

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
September 17, 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, September 17, 2025, at 6:30 p.m..

1. Call to Order

Mayor Yang called the meeting to order at 6:36 p.m.

2. Flag Salute

The Monterey Park Police Explorers led the flag salute.

3. Roll Call

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

Council Members Absent: None.

Also Present:

City Treasurer Amy Lee
City Manager Inez Alvarez
City Attorney Karl Berger
Assistant City Attorney Timothy Campen
Deputy City Attorney Joaquin Vazquez
Director of Finance Martha Garcia
Director of Community Development Timothy Hou
Acting City Librarian LV Frazier
Director of Public Works Shawn Igoe
Police Chief Scott Wiese
Fire Chief Jason Hing
Finance Services Manager Laura Borjon
Public Works Manager Xochitl Tipan
Planning Manager Beth Chow
IT Manager Martin Dinh
Engineering Manager/Transtech Consultant Ziad Mazboudi
Senior Planner Eliana Muñoz
Principal Management Analyst Rebecca Bojorquez
Deputy City Clerk Cindy Trang
Code Enforcement Supervisor Rey Lozano

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:

Director of Human Resources and Risk Management Christine Tomikawa
Director of Recreation and Community Services Robert Aguirre

4. Agenda Revisions and Additions

City Manager Alvarez requested the addition of Public Works and the Fire Department in Staff Communications and requested Agenda Item No. 7.B. to be heard after Public Communications.

5. Public Communications

- Andy Louie spoke about Assembly Bill 413 and requested to have the curbs on sidewalks painted red to mitigate accidents and to enforce the law on residents who may not be informed of its implementation.
- Dawn Rock congratulated Mayor Yang on her Mayoral Installation and spoke about her attendance to the Celebration of Life of Jake Ohara. She commented about his life and the impact he had on the Monterey Park community. She recommended Jake's life be honored through a ceremony or through a tree memorial and encouraged the City Council to attend the San Gabriel Valley Power Up Beacon's fundraiser to help save the Barnes Park pool.
- Maychelle Yee, speaking as a resident, conveyed her opinion about the rules of public participation during the City Council meeting.

6. Staff Communications

This Agenda Item was heard after Agenda Item No. 7.B.

6.A. Public Works

Director of Public Works Igoe shared a flyer about the recent Garvey Avenue Improvement Projects Community Meeting and encouraged the public to attend the department's future meetings and provide feedback.

6.B. Fire Department

Fire Battalion Chief Gin presented a PowerPoint presentation about National Preparedness Month and spoke about what the Fire Department does in celebration, such as the Community Preparedness Clinic, the Community Emergency Response Team certification, and internal staff training. Fire Battalion Chief Gin spoke about the benefits of the Everbridge Emergency Alert system and briefly spoke about a video teaching the residents how to prepare a "Go Kit" for their vehicles in case of an emergency.

7. Presentation

7.A. Waste Disposal - Update on First Year of Service

Agenda Item No. 7.A. was heard after Staff Communications.

Ware Zero Waste Specialist, Martin Figuerora, alongside Ware Legislative Director, Jason Rush, presented a PowerPoint presentation providing an overview of the services WARE provided in their first year with the City of Monterey Park and advertised bulky item pick-up and their Monthly Compost Giveaway event. They elaborated on Ware's outreach and education materials for the public and presented the challenges and improvements they have seen during the year alongside their plans for next year.

7.B. Introduction of Jason Hing, Fire Chief

This item was heard after Public Communications.

City Manager Alvarez introduced Jason Hing as the new Fire Chief for the City and shared an overview of his past endeavors as the Deputy Fire Chief for the City of Los Angeles. The City Council welcomed Fire Chief Hing to the City of Monterey Park.

8. Old Business

None.

9. Consent Calendar

Consent Calendar was heard after Agenda Item No. 7.A.

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

Motion: Moved by Mayor Pro Tem Lo and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

9.A. Approval of Minutes

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

Recommendation:

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of August 20, 2025, and August 26, 2025 and the regular meeting of August 20, 2025; and
2. Taking such additional, related, action that may be desirable.

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

9.B. Waive further reading and adopt Zoning Code Amendment (ZCA 25-04), an Ordinance implementing Measure JJ by amending the Monterey Park Municipal Code ("MPMC") governing permissible land uses and site development plans in the Saturn Park Innovation/ Technology Zone.

Type of Action: Legislative

Decision-Making Body: Pursuant to MPMC § 2.56.020(c), the City Council is the City's Planning Agency for this matter. In considering the recommended actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the proposed ZCA, the City Council must make 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 regulations within the MPMC.

