

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JANUARY 15, 2025**

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, January 15, 2025 at 6:30 p.m.

CALL TO ORDER:

Mayor Ngo called the meeting to order at 6:34 p.m.

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

ROLL CALL:

City Clerk Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong,
Elizabeth Yang

Council Members Absent: None

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

VIRTUALLY PRESENT: None

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

City Manager Alvarez announced the additions of Public Works and Recreation and Community Services in Staff Communications.

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:

- Joseph Leon introduced himself as the city's representative on the San Gabriel Valley Mosquito and Vector Control Board. He emphasized his ongoing effort to support the community and provided information to the Council about the recent fire tragedies and how it will have no current effect on the upcoming mosquito season. Mr. Leon briefly spoke about his experience on the board and encouraged the residents to utilize the free services provided by the San Gabriel Valley Mosquito and Vector Control Board.
- Jose Villegas spoke about the Inclusionary Housing Ordinance (IHO), detailing his appreciation of the City and urged the City Council to consider extending or postponing the IHO.
- Bill Lam questioned the lack of a Candidate Forum in the 2024 election. He requested the City Council to implement a forum in the next election, allowing residents to meet and interact with the candidates running in local government.

STAFF COMMUNICATIONS:

- City Manager's Office: Assistant City Manager Garcia spoke about the upcoming Candlelight Vigil for the two-year remembrance of the tragic events that occurred on January 21, 2023
- Library: City Librarian Olivarez provided updates about the programs and events happening at the Library which include English and Citizenship Preparation Classes; an Autism Spectrum Disorder Workshop hosted by the Chinatown Service Center Health Division; activities throughout the week of Lunar New Year; a workshop dedicated to the fundamentals of starting a new business, hosted by Paradise Cookies and Ice Cream and the Stargazers Day event, which incorporate the launch of stargazing kits set to be available to check out on February 3, 2025.
- Community Development: Economic Development Manager Torres announced the launch of a new initiative: the Love Monterey Park Shop and Dine Campaign. He depicted details about the campaign, highlighting its goal to foster a deeper connection with the residents and small businesses while striving for economic growth.
- Recreation and Community Services: Director of Recreation and Community Services Aguirre highlighted the Lunar New Year Festival set for January 18, 2025 and January 19, 2025 and spoke about the upcoming open house for the Parks Systems Master Plan.
- Public Works: Director of Public Works Igoe announced the dates and locations for the Community Clean-up, a free drop-off event for the residents.

1. PRESENTATION:

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

1-A. DEVELOPMENT UPDATES – COMMUNITY DEVELOPMENT

Economic Development Manager Torres presented an overview of the development process and provided information on the current development projects in the city which include, the Multi-Family Condominium at 338-410 S. Alhambra Ave; 1969 S. Atlantic Ave; a building upgrade for the Lincoln Center at 100-120 N. Garfield Ave; the Celdon Mix-Use project on Garvey Ave and Garfield Ave; Whitmore Villas at 126 N. New Ave; a new market on 283 E. Garvey Ave; the new Holiday Inn Suites at 400 N Atlantic Blvd and mentioned the new businesses that have opened in 2024.

2. OLD BUSINESS:

2-A. UPDATE ON THE WORK OF THE JANUARY 21 MEMORIAL AD HOC SUBCOMMITTEE AND CONSIDERATION OF FURTHER ACTION

The January 21 Memorial Ad Hoc Subcommittee made progress in exploring options for a permanent memorial to honor the victims of the 2023 mass shooting and learning more about how other communities affected by mass violence have addressed this important work. Staff is updating Council on the progress of the Subcommittee and asking for further direction from City Council on next steps.

Discussion: Assistant City Manager Garcia provided a PowerPoint presentation depicting details about the subcommittee's progress and potential options of direction to the City Council.

Andrea Tsang from the Chinatown Service Center and the Monterey Park Hope Resiliency Center was available for questions.

Action Taken: The City Council received and filed this report on the permanent memorial process and provided further directions to staff on next steps which include reporting back in April with the results of the survey and providing design options/potential locations for a memorial.

