

**MINUTES  
MONTEREY PARK CITY COUNCIL  
FINANCING AUTHORITY (MPFA)  
HOUSING AUTHORITY (MPHA)  
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)  
SUCCESSOR AGENCY (SA)  
OCTOBER 6, 2021**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA) and the Geologic Hazard Abatement District (GHAD) of the City of Monterey Park held a Regular Teleconference Meeting via Zoom on Wednesday, October 6, 2021 at 6:30 p.m. The regular meeting was conducted pursuant to Assembly Bill No. 361. This meeting was conducted pursuant to Assembly Bill No. 361. This meeting was conducted pursuant to Government Code § 54953(e). Accordingly, Council Members were provided a meeting login number and conference call number and were not physically present at Council Chambers.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of “SA” next to the Agenda Item Number.

**PUBLIC PARTICIPATION**

In accordance with Government Code § 54953 (e) and guidance from the California Department of Public Health on gatherings, remote public participation was allowed in the following ways:

Via Email

Public comment will be accepted up to 24 hours before the meeting via email to [mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov). Written communications (if any) will be briefly summarized and include the name of each individual that submitted a comment; the summary will be read via prerecorded video and played during the Public Comment section of the City Council meeting. To view the full text of written communications, please visit [www.montereypark.ca.gov/AgendaCenter](http://www.montereypark.ca.gov/AgendaCenter). All written communications are provided to the City Council and filed as part of the City’s administrative record.

Via Telephone

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: **289 222 5995** then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter “\*9” then the Clerk’s office will be notified, and you will be in the rotation to make a public comment. Press “\*6” to unmute yourself when called upon to speak. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed

**MISSION STATEMENT**

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

to combine time. The Mayor and City Council may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

**Important Disclaimer** – When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

**CALL TO ORDER:**

Mayor Yiu called the meeting to order at 6:32 p.m.

**FLAG SALUTE:**

Mayor Yiu led the Flag Salute.

**ROLL CALL:**

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Hans Liang, Henry Lo, Fred Sornoso,  
Yvonne Yiu

Council Members Absent: None

**ALSO PRESENT:** City Manager Ron Bow, City Attorney Karl Berger, City Treasurer Joseph Leon, Assistant City Manager Inez Alvarez, Police Chief Kelly Gordon, City Librarian Diana Garcia, Director of Human Resources & Risk Management Christine Tomikawa, Director of Management Services Martha Garcia, Director of Public Works Frank Lopez, Economic Development Manager Joseph Torres, Water Utility Manager Richard Gonzales, Acting City Planner Jon Turner, Deputy City Clerk Cindy Trang, Recreation Supervisor Orlando Muro, Assistant Deputy City Clerk Helena Cho, Community Communications Coordinator Randy Ishino

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

None.

**PUBLIC COMMUNICATIONS**

**Public Speaker Disclaimer:** Meetings are held virtually and the information listed for the speakers may or may not reflect the correct spelling of their respective name.

- Joseph Leon, City Treasurer, gave clarification of his role as the Monterey Park Treasurer. He provided a printout that offered information on his duties as well as where to access City Council videos.
- Wei Liu, resident, inquired about the air quality in Monterey Park.

## STAFF COMMUNICATIONS

- Orlando Muro, Recreation Supervisor, updated the City Council on upcoming City events.
- Diana Garcia, City Librarian spoke about the new Wi-Fi Hotspots that the library is offering to patrons for checkout.

### 1. **PRESENTATION**

Matters listed under presentation are for informational content and discussion only.

#### 1A. **BREAST CANCER AWARENESS AND PINK PATCH PROJECT**

Police Chief Gordon updated the City Council on the Police Department's Pink Patch Project for the month of October. She informed the Council that Pink Patch Project coordinated by Corporal Lopez and Sergeant Salazar brings awareness to breast cancer and collects proceeds that are donated to the City of Hope.

### 2. **OLD BUSINESS**

None.

### 3. **CONSENT CALENDAR ITEMS NOS. 3A-3F**

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

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

**Motion:** Moved by Council Member Liang and seconded by Council Member Chan motion carried by the following vote:

|          |                  |                               |
|----------|------------------|-------------------------------|
| Ayes:    | Council Members: | Chan, Liang, Sornoso, Lo, Yiu |
| Noes:    | Council Members: | None                          |
| Absent:  | Council Members: | None                          |
| Abstain: | Council Members: | None                          |

#### 3A. **MINUTES**

Approve the minutes from the regular meeting of September 1, 2021.

**Action Taken:** The City Council (and the City Council acting on behalf of the Successor Agency, the Financing Board of Directors, and the Housing Authority Board of Directors) approved the minutes from the regular meeting of September 1, 2021 on Consent Calendar

**3B. ACCEPTING A DONATION OF TWO STAINED GLASS WINDOWS FROM THE 1929 BRUGGEMEYER LIBRARY**

Mr. James Kurilich, great-grandson of Judge Mancha Bruggemeyer, has reached out to library staff to donate two 4'x8' stained glass windows to the City of Monterey Park. These windows were originally installed at the 1929 Bruggemeyer Memorial Library building and were removed in 1959 when the City built a new library at 318 South Ramona Avenue to meet expanded demand for library services. If the donation is accepted, the Library hopes to install these windows in the building for public viewing.

