

**CITY COUNCIL OF MONTEREY PARK
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY, THE HOUSING AUTHORITY, THE MONTEREY PARK FINANCING
AUTHORITY AND THE MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT
AGENDA**

**REGULAR CITY COUNCIL MEETING
MONTEREY PARK CITY HALL COUNCIL CHAMBERS
320 W. NEWMARK AVENUE, MONTEREY PARK, CA 91754**

**Wednesday
March 19, 2025
6:30 p.m.**

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.

LAND ACKNOWLEDGMENT

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

GENERAL INFORMATION

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov/AgendaCenter/City-Council-17.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at www.montereypark.ca.gov/133/City-Council-Meeting-Videos. Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

PUBLIC PARTICIPATION

You may speak up to 5 minutes on an/each Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers. Written Communication will be accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm.

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

CALL TO ORDER Mayor at 6:43 p.m.
FLAG SALUTE The Monterey Park Police Explorers
ROLL CALL Present: Henry Lo, Vinh Ngo, Thomas Wong, Elizabeth Yang
 Absent: Jose Sanchez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

CITY MANAGER ALVAREZ REPORTED A TYPOGRAPHICAL ERROR IN THE DATES FOR ITEM NO. 3I. CITY ATTORNEY BERGER ANNOUNCED A CONTINUATION FOR ITEM NO. 3H DUE TO POTENTIAL CONFLICT OF INTERESTS RESULTING IN A LACK OF A QUORUM.

PUBLIC COMMUNICATIONS

STAFF COMMUNICATIONS:

- City Manager's Office
- Public Works
- Police

[1.] PRESENTATION – THIS ITEM WAS HEARD AFTER PUBLIC COMMUNICATIONS

1-A. SAN GABRIEL VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT - EXCELLENCE IN SOCIAL MEDIA ENGAGEMENT AWARD

[2.] OLD BUSINESS

2-A. UPDATE ON PERMANENT MEMORIAL EFFORTS AND REQUEST DIRECTION TO ENGAGE A CONSULTANT TO LEAD COMMUNITY ENGAGEMENT PROCESS

It is recommended that the City Council consider:

- (1) Receiving and filing this update on the permanent memorial process, including recent survey results;
- (2) Providing direction to staff to engage a consultant to facilitate a broad-based community engagement process to guide the design and location of the permanent memorial;
- (3) Taking such additional, related, action that may be desirable.

MOTION BY: WONG					
SECONDED BY: YANG					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
WONG	X				
SANCHEZ				X	
LO	X				
YANG	X				
NGO	X				

**APPROVED RECOMMENDATION AND
DIRECTED STAFF TO MOVE FORWARD WITH
SITE SELECTION AND DESIGNS PROCESS**

[3.] CONSENT CALENDAR ITEM NOS. 3A-3I

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.

MOTION BY: WONG					
SECONDED BY: LO					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
WONG	X				
SANCHEZ				X	
LO	X				
YANG	X				
NGO	X				

APPROVED ON CONSENT CALENDAR ITEM NOS. 3A-3I, EXCEPT FOR ITEM NO. 3B WHICH WAS PULLED

3-A. MONTHLY INVESTMENT REPORT – FEBRUARY 2025

It is recommended that the City Council consider:

- (1) Receiving and filing the monthly investment report; and
- (2) Taking such additional, related, action that may be desirable.

RECEIVED AND FILED ON CONSENT CALENDAR

3-B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION SUSPENDING COLLECTION OF BUSINESS LICENSE TAXES FOR THE FIRST YEAR OF A NEW BUSINESS AND ESTABLISHING AN IN-LIEU BUSINESS LICENSE TAX FOR VENDORS PARTICIPATING IN A CITY HOSTED EVENT

It is recommended that the City Council consider:

- (1) Adopting a Resolution suspending business license taxes for the first year a new business opens in the City grossing \$500,000, or less;
- (2) Adopting a Resolution establishing an in-lieu business license tax for vendors participating in a City hosted event to \$25 annually; and
- (3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Resolution is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment and constitutes an administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the Resolution does not constitute a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b) (2, 5).

MOTION BY: WONG					
SECONDED BY: YANG					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
WONG	X				
SANCHEZ				X	
LO	X				
YANG	X				
NGO	X				

**APPROVED RECOMMENDATIONS
RESOLUTION NO. 2025-R19. DIRECTED
STAFF TO REPORT BACK ON AN ANNUAL
BASIS**

3-C. RECEIVE AND FILE THE CITY-WIDE COMPENSATION STUDY

It is recommended that the City Council consider:

- (1) Receiving and filing this report; and
- (2) Taking such additional, related, action that may be desirable.

RECEIVED AND FILED ON CONSENT CALENDAR

3-D. FIRE PREVENTION SERVICES AUGMENTATION WITH WILDAN GROUP, INC.