These findings are included in the attached Ordinance (Attachment 1 to the September 3, 2025 staff report). Accordingly, a Notice of Determination has been prepared for the proposed Ordinance (Attachment 2 to the September 3, 2025 staff report).

On October 2, 2024, the City Council considered the Saturn Park Advisory Review Committee's ("SPARC") recommendations regarding potential future land uses within the Saturn Park Innovation/Technology Zone ("SPITZ") ^[1] and directed the City Manager and City Attorney to draft zoning regulations to expand allowable uses in the area. Updating the MPMC to include these additional land uses serves the public interest and implements Measure JJ (which ratified the General Plan's Land Use and Urban Design Element), SPARC's recommendations, and City Council direction. This Ordinance would implement the SPITZ.

^[1] The SPITZ is codified in MPMC Chapter 21.14

The Ordinance was introduced and received first reading at the September 3, 2025 City Council meeting. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

Recommendation:

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.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2270, on Consent Calendar.

Ordinance No. 2270

An Ordinance implementing Measure JJ by amending the Monterey Park Municipal Code ("MPMC") governing Permissible land uses in the Saturn Park Innovation/Technology Zone

9.C. Professional Services Agreement with Fairbank, Maslin, Maullin, Metz and Associates to Conduct Public Opinion Surveys

The Director of Finance ("Director") is requesting to enter into an agreement with FM3 to provide two public opinion surveys. FM3's relevant experience conducting public opinion research and surveys has been instrumental in identifying the priorities of the City's residents. The City is requesting the agreement to allow for two public opinion surveys. The term of the agreement is through September 30, 2026, for an amount not to exceed \$74,000.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an Agreement with Fairbank, Maslin, Maullin, Metz and Associates (FM3) in a form approved by the City Attorney; to conduct two public opinion surveys for an amount not to exceed \$74,000; and
2. Taking such additional, related, action that may be desirable.

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

9.D. Amendments to Agreements No. 2048-A and No. 1704.AA with Hinderliter De Llamas and Associates/Hinderliter Software, LLC for Sales Tax and Business License Tax and Transient Occupancy Tax Consulting Services

The City has an existing contract with Hinderliter De Llamas and Associates/Hinderliter Software, LLC ("HdL") for sales tax, business license tax, transient occupancy tax ("TOT"), and auditing services. The proposed amendment for sales tax consulting services would extend the term of the Agreement to September 26, 2030 with a total not to exceed amount of \$75,000 for a 5-year term. The proposed amendment for business license tax and TOT consulting services would extend the term of the Agreement to September 26, 2030, with a total not to exceed amount of \$56,425 for a 5-year term.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an amendment with Hinderliter De Llamas and Associates/Hinderliter Software, LLC ("HdL"), in a form approved by the City Attorney; for sales tax and transaction tax consulting services in an amount not to exceed \$75,000;

2. Authorizing the City Manager to execute an amendment with Hinderliter De Llamas and Associates/Hinderliter Software, LLC ("HdL"), in a form approved by the City Attorney; for business license tax operations and compliance and for transient occupancy tax consulting services in an amount not to exceed \$56,425; and
3. Taking such additional, related, action that may be desirable.

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

9.E. Resolution approving successor Memorandum of Understanding between the City of Monterey Park and the Monterey Park Police Captains' Association ("MPPCA") for the term of July 1, 2025 to June 30, 2028

The City of Monterey Park's ("City") representatives met with MPPCA representatives to meet and confer in good faith to negotiate the terms and conditions of a successor MOU. The parties reached agreement to be approved by the City Council for a term effective July 1, 2025 to June 30, 2028.

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution approving successor Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Police Captains' Association ("MPPCA"); and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council adopted Resolution No. 2025-R79, on Consent Calendar.

Resolution No. 2025-R79

A resolution approving the Memorandum of Understanding for Contract Years 2025-2028 between the City of Monterey Park and the Monterey Park Police Captains' Association

9.F. Resolution approving successor Memorandum of Understanding between the City and the Monterey Park Firefighters' Association ("MPFFA") for the term of July 1, 2025 to June 30, 2027.

The City of Monterey Park representatives ("City") met with the MPFFA representatives to meet and confer in good faith to negotiate the terms and conditions of a successor MOU. The parties reached agreement to be approve by the City Council for a term effective July 1, 2025 to June 30, 2027.

Recommendation:

It is recommended that the City Council consider:

1. Adopting Resolution approving successor Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Firefighters' Association ("MPFFA"); and

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

Action Taken: The City Council adopted Resolution No. 2025-R80, on Consent Calendar.

