



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 Meeting
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Wednesday, June 4, 2025
6:30 PM

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 at www.montereypark.ca.gov/agendas.

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 <http://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.

1. Call to Order

Mayor

2. Flag Salute

The Monterey Park Fire Explorers

3. Roll Call

Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

4. Agenda Additions, Deletions, Changes and Adoptions

5. Public Communications

6. Staff Communications

6.A. Fire Department

6.B. Library

6.C. Recreation and Community Services

7. Presentation

7.A. Terena Phan - Miss Los Angeles Chinatown 4th Princess

7.B. Recognition of Eagle Scout Project at Fire Station 61

8. Old Business

9. Consent Calendar

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.

9.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of April 16, 2025 and April 21, 2025 and the regular meeting of April 16, 2025; and
2. Taking such additional, related, action that may be desirable.

9.B. Monthly Investment Report - April 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.

9.C. Waive further reading and adopt an Ordinance amending Title 2 of the Monterey Park Municipal Code (“MPMC”) to dissolve the Design Review Board (“DRB”).

It is recommended that the City Council consider:

1. Waiving the second reading and adopting the proposed Ordinance; and
2. Taking such additional, related, action that may be desirable.

9.D. Authorizing the City Manager, or designee, to accept additional California Library Association Zip Book Grant funding and appropriate funding into 2024-25 Fiscal year budget

It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee, to accept an additional \$1,248 in California Library Association Zip Book grant funding to purchase books;
2. Authorizing the Finance Director to appropriate the \$1,248 funding into the 2024-25 Fiscal Year budget; and
3. Taking such additional, related, action that may be desirable.

9.E. Receive and file a summary of The Windstorm and Firestorm Local Emergency

It is recommended that the City Council consider:

1. Receiving and filing this staff report summarizing the status of windstorm and firestorm local emergency; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under 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”). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a “project” as defined, respectively. This activity reflects administrative changes and policy making. Accordingly, this activity is exempt from further review.

9.F. Amendment to Agreement 1980-A with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Sixth Amendment with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel, in a form approved by the City Attorney, for on-call commercial plumbing services at City-owned facilities in an amount not to exceed \$205,000. The Amendment extends the term through June 30, 2026; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts regarding noise, air quality, or water quality.

9.G. Receive and file the Cost Allocation Plan Study

It is recommended that the City Council consider:

1. Receiving and filing the Cost Allocation Plan study; and
2. Taking such additional, related, action that may be desirable.

9.H. Amendment to Agreement No. 2466-AB, and Task Order 2455-AA concerning the S. Garfield and S. Atlantic Water Projects

It is recommended that the City Council consider:

1. Authorize the City Manager to execute the First Amendment, in a form approved by the City Attorney, to Agreement No. 2466-AB with J.A. Salazar, to increase the contract amount by \$153,612; for a total of \$3,736,402, plus \$346,728 contingency; and
2. Authorizing the City Manager to execute a revised Task Order 2455-AA1, in a form approved by the City Attorney, with SA Associates., for an additional \$137,000 for a new not to exceed amount of \$367,000 for construction management and construction inspection services; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

9.I. Amendment to agreement 2314-A with Corporate Coach Charters & Tours and increase the contract amount by \$35,000 to provide recreation trips and event shuttle services in Fiscal Year 2025-26

It is recommended that the City Council consider:

1. Approving an amendment to the agreement with Corporate Coach Charters & Tours to increase the contract amount by \$35,000 to provide recreation trips and event shuttle services in Fiscal Year 2025-26; and
2. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under 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"). This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and there is no possibility that it may have a significant effect on the environment. Accordingly, no further review is required.

9.J. A Resolution of the City Council of the City of Monterey Park Recognizing the Month of June 2025 as LGBTQ+ Pride Month (As Requested by Council Member Lo)

It is recommended that the City Council consider:

1. Adopting the attached Resolution: and
2. Taking such additional, related, action that may be desirable.

9.K. A Resolution of the City Council of the City of Monterey Park Declaring June 6, 2025, National Gun Violence Awareness Day and June 7-8, 2025, as Wear Orange Weekend in Monterey Park (As Requested by Council Member Sanchez)

It is recommended that the City Council consider:

1. Adopting the attached Resolution: and
2. Taking such additional, related, action that may be desirable.

10. Public Hearing

10.A. Continued public hearing to consider introduction and first reading of an Ordinance amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards (ZCA 25-02)

It is recommended that the City Council consider:

1. Opening the 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. _____ amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards; 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.

Type of Action (Legislative; Quasi-Judicial; or Advisory):

In considering the Zoning Code Amendment, the City Council acts in its discretionary legislative capacity. The City Council must make the following findings pursuant to MPMC § 21.38.050:

- That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed amendment will not adversely affect surrounding properties; and
- That the proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

These findings are included in the attached Ordinance.

10.B. Public Hearing and Approval of the FY2025-2029 Consolidated Plan, and FY2025-2026 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

It is recommended that the City Council consider:

1. Conduct a public hearing and receive public comments and testimony on the FY 2025-2029 Consolidated Plan ("CP"), and FY 2025-2026 Annual Action Plan ("AAP");
2. Approve and authorize the submittal of the FY 2025-2029 CP, and FY 2025-2026 AAP, including Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") funding recommendations;
3. Authorize the City Manager to execute all appropriate and necessary documents to receive funding and implement approved use and make necessary budget adjustments based on HUD's final allocation amount;
4. Authorize the City Manager to execute sub-recipient agreements with the non-profit organizations receiving CDBG and HOME allocations in the AAP; and
5. Taking such additional, related, action that may be desirable.

11. New Business

11.A. Adoption of an Ordinance Updating the Fire Hazard Severity Zones ("FHSZ") Pursuant to Government Code section 51178

It is recommended that the City Council consider:

1. Introducing and waiving the first reading of an ordinance adopting the Office of the State Fire Marshal ("OFSM") finalized State Responsibility Area Fire Hazard Severity Zone ("FHSZ") map;
2. Setting the second reading and Public Hearing for June 18, 2025; and

3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under 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"). This activity contemplates administrative actions and will not result in any direct or indirect physical change in the environment. Accordingly, no further review is required.

- 12. City Communications (City Council)**
- 13. Future Agenda Items**
- 14. Closed Session (if Required; City Attorney to Announce)**
- 15. Adjourn**