

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JUNE 4, 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, June 4, 2025 at 6:30 p.m.

1. **Call to Order:** Mayor Ngo called the meeting to order at 6:50 p.m.
2. **Flag Salute:** The Monterey Park Fire Explorers led the flag salute.
3. **Roll Call:**
City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Elizabeth Yang
Council Members Absent: None.

Also Present:

City Manager Inez Alvarez
City Attorney Karl Berger
Assistant City Manager Diana Garcia
Director of Finance Martha Garcia
Director of Human Resources and Risk Management Christine Tomikawa
Interim Director of Community Development Phillip Lanzafame
Director of Recreation and Community Services Robert Aguirre
Acting City Librarian LV Frazier
Director of Public Works Shawn Igoe
Police Chief Scott Wiese
Fire Battalion Chief Robert DeRosa
IT Manager Martin Dinh
Planning Manager Beth Chow
Recreation and Community Services Program Coordinator Guillermo Chavez
Senior Planner Eliana Muñoz
Principal Management Analyst Rebecca Bojorquez
Adult Literacy Coordinator Victor Castellanos
Office Assistant II Michelle Martinez

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.

Virtually Present: None.

4. Agenda Additions, Deletions, Changes and Adoptions:

City Manager Alvarez requested Presentation Item No. 7.A., 7.B. and Agenda Item No. 9.K. to be heard before Public Communications.

5. Public Communications:

Public Communications were heard after Agenda Item No. 9.K.

- Christine Lam spoke about the importance of having a community pool and the opportunities it provides for the residents. She urged for a solution to help save the pool.
- Dan Gallardo relayed his love for the Barnes Park pool and requested to make the pool a priority for discussion.
- Ethan Song, a swimmer, shared his experience with the Barnes Park pool and spoke about the opportunity to leave a legacy to future Monterey Park residents if the pool was restored.
- Jim Iwaki, treasurer of the Historical Society of Monterey Park explained the requirements for a site to become a historical landmark and claimed Barnes Park pool to be a candidate.
- Stephen Legaspi expressed his love for the city and his experience utilizing the Barnes Park pool.
- Jessica Park shared her time as an athlete for the Mark Keppel Swim Team claiming the team thrived while the Barnes Park pool was in service. She urged the City Council to consider the topic as a future agenda item.
- Chuck Cota commented about his time as a swimmer and water polo player in Monterey Park and relayed different solutions of consideration to save the pool.
- Peter Lin spoke about his time using the Barnes Park pool while his children were growing up and offered the opportunity to build more Pickle Ball courts in the surrounding area of Barnes Park.
- Tammy Sam depicted her experience using the Barnes Park pool as a child, claiming the pool's location provided a unique placement where children can rotate through sports. She explained the difficulty to find neighboring pools with aquatic activities for children and requested more Townhall meetings to discuss the topic further.

- David Jakl detailed the opportunities swimming at the Barnes Park pool brought to his life and asked the City Council to consider the topic as an item on a future Agenda.
- Bill Zeiger talked about his lifelong residence in Monterey Park and his love for the Barnes Park pool.
- Angie Chu voiced her opinion on the importance of swimming safety for children and spoke about her time as a volunteer for the 1984 Olympics. She provided different funding opportunities for consideration to restore the Barnes Park pool.
- Phillip Luong talked about his time raising his children in Monterey Park and the importance of promoting health through aquatic programming.
- Tracy Sy advocated the critical need to restore the Barnes Park pool and claimed its closure deprived the community of a vital resource. She requested to have the topic on a future agenda.
- Armando Ng was given seven minutes as Ivan Ng yielded his time to him. He commented on the City's General Fund, elaborating on its opportunity to help restore the pool.
- Paul Isozaki was given ten minutes as Margaret Leung and David Ono allocated their time to him. He spoke about his involvement with Alhambra Unified School District (AUSD) and their willingness to provide funding to restore the pool. Paul conveyed his frustrations about the City's alleged misuse of funds to restore a privately owned hillside on Garvey Ave.
- Cindy Yee was given seven minutes as Arlene Rodriguez yielded time to her. She presented her opinion on the need to restore the Barnes Park pool, elaborating on her role as a community activist over the years.
- Damian Joa talked about park improvements initiated by the City and presented fundraising ideas to help restore the Barnes Park pool.
- Dawn Rock congratulated Bella Lee on her achievement as an Eagle Scout Candidate. She spoke about her conversation with Mitch Kalamian, a Mark Keppel Alumni willing to assist on the restoration of the Barnes Park pool and urged the City Council to act with urgency.