Resolution No. 2025-R80

A resolution approving the Memorandum of Understanding for contract years 2025-2027 between the City of Monterey Park and the Monterey Park Firefighters' Association

9.G. Notice of Completion Review of Capital Improvement Projects

Pursuant to City Council Resolution No. 11701, the Public Works Director ("Director") is authorized to record a Notice of Completion for Capital Improvement Projects ("CIP"). The City recently completed CIP 96012 – Potrero Grande Signal Improvements; CIP 96046 – Monterey Pass Road Rehabilitation Project; CIP 95044 – Barnes Gym Flooring; HVAC Installation at Langley Senior Center Project; CIP 96054 – Concrete Improvement at Various Locations; CIP 95013, 95014, 95031 – Barnes Park & Langley Senior Citizen Restroom Rehabilitation Project; CIP 96048 Curb Ramp Improvements Project at Various Locations; and CIP 99012 Centralized Groundwater Treatment System. Upon completion, the work was inspected and approved by the City Engineer. It is recommended that the City Council receive and file the Notice of Completions recorded by the Director for these projects.

Recommendation:

It is recommended that the City Council consider:

1. Receiving and filing the Notice of Completion recorded by the Public Works Director on February 19, 2025 accepting the Potrero Grande Signal Improvements Project completed by PTM General Engineering, Inc.;
2. Receiving and filing the Notice of Completion recorded by the Public Works Director on April 24, 2025 accepting the 2022-23 Monterey Pass Road Rehabilitation Project completed by Hardy and Harper, Inc.;
3. Receiving and filing the Notice of Completion recorded by the Public Works Director on May 20, 2025 accepting the Barnes Gym Flooring Project completed by R&S Flooring Solutions.;
4. Receiving and filing the Notice of Completion recorded by the Public Works Director on May 21, 2025 accepting the HVAC Installation at Langley Senior Center Project completed by Barberio Enterprises, Inc. dba Westco Service Company.;
5. Receiving and filing the Notice of Completion recorded by the Public Works Director on May 20, 2025 accepting the Concrete Improvement at Various Locations Project completed by CT&T Concrete Paving, Inc.;
6. Receiving and filing the Notice of Completion recorded by the Public Works Director on June 4, 2025 accepting the Barnes Park & Langley Senior Center Restroom Rehabilitation Project completed by U.S. Builders and Consultants, Inc.;
7. Receiving and filing the Notice of Completion recorded by the Public Works Director on June 10, 2025 accepting the Curb Ramp Improvements Project completed by Onyx Paving Company Inc.;

8. Receiving and filing the Notice of Completion recorded by the Public Works Department on July 2, 2025 accepting the Centralized Groundwater Treatment System Project, completed by J.R. Filanc Construction Company, Inc; and
9. Taking such additional, related, action that may be desirable.

Discussion: Director of Public Works Igoe provided a PowerPoint presentation elaborating on the completed Capital Improvement Projects which include the: Potrero Grande Signal Improvements Project, Monterey Pass Road Rehabilitation Project, Barnes Gym Flooring Project, HVAC Installation at Langley Senior Center Project, Concrete Improvement at Various Locations Project, Barnes Park & Langley Senior Center Restroom Rehabilitation Project, Curb Ramp Improvements Project completed by Onyx Paving Company Inc. and Centralized Groundwater Treatment System Project.

Action Taken: The City Council received and filed the recommendations.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo , Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

9.H. Southern California Edison 5-year Revocable Secondary Land Use License for Road Access at Pomona Blvd. & Findlay Ave.

The road located at Pomona Blvd. & Findlay Ave. is owned by SCE and licensed to the City for road access. A new 5-year Revocable Secondary Land Use License Agreement is needed to continue allowing the City road access within the SCE property. The Director of Public Works ("Director") is recommending approval of the License.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a 5-year Revocable Secondary Land Use License, in a form approved by the City Attorney, with Southern California Edison ("SCE") for road access at Pomona Blvd. & Findlay Ave.; and
2. Taking such additional, related, action that may be desirable.

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

9.I. Purchase of four 2026 Chevrolet Equinox EV vehicles

On November 20, 2024, City Council adopted Resolution No. 2024-R92 authorizing the City Manager, or designee, to apply for grant funds through the Energy Efficiency and Conservation Block Grant (“EECBG”) Program for the purchase of four Chevrolet Equinox EV vehicles. On January 15, 2025, the City received official notice of the grant application’s approval, allowing the City to proceed with the purchase. The Director of Public Works (“Director”) recommends approval for the purchase of four 2026 Chevrolet Equinox EV vehicles from National Auto Fleet Group in the amount of \$184,959.70.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to enter into an agreement with National Auto Fleet Group, in a form approved by the City Attorney, for the purchase four 2026 Chevrolet Equinox EV vehicles; and
2. Taking such additional, related, action that may be desirable.