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute an agreement with Willdan Group, Inc. to provide fire prevention services to assist the Fire Department, in a form approved by the City Attorney, for an amount not to exceed \$70,000 annually; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

3-E. NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK RESOLUTION

It is recommended that the City Council consider:

- (1) Adopting a Resolution Declaring the week of April 13 through 19, 2025 to be National Public Safety Telecommunicators Week in the City of Monterey Park; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR, RESOLUTION NO. 2025-R20

3-F. ADOPTION OF A RESOLUTION RECOGNIZING APRIL 6-12, 2025 AS NATIONAL LIBRARY WEEK IN THE CITY OF MONTEREY PARK

It is recommended that the City Council consider:

- (1) Adopting a resolution declaring the week of April 6-12, 2025 to be National Library Week in Monterey Park; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR, RESOLUTION NO. 2025-R21

3-G. AWARD OF PROFESSIONAL SERVICES AGREEMENT TO RKA CONSULTING GROUP FOR THE PREPARATION OF PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATES ("PS&E") FOR POTRERO GRANDE RENOVATION (ROAD AND MEDIAN) AND 1ST-RIGGIN-POTRERO GRANDE CORRIDOR PROJECT

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute a Professional Services agreement with RKA Consulting Group, for the preparation of PS&E for Potrero Grande Renovation (road and median) Project and 1st-Riggin-Potrero Grande Corridor Project in an amount not to exceed \$407,055; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR

3-H AWARD OF PROFESSIONAL SERVICES AGREEMENT TO MARK THOMAS FOR THE PREPARATION OF PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATES ("PS&E") FOR GARVEY CAPACITY IMPROVEMENTS PROJECT

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute a Professional Services agreement with Mark Thomas, for the preparation of Plans, Specifications and Engineer's estimates (PS&E) for Garvey Capacity Improvements Project in an amount not to exceed \$1,348,896; and
- (2) Taking such additional, related, action that may be desirable.

THIS ITEM WAS TABLED

3-I. WAIVE SPIRIT BUS FARES FOR EARTH DAY ON APRIL 22, 2024

It is recommended that the City Council consider:

- (1) Waiving Spirit Bus fare for riders for one week, starting on April 21, 2024 through April 25, 2025, in celebration of Earth Day; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED ON CONSENT CALENDAR AS AMENDED TO CORRECT THE DATES

[4.] PUBLIC HEARING

4-A. ANNUAL WEED ABATEMENT PROTEST HEARING

It is recommended that the City Council consider:

- (1) Opening the continued public hearing, receiving public comment, closing the public hearing;
- (2) Adopting a Resolution declaring at weeds, brush, rubbish and refuse upon or in front of specified property in the city are a seasonal and recurrent public nuisance, and declaring its intention to provide for abatement; and/or
- (3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adopting of this Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061 (b)(3) because it can be seen with certainty that there is no possibility that the Resolution may have a significant effect on the environment.

MOTION BY: WONG					
SECONDED BY: LO					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
WONG	X				
SANCHEZ				X	
LO	X				
YANG					X
NGO	X				

**MAYOR PRO TEM YANG DECLARED A
POTENTIAL CONFLICT OF INTEREST AND
RECUSED HERSELF
PUBLIC HEARING HELD
APPROVED RECOMMENDATION
RESOLUTION NO. 2025-R22**

4-B. PUBLIC HEARING PURSUANT TO GOVERNMENT CODE SECTION 3502.3 CONCERNING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS

It is recommended that the City Council consider:

- (1) Conducting a public hearing to present the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
- (2) Taking such additional, related, action that may be desirable.

MOTION BY: WONG					
SECONDED BY: LO					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
WONG	X				
SANCHEZ				X	
LO	X				
YANG	X				
NGO	X				

PUBLIC HEARING HELD
APPROVED RECOMMENDATION

4-C. A PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) GOVERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS (ZCA 25-02), AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE (ZA-25-01)

It is recommended that the City Council consider:

- (1) Opening a public hearing and taking testimonial and documentary evidence;
- (2) After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ implementing the Monterey Park General Plan by amending Title 21 of the MPMC (ZCA 25-02), and amending the Zoning Map (ZA-25-01); and
- (3) Taking such additional, related, action that may be desirable.

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”). Pursuant to CEQA Guidelines §15062, the City Council finds and determines that this Ordinance is not subject to further review under CEQA because the previous CEQA documents adopted by the City Council (see, Resolution Nos. 12124 and 2022-R2) adequately analyze the changes contemplated by this Ordinance.

MOTION BY: WONG					
SECONDED BY: LO					
COUNCIL MEMBERS	Aye	No	Abstain	Absent	Recusal
WONG	X				
SANCHEZ				X	
LO	X				
YANG	X				
NGO	X				

MAYOR PRO TEM YANG DECLARED A
POTENTIAL CONFLICT OF INTEREST AND
RECUSED HERSELF
PUBLIC HEARING HELD
APPROVED RECOMMENDATION
ORDINANCE – 1ST READING

- [5.] NEW BUSINESS – None.**
- [6.] CITY COMMUNICATIONS (CITY COUNCIL)**
- [7.] FUTURE AGENDA ITEMS**
- [8.] CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**

ADJOURNED – 8:56 P.M.