

**MINUTES  
MONTEREY PARK CITY COUNCIL  
FINANCING AUTHORITY (MPFA)  
HOUSING AUTHORITY (MPHA)  
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)  
SUCCESSOR AGENCY (SA)  
NOVEMBER 3, 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, November 3, 2021 at 6:30 p.m. The regular meeting was conducted pursuant to Government Code § 54953(e), as implemented by City Council Resolution. 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 to combine time. The Mayor and City Council may change the amount of time 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

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 6:30 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 Treasurer Joseph Leon, City Manager Ron Bow, City Attorney Karl Berger, Assistant City Manager Inez Alvarez, Fire Chief Matt Hallock, Police Chief Kelly Gordon, City Librarian Diana Garcia, Director of Human Resources & Risk Management Christine Tomikawa, Director of Recreation & Community Services Robert Aguirre, Director of Public Works Frank Lopez, Director of Management Services Martha Garcia, Interim Director of Community & Economic Development Steve Sizemore, Economic Development Manager Joseph Torres, Deputy City Clerk Cindy Trang, Assistant Deputy City Clerk Helena Cho, Community Communications Coordinator Randy Ishino, Senior Clerk Typist Viridiana Martinez

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

City Attorney Berger requested that Agenda Item No. 4A be continued to January 18, 2022.

**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.

- Arthur Fong, resident, inquired about considering the reopening of El Encanto or the Chamber of Commerce building for Veterans.

## STAFF COMMUNICATIONS

- Director of Recreation & Community Services Aguirre thanked everyone that participated in the Community Alter for Dia De Los Muertos and in the 2021 Monster Mash. He also thanked UCLA Health Corps for hosting a free community health care and provided an update on upcoming City events.
- Fire Chief Hallock gave a reminder on free COVID-19 vaccinations and flu vaccinations at Barnes Park, November 3<sup>rd</sup>, 5<sup>th</sup>, and 9<sup>th</sup> from 9:00 am to 12:00 pm.
- Police Chief Gordon invited the community to the Coffee with a Cop event at Williams Donuts on Thursday, November 18<sup>th</sup>, from 8:30 am to 10:30 am.

1. **PRESENTATION** – None.

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

2. **OLD BUSINESS**

2A. **MAYORAL ROTATION**

In response to California law, the City Council amended the Monterey Park Municipal Code by changing the regular municipal election date to November of even-numbered years beginning in 2022. As a result, terms for all elected officials were extended by eight months pursuant to Elections Code § 10403.5. The mayoral rotation schedule was amended to reflect the November 2022 election and is attached to the staff report for reference.

On October 20, 2021, the City Council directed the mayoral rotation schedule be placed onto the agenda for consideration. The City Council may choose to modify the schedule, if desired.

**Public Speakers:**

- Arthur Fong shared his opinions on the mayoral rotation schedule.

**Recommendation:** It is recommended that the City Council consider if desirable, changing the mayoral rotation schedule; and taking such additional, related, action that may be desirable.

**Action Taken:** Motion to consider changing the mayoral rotation schedule was moved by Mayor Yiu and there being no second, the motion failed.

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

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 Item No. 3A on Consent Calendar, excluding Agenda Items Nos. 3B, 3C, and 3D 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 Sornoso 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                          |

### 3A. MINUTES

Approve the minutes from the regular and special meetings of October 6, 2021.

**Action Taken:** The City Council approved the minutes from the regular and special meetings of October 6, 2021 on Consent Calendar.

### 3B. CALIFORNIA STATE LIBRARY STRONGER TOGETHER MOBILE LIBRARY GRANT

The California State Library's Stronger Together: Improving Library Access grant is a state-funded opportunity that provides competitive grants between \$50,000 and \$250,000 to local libraries to acquire community outreach vehicles and offer mobile library programs that improve library access and program delivery. The purpose of the grant is to help libraries eliminate barriers and implement new ways to bring literacy, technology and other services to those who face challenges visiting their local public library.

If adopted, the proposed resolution would authorize the City Manager, or designee, to apply for the Stronger Together grant and implement a budget amendment to purchase a mobile outreach vehicle for the Library, if the City is awarded funds. The deadline to apply is November 15, 2021, funds will be awarded starting January 2022 and the project completion date is March 31, 2024.

**Action Taken:** The City Council adopted Resolution No. 12277 authorizing the City Manager, or designee, to apply for, receive, and appropriate grant funds for the California State Library's Stronger Together Mobile Library Grant.