- City Clerk Yee received and filed to the record 29 written communications in support of restoring the Barnes Park pool from Christine Yuen, Claudia Zhu, Si Ung, Emi Sonksen, Teresa Wong, Kyle Yeoh, Helena Gallardo, Justin Chan, Cindy Huang, Teresa Gallardo, Tatian Enriquez, Adriana Ruiz, Scott Chung, Selina Anzai, Grace Gallardo, Junxia Hu, Paul Morris, Leidy Ko, Llewny Wong, Christopher Morris, Daniel Gallardo, Thuan Nguyen, Elizabeth Tong, Lijuan Chen, Jamie Siu, Tony Huynh, Linda Phuong, Jennifer Wu and Kan Pang.

6. Staff Communications:

- 6.A. Fire Department: Fire Battalion Chief DeRosa shared a PowerPoint presentation about the recent graduates of the 2025 Spring Community Emergency Response Team Academy (CERT) and provided information about fireworks safety.
- 6.B. Library: Adult Literacy Coordinator Castellano presented a PowerPoint presentation about the upcoming events occurring at the Library during the month of June which include events in celebration of Pride Month; the introduction of the Summer Reading Program; monthly activity programs for children, teens and adults and Workshops for beginning literacy and citizenship preparation.
- 6.B. Recreation: Recreation and Community Services Program Coordinator Chavez prepared a PowerPoint presentation thanking the people who attended Play Days; the Mental Health Healing Arts and Wellness Fair; the Memorial Day event at the American Legion and the Monterey Park Greetings Tour ribbon cutting. He shared upcoming events which include the Monterey Park Pride Festival; the Gun Violence Awareness event hosted by the Los Angeles County; summer aquatic programming; the Summer Lunch Program; Summer Movies at the Park; the Dancing Summer Dance at the Langley Center; the Independence Day Celebration; the Monterey Park Night at the Dodger Stadium event and the Cyndi Lauper concert at the Hollywood Bowl.

7. Presentation

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

Presentation Item Nos. 7.A. and 7.B. were heard after Agenda Additions, Deletions, Changes and Adoptions.

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

Terena Phan conveyed her gratitude to the City Council. Mayor Ngo and the City Council presented a certificate of appreciation to Terena and expressed comments of appreciation.

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

Isabella Lee detailed her experience as an Eagle Scout, described her scout project where she and her scout troop renovated the garden in front of the Fire Department. She commented on providing the Fire Department with translation cards to assist residents who do not speak English and gifted the department a fundraising check. Mayor Ngo and the City Council presented a certificate of appreciation to Isabella Lee and thanked her for her involvement with the City.

8. Old Business: None.

9. Consent Calendar Items Nos. 9.A.- 9.K.

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. 9.A., 9.B., 9.C., 9.D., 9.E., 9.F., 9.G., 9.H. and 9.I., except for Agenda Item No. 9.J. and 9.K. which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

9.A. Minutes

The minutes are a record of the official actions taken at the City Council meeting.

Action Taken: The City Council approved the minutes from the special meetings of April 16, 2025 and April 21, 2025 and the regular meeting of April 16, 2025, on Consent Calendar.

9.B. Monthly Investment Report - April 2025

As of April 30, 2025, invested funds for the City of Monterey Park total \$97,443,724.85.