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

9.J. Transportation Updates

The Public Works Director (“Director”) worked with Arcadis/IBI Consultants, Inc (“Arcadis-IBI”) to complete an evaluation of the City’s Spirit Bus fixed-route transportation program. As a result of the evaluation, the Director provided service recommendations to City Council on June 18, 2024 and requested City Council direction on the implementation of a pilot program for the proposed restructure of routes and implementation of on-demand services. City Council was supportive of the pilot program and requested that the Director conduct additional outreach regarding proposed changes before deploying a pilot program. At the November 6, 2024 meeting, City Council approved on-demand services as part of a one-year pilot program. City Council also approved an extension with First Transit for services through December 31, 2025. At this time, the Director recommends City Council authorize a month-to-month extension to the agreement with First Transit for services after December 2025.

In addition, it is recommended that City Council waive the fare to the Spirit Bus and MPK Transit express on Wednesday, October 1, 2024, in celebration of California Clean Air Day.

Recommendation:

It is recommended that the City Council consider:

1. Receiving and Filing this staff report summarizing the status of Community Transportation Updates;
2. Authorizing the City Manager to execute an Amendment with First Transit, in a form approved by the City Attorney, for fixed-route transit services on a month-to-month basis beginning on January 1, 2026 in amount not-to-exceed \$2,064,537;

3. Waiving Spirit Bus and MPK Transit Express Fare for riders on October 1, 2025 in honor of California Clean Air Day; and
4. Taking such additional, related, action that may be desirable.

Public Speakers:

- Bill Lam spoke about his experience using the Monterey Park Transit Express and suggested reducing the 2-dollar fare to match the Spirit Bus fare. He also asked the City Council to consider bringing back bus route 4 as it would benefit the students attending Mark Keppel and to include a route towards the City of Rosemead and California State University, Los Angeles. He provided the City Council with a written document outlining his suggestions to the Spirit Bus routes.
- Maychelle Yee, speaking as a resident, expressed her opinion regarding the rules of public comment and requested the City Council to treat the residents with respect.

Discussion: Director of Public Works Igoe, alongside Public Works Manager Tipan, displayed a PowerPoint presentation updating the City Council on the department's transportation services. Public Works Manager Tipan elaborated on the newly initiated bus routes for the Spirit Bus and the Monterey Park (MPK) Transit Express Pilot Program. She spoke about the positive responses the department received regarding the ridership service and the recommendation to waive fare fees on October 1, 2025 in honor of California Clean Air-Day.

Action Taken: The City Council approved the recommendations, as amended to waive the Spirit Bus and MPK Transit Express Fare for riders for the entire week of October 1, 2025 in honor of California Clean Air-Day.

9.K. County of Los Angeles Pest Control Agreement No. 807

The County of Los Angeles offers pest control and weed abatement treatment services for parks, parkways, roadsides and vacant lots within the City. The Public Works Director ("Director") recommends approval of the County of Los Angeles Department of Agricultural Commissioner/Weights and Measures ("ACWM") Pest Control Agreement for continued gopher abatement treatment services at City parks for a not to exceed amount of \$6,500 through June 30, 2026.

Recommendation:

It is recommended that the City Council consider:

- Authorizing the City Manager to execute a pest control and weed abatement treatment agreement, in a form approved by the City Attorney, with the County of Los Angeles for pest control and weed abatement services for parks, parkways, roadsides and vacant lots; and
- Taking such additional, related, action that may be desirable.

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

10. Public Hearing

10.A. Public hearing to review and approve the Fiscal Year 2024-25 Consolidated Annual Performance and Evaluation Report for submittal to the U.S. Department of Housing and Urban Development

The Consolidated Annual Performance and Evaluation Report is required by the U.S. Department of Housing and Urban Development for the Community Development Block Grant ("CDBG"), and HOME Investment Partnerships ("HOME") Programs during the fiscal year 2024-2025.

The Director of Finance recommends continuing this item to the October 1, 2025, City Council meeting to allow staff time to gather all necessary information for the completion of the report.

Recommendation:

It is recommended that the City Council consider:

1. Continuing the public hearing to the October 1, 2025, City Council meeting; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council opened the Public Hearing at 8:40 p.m. and by Consensus, continued the Public Hearing to the October 1, 2025 City Council Meeting.