**Action Taken:** The City Council accepted a donation of two stained glass windows from the 1929 Bruggemeyer Library.

**Motion:** Moved by Council Member Chan and seconded by Council Member Liang motion carried by the following vote:

|          |                  |                               |
|----------|------------------|-------------------------------|
| Ayes:    | Council Members: | Chan, Liang, Sornoso, Lo, Yiu |
| Noes:    | Council Members: | None                          |
| Absent:  | Council Members: | None                          |
| Abstain: | Council Members: | None                          |

**3C. ACCEPTANCE OF 2018 STATE OF CALIFORNIA PROPOSITION 68 GRANT**

The State Water Resources Board awarded the San Gabriel Basin Water Quality Authority (WQA) \$31.6M in Proposition 68 State of California Park and Water Bond grant funding. The grant award is for 21 San Gabriel Valley groundwater treatment facilities that include treatment facilities in Monterey Park.

**Action Taken:** The City Council accepted grant funding in the amount of \$10,987,000 from the Proposition 68 California, Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018; and authorized the City Manager to execute the Grant Agreement, in a form approved by the City Attorney, with the San Gabriel Basin Water Quality Authority.

**Motion:** Moved by Mayor Yiu and seconded by Council Member Liang motion carried by the following vote:

|          |                  |                               |
|----------|------------------|-------------------------------|
| Ayes:    | Council Members: | Chan, Liang, Sornoso, Lo, Yiu |
| Noes:    | Council Members: | None                          |
| Absent:  | Council Members: | None                          |
| Abstain: | Council Members: | None                          |

### **3-D. DRAFT HOUSING ELEMENT OF THE GENERAL PLAN**

Like all cities within California, the City of Monterey Park is mandated to adopt a Housing Element. Before the City Council can adopt a final version of its Housing Element, however, California law requires the City to submit a draft to the California Department of Housing and Community Development (HCD) by October 15, 2021 for review and comment. After HCD's review, a final draft will be presented to the City Council for consideration and potential adoption. It is anticipated that this will occur in early January 2022.

**Action Taken:** The City Council received and filed the draft Housing Element on Consent Calendar.

### **3-E. RECEIVE AND FILE ZONING INTERPRETATION ISSUED BY THE ACTING CITY PLANNER CONSIDERING THE PERMISSIBILITY OF DENTAL OFFICE USE WITH THE MARKET PLACE DEVELOPMENT AT 4000 MARKETPLACE DRIVE**

The Applicant, Monterey Park Retail Partners Tract 3, LLC, (MPRP) seeks clarification on whether operation of a dental office is allowed at the Market Place project located at 4000 Marketplace Drive. The approved project was approved based on the Monterey Park Municipal Code (MPMC). The Market Place project is zoned as Regional Specialty (R-S) with a Planned Development (P-D) Overlay zone. Additionally, a precise plan (PP-08-02) was approved in 2012 as a development guide for the Market Place project.

**Action Taken:** The City Council received and filed a Zoning Interpretation dated September 27, 2021 on Consent Calendar.

### **3-F. ADOPT A RESOLUTION RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER REGARDING COVID-19 PANDEMIC; CONTINUE TO EXTEND THE EXISTENCE OF A LOCAL EMERGENCY; AND AUTHORIZE PUBLIC MEETINGS VIA TELECONFERENCING**

Assembly Bill (AB) No. 361 became effective on September 16, 2021. In sum, AB 361 amended the Brown Act to extend the circumstances under which teleconferencing open meetings are permitted. In many respects, the Bill effectively extends the teleconferencing procedures authorized by, which the City has been using regularly since the early stages of the COVID-19 pandemic. The primary difference between Executive Order N-29-20 and AB 361 is that local agencies must reconsider the circumstances of the state of emergency every 30 days.

#### CEQA (California Environmental Quality):

The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§

21000, *et seq.*, “CEQA”) and the regulations promulgated there under (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.<sup>1</sup>

**Action Taken:** The City Council adopted Resolution No. 12273 ratifying certain actions completed by the City Manager regarding COVID-19 Pandemic, continue to extend the existence of a local emergency and authorize public meetings via teleconferencing on Consent Calendar.