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

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")

The dissolution and consolidation of committees and commissions aims to streamline operations, enhance collaboration, and provide a more comprehensive approach to planning and economic development within the City. Since 2020, the Planning Commission assumed most responsibilities of the DRB; that Board has not met in five years. The newly created EBDC will maintain the core responsibilities of both existing BIDAC and EDAC commissions.

The Ordinance was introduced and received first reading at the May 21, 2025 City Council meeting; and included directions from Council for the Interim Director of Community Development ("Director") to modify the ordinance by removing references to the DRB in MPMC sections 1.10.010 and 21.14.140. The original staff report (from May 21, 2025) is attached for reference. 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. 2262, on Consent Calendar.

Ordinance No. 2262

An Ordinance amending the Monterey Park Municipal Code dissolving the Design Review Board

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

The Library was notified of a \$1,248 grant augmentation from the California State Library. The grant funds will be utilized to continue to offer the Zip Books program, which allows library cardholders to request books that are not already owned by the Library and have them delivered directly to their home via Amazon Prime.

Action Taken: The City Council authorized the City Manager, or designee, to accept an additional \$1,248 in California Library Association Zip Book grant funding to purchase books and authorized the Finance Director to appropriate the \$1,248 funding into the 2024-25 Fiscal Year budget, on Consent Calendar.

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

On January 21, 2025, the City Council adopted Resolution No. 2025-R3 declaring a local emergency due to windstorm and firestorm events beginning on January 7, 2025, as reflected in the Governor's Executive Order dated January 12, 2025. At its January 21, 2025, meeting, the City Council authorized the City Manager to take necessary measures to protect public health, safety, and general welfare including urgency abatement and direct negotiation of contracts pursuant to Public Contract Code §§ 20168 and 22050 for the completion of capital improvement plan ("CIP") projects.

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.

Action Taken: The City Council received and filed this staff report summarizing the status of windstorm and firestorm local emergency, on Consent Calendar.

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

Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel currently provides on-call and after-hour emergency commercial plumbing services at various City-Owned facilities. It is recommended City Council authorize an amendment to the current contract for a not to exceed amount of \$205,000 and extend the agreement for 12 months through June 30, 2026. The extension will allow staff to complete necessary replacements to the failing floor drains in the Engineering and PD jail areas, and prepare a notice inviting bids for a new on-call commercial plumbing services contract.

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.

Action Taken: The City Council authorized 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, on Consent Calendar.

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

The Finance Department oversees the comprehensive cost allocation process, which includes the Indirect Cost Allocation Plan (CAP). The primary purpose of the cost allocation plan is to ensure that the City's method of identifying and distributing indirect costs is fair, comprehensive, well-documented, and defensible.

The last CAP was completed in 2018, by Willdan Financial Services (Willdan). Considering Willdan's extensive experience with the City, both with allocation plan preparation as well as cost-of-service analysis for the City's user fees, in August of 2024, the City contracted with it to prepare an updated CAP Study.

Action Taken: The City Council received and filed the Cost Allocation Plan study, on Consent Calendar.

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

Capital Improvements Project ("CIP") No. 99032 – S. Atlantic Blvd and S. Garfield Ave Phase VI Water Main Improvements ("Project") consists of the installation of water main along S. Atlantic Blvd, S. Garfield Ave, and Harding Ave, including the construction of water service line replacement, installation of new fire hydrants and laterals, fire services lines, and appurtenances, valves, abandonment of existing water mains, tie-in to existing systems, and trench repair restoration. The City Council awarded the project construction to J.A. Salazar ("Contractor") on February 19, 2025. Unforeseen conditions resulted in the need for change orders and extending the duration of the project. The Public Works Director ("Director") recommends amending the current agreement with J.A. Salazar, increasing the contract amount by \$153,612; for a total of \$3,736,402, plus \$346,728 contingency and revising the Task Order 2455-AA1, with SA Associates., for an additional \$137,000 for a new not to exceed amount of \$367,000.

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.

Action Taken: The City Council authorized 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 authorized 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, on Consent Calendar.