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

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

2-B. DISCUSSION OF FINDINGS ON CITY'S UPDATED INCLUSIONARY HOUSING ORDINANCE FEASIBILITY/FEE STUDY

On September 6, 2023, the City Council adopted an Inclusionary Housing Ordinance ("IHO") and an in-lieu fee formula to encourage affordable housing in Monterey Park. The Council also directed the City Manager to assess the IHO's financial feasibility and recommend in-lieu fees where necessary. To assist in this evaluation, the City partnered with the San Gabriel Valley Council of Governments ("SGVCOG") and engaged Economic & Planning Systems ("EPS") for a tailored feasibility study.

On January 17, 2024, the feasibility study was presented to City Council and found that the IHO's requirements could present financial challenges for new residential projects, particularly smaller and mid-sized developments. Based on this analysis, the City Council directed staff to pause enforcement of the IHO for one year and revisit its financial feasibility in the coming year.

EPS was hired to review the previously prepared feasibility study and update it to reflect current market conditions. In updating the feasibility study, during the Council-directed IHO enforcement pause, EPS looked at both direct and indirect factors that may change the financial feasibility of implementing the IHO. The study's overall conclusion states that while the requirements of the IHO are likely to remain financially challenging for new residential development within the City and may constrain new projects, current market conditions have demonstrated improved feasibility of new residential projects overall since the previous analysis.

Discussion: Director of Community Development Serrano and Planning Manager Chow introduced Senior Associate Chinmay Damle and Principal Julie Cooper from Economic and Planning Systems Inc. (EPS) to present the City's feasibility study.

Senior Associate Damle and Principal Cooper from EPS presented a PowerPoint Presentation about the City's Inclusionary Housing Ordinance (IHO) feasibility study and provided potential options of consideration to the City Council.

Action Taken: The City Council received and filed the report and presentation and provided direction to staff to as follows: temporarily pause the IHO requirements for at least 9 months - 12 months and return to City Council with an updated financial feasibility study for consideration by the Council in December or January (2026). During this pause, Staff is directed to (1) adjust the requirements of IHO relating to projects automatically qualifying for the State Density Bonus and (2) the adoption of an in-lieu fee at a level that is higher or equivalent of providing units on-site.

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

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

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

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

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3D, 3E, on Consent Calendar, excluding Item Nos. 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 Council Member Sanchez, motion carried by the following vote:

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

3-A. MONTHLY INVESTMENT REPORT – DECEMBER 2024

As of December 31, 2024, invested funds for the City of Monterey Park total \$90,954,510.04

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

3-B. WAIVE FURTHER READING AND ADOPT AN ORDINANCE ESTABLISHING A BUSINESS LICENSE TAX SCHEDULE

On November 5, 2024, voters adopted Measure BE which updated the structure of the City's business license tax to be based on a business's gross receipts. The measure was adopted based upon a 70.46% voter approval.

In order to continue to be an attractive place for larger businesses to operate, City staff is recommending a scaled business license tax (BLT) schedule for businesses earning over \$25,000,000 annually. The City is also seeking approval for one-time extension for renewal of business license tax, due and payable by April 1, 2025.

The Ordinance was introduced and received first reading at the December 18, 2024, City Council meeting. Second reading and adoption of this Ordinance is recommended. If adopted, the Ordinance will replace Urgency Ordinance.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2258, on Consent Calendar.

Ordinance No. 2258

AN UNCODIFIED ORDINANCE ESTABLISHING A BUSINESS LICENSE TAX SCHEDULE BASED ON BUSINESS GROSS RECEIPTS

3-C. WAIVE FURTHER READING AND ADOPT AN ORDINANCE SETTING SPEED LIMITS BASED UPON CERTIFICATION OF THE 2017 ENGINEERING AND TRAFFIC SURVEY FOR SPEED LIMITS EFFECTIVE THROUGH OCTOBER 2031 AND THE 2024 ENGINEERING AND TRAFFIC SURVEY OF 26 LOCATIONS FOR SPEED LIMITS THROUGH OCTOBER 2038

The City's consultant, Transtech Engineers, Inc., assessed and certified 45 segments listed in the City's 2017 Engineering and Traffic Survey and determined that no significant changes in roadway or traffic conditions have occurred on these segments, (see Attachment 2, to the staff report) including, without limitation, changes in adjoining property or land use, roadway width, or traffic volume, and therefore the posted speed limits are valid for 14 years from the adopted date of the survey effective between October 2017 through October 2031.