**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

**Resolution No. 12277**, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS FOR THE CALIFORNIA STATE LIBRARY'S STRONGER TOGETHER MOBILE LIBRARY GRANT

**3C. CALIFORNIA LAW ENFORCEMENT RECORDS AND SUPPORT PERSONNEL DAY**

The Monterey Park Police Department is celebrating California Law Enforcement Records and Support Personnel Day on Tuesday November 9th, 2021. This day, sponsored by the California Law Enforcement Association of Records Supervisors (CLEARS) is celebrated annually. It honors the thousands of men and women who are depended upon by law enforcement and the public for their vital role that they play to the law enforcement system. The Police Department is enlisting City Council's support in the form of a resolution to honor these men and women for the work they do every day to protect the residents of Monterey Park.

**Action Taken:** The City Council adopted Resolution No. 12278 declaring Tuesday, November 9th, 2021 as Law Enforcement Records and Support Personnel Day.

**Motion:** Moved by Council Member Chan and seconded by Council Member Sornoso, 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

**Resolution No. 12278**, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING TUESDAY NOVEMBER 9<sup>TH</sup>, 2021 LAW ENFORCEMENT RECORDS AND SUPPORT PERSONNEL DAY IN MONTEREY PARK

**3D. PURCHASE AND CONVERSION OF POLICE DEPARTMENT VEHICLES**

The Police Department has numerous aging high-mileage vehicles that have exceeded their useful life and need replacement. Staff researched available vehicles and options and determined the attached proposed list of vehicles (Attachment #1 to the staff report) is the best replacement choice for the Police Department's needs. As such, staff recommends the purchase of the proposed attached list (Attachment #1 to the staff report) totally approximately \$1,100,000.

**Action Taken:** The City Council waived bidding requirements pursuant to Monterey Park Municipal Code §3.20.050(5) and authorized the Police Department to amend a contract (Agreement # 1855-A) with 72 Hour LLC dba National Auto Fleet Group for the purchase of Police Department Vehicles through 72 Hour LLC dba National Auto Fleet Group; and authorized the Police Department to amend the contract (Agreement 1967-AC) with West Coast Lights and Siren for the conversion/up-fitting of Police Department Vehicles through West Coast Lights and Siren.

**Motion:** Moved by Council Member Chan and seconded by Council Member Sornoso, 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                          |

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

##### **4A. MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT (“MPK GHAD”)**

Following formation of the GHAD on September 15, 2021, the GHAD Board of Directors adopted a Resolution setting the date for a public hearing to determine whether the assessment identified in the Engineer’s Report may be imposed upon the GHAD’s jurisdiction. November 3<sup>rd</sup> is the public hearing date for that determination.

##### CEQA (California Environmental Quality Act):

The Resolution is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “ CEQA” ) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to implement government funding mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Resolution does not constitute a “ project” that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

**Recommendation:** It is recommended that the City Council consider (1) opening the public hearing; (2) receiving documentary and testimonial evidence; (3) closing the public hearing; (4) adopting a Resolution levying assessments within the District (Attachment 1 to the staff report); and (5) taking such additional, related action that may be desirable.

**Discussion:** City Attorney Berger advised the City Council to continue the public hearing to January 18, 2022.

**Action Taken:** The City Council opened the public hearing at 8:18 p.m.; and continued the public hearing to the January 18, 2022 City Council meeting.

**Motion:** Moved by Council Member Liang and seconded by Council Member Sornoso, 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                          |

Item was heard again after Agenda Item No. 4C

**Action Taken:** The City Council reconsidered previous motion to correct the date of the public hearing to January 19, 2022 City Council meeting.

**Motion:** Moved by Council Member Liang and seconded by Council Member Sornoso, 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                          |

**4B. A PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT (CU-21-XX) FOR CONSTRUCTION OF A DRIVE-THROUGH FACILITY AT THE MARKET PLACE DEVELOPMENT**

The Applicant is seeking a conditional use permit (CUP) for a new drive-through restaurant at the Market Place development. If approved, the CUP would allow for a fourth drive-through restaurant at that location. The previous three drive throughs (In-N-Out, Chick-Fil-A, and Ono Hawaiian Grill) were ministerially approved in accordance with the Market Place Precise Plan adopted in 2012. That Precise Plan allowed for a total of three drive throughs be approved without a CUP; subsequent drive-throughs require a discretionary permit.

CEQA (California Environmental Quality Act):

CEQA Guidelines § 15168(c)(2) states that if a project is proposed which has been the subject of a prior certified EIR, and “[i]f the [City] finds that pursuant to Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required.”