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

The Recreation and Community Services Department utilizes Corporate Coach Charters & Tours to provide essential transportation services that support the department's recreational programs, including daycare field trips, senior trips, and special event shuttles. The current agreement term is from July 2023 to June 2026, with a not-to-exceed amount of \$60,000 which Corporate Coach Charters & Tours is approaching. City Council approval is required to increase the contract amount in excess of \$60,000.

Due to increased participation and expanded program offerings, transportation needs have grown beyond that contemplated in the current agreement. To ensure continuity of service and avoid disruptions to scheduled activities, the Recreation and Community Services Director ("Director") is recommending the City Council approve an amendment to the agreement and authorize an increase of \$35,000 to the contract amount, for a total of \$95,000.

This action will enable the Recreation and Community Services Department ("Department") to maintain its programming schedule and continue delivering recreational opportunities that enhance community engagement and quality of life for residents of all ages.

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.

Action Taken: The City Council approved 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, on Consent Calendar.

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 approving a resolution of the City of Monterey Park recognizing the month of June 2025 as LGBTQ+ Pride Month.

Action Taken: The City Council adopted Resolution No. 2025-R50 recognizing the month of June 2025 as LGBTQ+ Pride Month.

Motion: Moved by Council Member Lo 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

Resolution No. 2025-R50

A resolution of the City Council of the City of Monterey Park recognizing the month of June 2025 as LGBTQ+ Pride Month.

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)

This item was heard after Presentation Item No. 7B.

It is recommended that the City Council consider approving a resolution 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.

Public Speaker:

- Mia Livas Porter shared her experience of surviving gun violence. She described her time of healing and her activism to spread awareness of gun violence and safety education. She expressed her appreciation to Monterey Park for their continued efforts to help the community heal from the act of gun violence.

Action Taken: The City Council approved Resolution No. 2025-R51 declaring June 6, 2025, National Gun Violence Awareness Day and June 7-8, 2025 as Wear Orange Weekend in Monterey Park.

Motion: Moved by Council Member Sanchez 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-R51

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

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)

The City’s General Plan contains the Revised Monterey Park 2040 Land Use Element (“LUE”) and 6th cycle (2021-2029) Housing Element (“HE”) establishing a vision and long-term goals for development, housing, and redevelopment within the City.

The attached Ordinance implements the LUE and HE by amending the MPMC to allow residential and mixed use development in mixed use zones, consistent with the LUE, subject to those development standards in the underlying zone. These changes clarify that the General Plan applies to all properties, takes precedence over conflicting or obsolete regulations, and creates a consistent framework that allows for expanded housing opportunities consistent with the City’s vision and long-term development goals.

This item was originally noticed for public hearing at the May 7, 2025, City Council meeting at which time the Interim Director of Community Development (“Director”) requested a continuance. The City Council continued the public hearing to June 4, 2025. The draft ordinance is attached for the Council’s consideration.

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.

Discussion: Interim Director of Community Development Lanzafame along with Senior Planner Muñoz presented a PowerPoint presentation depicting details about the City-initiated Zone Text Amendment meant to bring consistency between the Monterey Park General Plan Land Use and Urban Design Element and the City's Municipal Code.

Action Taken: The City Council opened the public hearing at 9:24 p.m. to take testimonial and documentary evidence; with no registered speakers, closed the public hearing at 9:24 p.m. and considered the evidence submitted during that public hearing, introduced and waived the first reading of an Ordinance amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards.

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

Ordinance 1st reading:

An Ordinance amending the Monterey Park Municipal Code to implement the General Plan concerning Mixed Use Development and Development Standards

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

The U.S. Department of Housing and Urban Development (“HUD”) provides Community Development Block Grant (“CDBG”) and HOME Investment Partnerships (“HOME”) funds to the City of Monterey Park. As part of the process to receive funding, the City must develop and submit the FY 2025-2029 Consolidated Plan (“CP”), and the FY 2025-2026 Annual Action Plan (“AAP”). The City’s current documents will expire on June 30, 2025. These documents outline extensive strategies that align community needs with available resources to achieve statutory goals of promoting decent housing, creating a suitable living environment, and expanding economic opportunities, particularly for low- and moderate income persons.