Twenty-six of the original 73 segments from the 2017 city-wide speed survey were separately reviewed and a new engineering and traffic survey ("ETS") was completed for these segments.

The Ordinance was re-introduced and received first reading at the December 18, 2024 City Council meeting. Second reading and adoption of this Ordinance 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. 2259, on Consent Calendar.

Ordinance No. 2259

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

3-D. CONSIDERATION AND POSSIBLE ACTION TO WAIVE SECOND READING OF AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE CHAPTER 2.32 UPDATING EMPLOYEE RELATIONS

The City conducted a review of the Employee Relations section in the Monterey Park Municipal Code ("MPMC"). This occurred after the California Public Employment Relations Board ("PERB") found that the City's procedures for recognizing associations/unions were insufficient for making an appropriate union designation. The proposed changes to MPMC Chapter 2.32 provide the appropriate procedures and processes to recognize or appeal new associations/unions. City representatives discussed and reviewed the MPMC section modification with representatives from the current recognized associations/unions. The association/union representatives had an opportunity to meet and discuss the impacts of the revisions and the groups agreed with the revisions. The proposed amendments to the MPMC provide processes and procedures for associations recognition along with appeal and decertification procedures.

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

Action Taken: The City Council waived second reading and adopted Ordinance No. 2260 amending Chapter 2.32 of Monterey Park Municipal Code ("MPMC") revising Employee Relations procedures, on Consent Calendar.

Ordinance No. 2260

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTER 1.32 IN ITS ENTIRETY GOVERNING EMPLOYER-EMPLOYEE RELATIONSHIP AND BARGAINING UNITS

3-E. RECEIVE AND FILE THE FIRE DEPARTMENT'S 2024 ANNUAL REPORT

The 2024 Fire Department ("Department") Annual Report provides an overview of the Fire Department's past operational year. The report highlights the Department's goals and accomplishments. Included in the report are some of the major accomplishments made by staff during the past year, highlighting the work performed by Department staff.

To ensure residents and community members are informed of the Department's accomplishments and efforts over the past year, the report is posted on the City's website, under Department's Operations page. The report will also be shared on the City's social media accounts as well.

Action Taken: The City Council received and filed the Fire Department's 2024 Annual Report, on Consent Calendar.

3-F. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF THE EMERGENCY REPLACEMENT OF FIRE DEPARTMENT SELF-CONTAINED BREATHING APPARATUSES

On December 18, 2024, City Council adopted Resolution No. 2024-R98 authorizing the City Manager to take necessary measures for the emergency replacement of self-contained breathing apparatuses ("SCBA") for the Fire Department. SCBAs are critical personal protective equipment for fire suppression staff and the Department's current inventory is no longer supported for repairs and replacement parts as of December 16, 2024. To ensure fire suppression staff are properly protected, the current inventory of SCBAs needs immediate replacement.

Staff obtained a quote from Bauer Compressors, Inc. for the replacement of SCBAs, which includes both the items and a comprehensive service warranty for \$633,812.92.

The City ordered the replacement SCBAs from Bauer Compressors on December 19, 2024. The vendor provided a 60-day delivery timeline, with anticipated delivery in the middle of February 2025. When the items are received, immediate training and calibration will take place, and then the SCBAs will be deployed for use.

Action Taken: The City Council received and filed the staff report summarizing the status of the emergency replacement of self-contained breathing apparatuses.