**Resolution No. 12273**, entitled:

A RESOLUTION RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER; EXTENDING THE EXISTENCE OF A LOCAL EMERGENCY; AND AUTHORIZING PUBLIC MEETINGS VIA TELECONFERENCING

#### **4. PUBLIC HEARING**

##### **4-A. CONDUCT A PUBLIC HEARING TO CONSIDER DA-21-XX A DEVELOPMENT AGREEMENT ENACTING THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE (BRDZ) PERMITTING AND DEVELOPMENT OF A 509,295 SQUARE FOOT MULTI-STORY MIXED USE RESIDENTIAL/COMMERCIAL PROJECT OVER THREE SUBTERRANEAN PARKING LEVELS LOCATED AT 114 E. GARVEY AVENUE**

Rykadan 005, LLC., (Rykadan) seeks to enter into a Development Agreement (DA-21-XX) with the City to activate the Business Recovery Development Agreement Zone (“BRDZ”) to allow multi-story mixed use with a food hall as a permitted use in the P-D zone. This would allow construction of a 509,295 square foot residential/commercial facility on 2.19 acres located at 114 E. Garvey Avenue. The facility will consist of approximately 151 residential units totaling approximately 170,000 square feet; 7,800 square feet of amenity and lobby space; 43,902 square feet of commercial land uses (e.g., retail and restaurant space); and 16,000 square feet for back of house, trash and other ancillary uses. Parking spaces (509) will be provided on three subterranean parking levels and two above-grade levels. The bedroom mix is initially planned to be 1 studio, 27 1-bedroom, 95 2-bedroom and 28 2-bedroom plus den units (the “Residential Units”). The commercial portion of the site will include a retail food establishment use, which will operate similar to a food court or a farmers’ market. Individual vendors will lease spaces within this area, and the remainder of the space will be circulation for visitors/customers and for seating. Alcohol sales will be permitted by individual vendors. As shown on the Site Map, Level 1 includes a food hall, restaurant, and retail spaces, residential lobbies, back of house operations and storage, patio seating, and a main plaza along Garfield Avenue. Level 2 includes a food hall, restaurant, and retail spaces,

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<sup>1</sup> CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

and a fitness center, and patio seating along Garvey Avenue. Levels 3 through 6 include residential units as follows: 37 units on Level 3, 38 on Level 4, 38 on Level 5, and 38 on Level 6.

**CEQA (California Environmental Quality):**

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a multi-story mixed use facility on six legal vacant parcels totaling 2.19 acres surrounded by existing development. Other than activating the BRDZ via the draft Ordinance and Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

**Public Speakers:**

- Richard McDonald and Phil Ciminelli, representing the developer Rykadan, gave a presentation and were available to answer questions.
- Linda, resident, inquired about affordable housing in the City. She stated that although this project will benefit the City, there is an unmet housing need for existing residents. She conveyed that she would like the City to consider an inclusion housing ordinance, which would've allowed 15% of the units in this project to be considered for affordable housing.

**Action Taken:** The City Council (1) opened the public hearing at 7:17 p.m.; (2) received documentary and testimonial evidence; (3) closed the public hearing at 8:36 p.m.; and (4) introduced and waived first reading of an ordinance adopting DA-21-XX. Second reading and adoption would occur on October 20, 2021. If the ordinance is adopted, the Development Agreement would become effective November 19, 2021

**Motion:** Moved by Council Member Liang and seconded by Council Member Sornoso motion carried by the following vote:

**Motion:** Moved by Mayor Yiu and seconded by Council Member Liang motion carried by the following vote:

|          |                  |                      |
|----------|------------------|----------------------|
| Ayes:    | Council Members: | Chan, Liang, Sornoso |
| Noes:    | Council Members: | None                 |
| Absent:  | Council Members: | None                 |
| Abstain: | Council Members: | Lo and Yiu           |

**5. NEW BUSINESS – None.**

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

Council Member Chan reported that all Council Members attended the League of California Cities conference. He stated that he looks forward to working with City Staff on starting a discussion on the many topics that were presented at the League of California Cities conference. He stated that all Council Members attended the Tree Memorial for David Barron and mentioned that it was well attended. He reported that the San Gabriel Council of Governments (SGVCOG) discussed drafting an incentive program for homeowners who are willing to change their green lawns into a drought resistant landscaping to save more water.

Council Member Liang reported he also attended the League of California Cities conference. He stated that David Barron's tree memorial was a well attended event by all of Council, Mr. Barron's family, and city staff.

Council Member Sornoso reported that he attended the League of California Cities conference. He thanked Police Chief Gordon on her Breast Cancer Awareness presentation and mentioned that he was also a cancer survivor. He also thanked Recreation Supervisor, Orlando Muro for updating the community on upcoming City events.

Mayor Pro Tem Lo thanked Council Member Sornoso for sharing his cancer story. He extended his appreciation to David Barron's family for participating in the Tree Memorial celebration that was held in his honor. He thanked the rest of City Council for suggesting placing David Barron's tree memorial in between the Bruggemeyer library and the City Clerk's office. He reported that he attended the League of California Cities conference.

Mayor Yiu reported that she attended the League of California Cities conference and it was an eye-opening experience. She voiced interest in registering for the first annual Pickleball Tournament hosted by the City's Recreation and Community Services department. She extended the participation invite to fellow Council Members.

**7. FUTURE AGENDA ITEMS**

Mayor Pro Tem Lo proposed a further discussion on a City housing inclusion ordinance. He also requested a presentation on housing bills approved by the State of California.

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

None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 8:49 p.m.

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Vincent D. Chang  
City Clerk