On December 19, 2012, the City Council adopted Resolution No. 11548 and certified a Supplemental EIR for the project.

Approval of the Project will not result in any new or increased environmental effects, and no new mitigation measures are required; therefore, pursuant to CEQA Guidelines §15168(c)(2), no new environmental documentation is required for approval of the Project.

**Public Speakers:**

- Joe Morris, representative of M&M Realty, was available for questions.

**Action Taken:** The City Council (1) opened the public hearing at 8:20 p.m.; (2) received documentary and testimonial evidence; (3) closed the public hearing at 8:22 p.m.; (4) and adopted Resolution No. 12279 approving a Conditional Use Permit (CU-21-XX), subject to conditions of approval.

**Motion:** Moved by Council Member Chan and seconded by Council Member Sornoso, 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                          |

**Resolution No. 12279**, entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-21-07) TO ALLOW THE CONSTRUCTION OF A NEW RETAIL EATING ESTABLISHMENT WITH A DRIVE-THROUGH AT THE MARKETPLACE

**4C. CONTINUATION OF PUBLIC HEARING REGARDING MODIFYING PRECISE PLAN (PP-14-02) CONDITIONS OF APPROVAL FOR A HOTEL LOCATED AT 555 N. ATLANTIC BOULEVARD.**

The Applicant seeks to modify its Precise Plan ("PP-14-02") for the Courtyard at Marriott hotel. Specifically, the application seeks to amend Conditions of Approval Nos. 37 and No. 39 of Planning Commission Resolution No. 06-15. At this time, staff is requesting that the item be continued to December 15, 2021.

**Action Taken:** The City Council continued the public hearing originally noticed for August 18, 2021 to December 15, 2021.



**Motion:** Moved by Council Member Liang and seconded by Mayor Yiu, 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                          |

5. **NEW BUSINESS** – None.

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

Council Member Chan reported that he attended the San Gabriel Valley Council of Governments (COG) meeting, the Asian Youth Center's Annual dinner, the 150<sup>th</sup> Anniversary of the Chinese Massacre of 1871 that was hosted by the Chinese American Museum, and Police Chief Gordon's swearing in ceremony. Council Member Chan recognized resident Lilian Kawaratani for receiving an award from the Business and Professional Women. He mentioned that he attended the Monterey Park golf tournament hosted by the Police Department alongside Council Member Liang. Council Member Chan reminded the Community that the Metro Youth Council is still accepting applications for members and anyone interested can call (213)922-2852 for any information.

Council Member Liang reiterated that he attended the same events as Council Member Chan and wished everyone a great night.

Council Member Sornoso recognized and congratulated City Manager Bow and Mayor Pro Tem Lo for running the LA Marathon on November 7<sup>th</sup>. He also thanked City Librarian Diana Garcia for assisting his family and himself in acquiring their current crime novel reads. He reminded the Community that the Veteran's Day Ceremony is going to be held November 11<sup>th</sup> and he hopes to be able to bring along his 97 year old, WWII Veteran uncle, who was interviewed by a historian. Council Member Sornoso asked Fire Chief Hallock for an update on Station 62. He also reminded the Community that on November 6<sup>th</sup>, there will be a community Pickleball event at the Barnes Park tennis court.

Mayor Pro Tem Lo reported that he attended the Chinese American Museum's 150<sup>th</sup> Chinese Massacre of 1871 event, as well as, the City's Monster Mash. Mayor Pro Tem Lo announced that he also attended East LA College's unveiling of an updated donor wall and informed the Council that ELAC's 75<sup>th</sup> Anniversary is approaching. He stated that he participated in the City of Alhambra's Pumpkin Run, which raised funds for the Alhambra School District. He inquired about adjourning tonight's meeting in honor of City of Duarte Mayor, Bryan Urias, who died unexpectedly on October 24<sup>th</sup>.

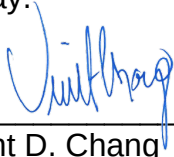
Mayor Yiu reported that she attended the City's Monster Mash event. She stated that she was also in attendance for Police Chief Gordon's swearing-in ceremony and congratulated Police Chief Gordon on the ceremony. She announced that she celebrated her 50<sup>th</sup> birthday at Outback Steakhouse.

**7. FUTURE AGENDA ITEMS** – None.

**8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**  
None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 8:51 p.m. in memory of Mayor Bryan Urias, City of Duarte, and in honor of Mayor Yiu's 50<sup>th</sup> birthday.



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Vincent D. Chang  
City Clerk

*Approved on December 15, 2021 at the Regular City Council Meeting*