Discussion: Finance Director Garcia along with Priscilla Davila, housing consultant from Davila and Associates, virtually present shared a PowerPoint presentation detailing the background of the five-year consolidated plan, the steps of the consolidated plan process for 2025-2029, elaborated on the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME), presented the community needs and priorities for the years 2025-2029 and the proposed funding for the 2025-2026 year.

Action Taken: The City Council (1) opened a public hearing at 9:35 p.m. to take testimonial and documentary evidence, closed the public hearing at 9:35 p.m., received no registered speakers for comments and testimony on the FY 2025-2029 Consolidated Plan (“CP”), and FY 2025-2026 Annual Action Plan (“AAP”); (2) approved and authorized 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) authorized 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 and (4) authorized the City Manager to execute sub-recipient agreements with the non-profit organizations receiving CDBG and HOME allocations in the AAP.

Motion: Moved by Mayor Pro Tem Yang 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

11. New Business

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

The Office of the State Fire Marshal ("OFSM") finalized the adoption of the State Responsibility Area Fire Hazard Severity Zone ("FHSZ") map which became effective April 1, 2024. The State Fire Marshal is mandated by Government Code section 51178 to identify levels of fire hazard based on consistent statewide criteria and the expected severity of fire hazards. Government Code section 51179 requires the State Fire Marshal to make recommendations of fire hazard severity zones to local agencies, including the City, for their designation and adoption by Ordinance. The finalized map shows that the City of Monterey Park does not include any areas within a FHSZ identified by the State Fire Marshal.

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.

Discussion: Fire Battalion Chief DeRosa shared a PowerPoint presentation depicting details about the proposed updated Fire Hazard Severity Zone Map based off the hazard assessment conducted by the California Department of Forestry and Fire Protection (CAL FIRE) and the California State Fire Marshal's office.

Action Taken: The City Council introduced and waived 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 and set the second reading and Public Hearing for June 18, 2025.

Ordinance 1st reading:

An Ordinance adopting the State Fire Marshal Fire Hazard Severity Zone Map by reference.

12. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Wong reported his attendance at the Southern California Association of Governments meeting in Washington D.C. where he detailed the the need for CDBG and HOME funds and emphasized the advocacy of funding/programming for the residents.

Council Member Sanchez spoke about possible event opportunities the Recreation and Community Services department could consider developing during the FIFA World Cup and Olympics season.

Council Member Lo thanked the City for hosting the Navy personnel during Fleet Week 2025, and the people who attended the Memorial Day Service at the American Legion. He also spoke about his appearance at the recent City Council Special meeting of June 3, 2025 where he commented on the importance of crisis communication and elaborated on Assembly Bill AB893, created by Assemblymember Mike Fong.

Mayor Pro Tem Yang talked about her attendance at the Public Works Week event at the City Yard and at the Memorial Day Service at the American Legion. She detailed her, Council Member Wong's and Mayor Ngo's appearance at the California Institute of Technology's (Cal Tech) earthquake tour in the San Gabriel Valley and the City Council Special Budget meeting that occurred on May 28, 2025.

Mayor Ngo highlighted his attendance to many of the same events and elaborated on his participation at the Parents Day event at NBC Seafood Restaurant; the United States Tennis Association Tennis Day event; the Cal Tech earthquake tour, the Memorial Day Service at the American Legion and spoke about Fleet Week.

13. Future Agenda Items

Council Member Sanchez requested an update on development/housing projects in the City.

14. Closed Session (if required; City Attorney to announce)

None.

15. Adjourn

There being no further business for consideration, the meeting was adjourned at 10:08 p.m.



Maychelle Yee
City Clerk

Approved on August 6, 2025, at the Regular City Council Meeting