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

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

3-G. AWARD OF PROFESSIONAL SERVICES AGREEMENT TO KIMLEY-GORM AND ASSOCIATES, INC. FOR THE PREPARATION OF PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATES ("PS&E") FOR MONTEREY PASS ROAD COMPLETE STREET PROJECT

The City was awarded funding through the Los Angeles County Metropolitan Transportation Authority ("LACMTA") Project ID# MR2.5.3.01 and FTIP #LA9919133. The City released a Request for Proposals ("RFP") and received four proposals for the preparation of PS&E for Monterey Pass Road Complete Street Project. Following an extensive selection process that included interviews of all four firms, the Public Works Director ("Director") selected Kimley-Horn and Associates, Inc. as the most qualified consultant for this work. The Director requests City Council approval to enter into an agreement with Kimley-Horn and Associates, Inc., in an amount not to exceed \$1,883,170, for the preparation of PS&E for Monterey Pass Road Complete Street Project (the "Contract").

Discussion: Director of Public Works Igoe presented a PowerPoint presentation about an overview of the Monterey Pass Road Complete Street Project.

Action Taken: The City Council authorized the City Manager to execute a Professional Services agreement with Kimley-Horn and Associates, Inc. for the preparation of PS&E for Monterey Pass Road Complete Street Project in an amount not to exceed \$1,883,170.

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

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

4. PUBLIC HEARING: None.

5. NEW BUSINESS

5-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA APPOINTING COUNCIL REPRESENTATIVES TO SPECIFIC ORGANIZATIONS

The City Council generally appoints representatives to various regional and community organizations annually. Appointments are recommended by the Mayor and confirmed by the City Council.

Action Taken: The City Council adopted Resolution No. 2025-R1 appointing representatives to specific organizations.

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

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

Resolution No. 2025-R1

A RESOLUTION APPOINTING CITY COUNCILMEMBERS TO SPECIFIC ORGANIZATIONS

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE MONTH OF JANUARY 2025 AS NATIONAL HUMAN TRAFFICKING PREVENTION MONTH (AS REQUESTED BY COUNCIL MEMBER SANCHEZ)

Action Taken: The City Council adopted Resolution No. 2025-R2 declaring the month of January 2025 as National Human Trafficking Prevention Month.

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

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

Resolution No. 2025-R2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING THE MONTH OF JANUARY 2025 AS NATIONAL HUMAN TRAFFICKING PREVENTION MONTH

CITY COUNCIL COMMUNICATIONS

Council Member Wong wished the community a happy New Year and a happy Lunar New Year, expressed his condolences to the victims affected by the recent fires, shared his appreciation to the Fire and Police Department and requested to adjourn the meeting in honor of longtime resident Chih Fen Wang.

Council Member Sanchez wished everyone a happy New Year and Lunar New Year, spoke about the meaning of the year of the snake, shared his condolences to the victims affected by the recent fires and shared his gratitude to the Fire and Police Departments for supporting the communities in need.

Council Member Lo expressed a happy New Year to the residents and conveyed his gratefulness to staff for their diligence in providing mutual aid to the communities in need.

Mayor Pro Tem Yang echoed words of acknowledgement to the Fire and Police Departments for their hard efforts during the fires, urged residents to report any fires within the city, recommended the GoMPK application for bulky item pick-ups, encouraged residents to apply for the vacant commissioner positions and wished the community a happy New Year and Lunar New Year.

Mayor Ngo spoke of his attendance at the Mayoral Installation at the City of Rosemead, summarized his condolences with the recent tragic events, emphasized his appreciation to the Fire and Police Departments and to the City Manager's office for providing support and updates to the City and expressed his enthusiasm towards the new year.

7. FUTURE AGENDA ITEMS

Council Member Sanchez requested to invite the neighboring school districts to present updates to the City Council.

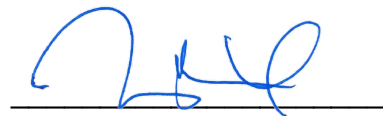
Council Member Lo requested a Resolution to prohibit price gouging in the City during a state emergency and directed staff to provide resources for residents on state laws emphasizing the prohibition of price gouging.

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

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:50 p.m. in memory of longtime resident Chih Fen Wang, the victims of the recent fire disaster and the victims of the tragic events that occurred January 21, 2023.



Maychelle Yee
City Clerk

Approved on March 5, 2025, at the Regular City Council Meeting