterey Park Pink Patch Project and urged residents to vote.

Mayor Wong conveyed his attendance to the same events, shared his appreciation to staff for their efforts on providing events to the community and encouraged the community to vote.

7. FUTURE AGENDA ITEMS

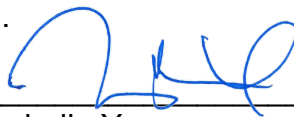
City Council Member Sanchez requested a Resolution declaring the month of November as Native American Heritage Month.

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:57 p.m.



Maychelle Yee
City Clerk

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