10.B. Determination of whether a public nuisance exists at 795 W. Garvey and consideration of potential abatement order pursuant to Monterey Municipal Park § 4.30.110

Pursuant to Monterey Park Municipal Code ("MPMC") § 4.30.110, the City Manager has appointed the City Council to act as the administrative hearing officer over a public hearing to determine, based upon the evidence presented, whether a public nuisance exists real property located at 795 W. Garvey Avenue (the "Property"). The City asserts that the Property remaining has been in a state of partial construction since 2017 – which itself is a public nuisance – and is creating additional public nuisances, including without limitation, blight, attractive nuisance, illicit water runoff, graffiti, trash and debris, and overgrown vegetation – all violations of the MPMC. If it finds one or more public nuisances exist on the Property, the City Council may then issue an order of abatement authorizing City personnel to abate the nuisance(s) at the Property owners' cost, pursuant to MPMC § 4.30.150.

Recommendation:

It is recommended that the City Council consider:

1. Open the public hearing;
2. Receive all written and verbal testimony to determine whether a public nuisance exists at 795 W. Garvey;

3. Render decision on whether a public nuisance exists at 795 W. Garvey via minute order;
4. If a public nuisance is found to exist, approve and issue order to abate public nuisance at 795 W. Garvey.
5. Taking such additional, related, action that may be desirable.

Discussion: Mayor Yang read a statement confirming with Deputy City Clerk Trang the notice of the public hearing was given in accordance with the California Law and the Monterey Park Municipal Code. She explained the rules of procedure as follows:

"1. This is a quasi-judicial procedure conducted pursuant to Monterey Park Municipal Code § 4.30.110. The City Council will accept reliable evidence from any person if such evidence bears on the issue of whether a public nuisance exists on the subject property. The City Council is authorized to take testimony and is authorized to administer oaths. After receiving evidence including, without limitation, any written staff reports regarding the alleged nuisance, the City Council will determine whether or not a public nuisance exists on the subject property.

2. Both the City and property owner have the opportunity to testify and present evidence regarding this matter. Evidence may include, without limitation, witness testimony, documents or other similar evidence. Formal rules of evidence do not apply. Any evidence proffered, however, must be relevant and material to the issues of whether a public nuisance exists on the property.

3. Each party will be given 20 minutes to present their case. The City bears the burden of proof and will proceed first. It may reserve part of its time for rebuttal. The property owner will then present its evidence. The Mayor may, but is not required to, provide additional time to the parties.

4. After the parties are done, the City Council will allow public testimony. Each speaker will be provided three minutes for comment. Persons interested in providing comment must complete a speaker card and provide it to the City Clerk. Those cards will be provided to the mayor so that persons may be called upon.

4. After public comment, the public hearing will be closed and the City Council will deliberate the matter and determine whether a public nuisance exists on the property."

Discussion: Mayor Yang opened the Public Hearing at 8:41 p.m.

Deputy City Attorney Vazquez, representing the City of Monterey Park, was given 20 minutes to present his findings. He showed a PowerPoint presentation detailing violations noted at 795 W. Garvey Ave. He presented the City Council with images and the citations given to the property owners and submitted those notices to the City Council record. He reported a typographical error on slide number 6 of the PowerPoint as the bullet point "MPMC § 4.30.060(e)(3) - accumulation" is not applicable to Agenda Item No. 10.B. Deputy City Attorney Vasquez questioned Code Enforcement Supervisor Lozano about his involvement working on 795 W. Garvey Ave.

Code Enforcement Supervisor Rey Lozano, sworn under oath, provided witness testimony describing the property's Code Enforcement violation history on behalf of the City to Deputy City Attorney Vasquez on direct examination.

Attorney Krastins, representing the property owners, Edward and Howard Chan, was also given 20 minutes for presentation of evidence. He cross-examined Code Enforcement Supervisor Lozano regarding the citations delivered to the property owners and his duties as a Code Enforcement Supervisor. Attorney Krastins made comments, arguments, and submitted to the City Council a deposition with a contract executed on September 16, 2025, outlining Mr. Thomas Vong, the contractor, as the project's consigned overseer with a general scope of work. This completed the Chan's 20 minutes for presentation.

Deputy City Attorney Vasquez, with three minutes and twenty-five seconds remaining for rebuttal, proceeded with his rebuttal. He called Code Enforcement Officer Lozano to the podium and examined him with questions regarding the type of violations that were present on the property.

With two minutes remaining, Deputy City Attorney Vasquez called Assistant City Attorney Campen, who, sworn under oath, spoke about the ownership of the property and the parties responsible for the potential public nuisance. He submitted to the record Edward Chan's responses to special interrogatories. Assistant City Attorney Campen further provided additional information on the Chan's contract with Thomas Vong submitted to the City Council by Attorney Krastins on behalf of the property owners.

Public Speaker:

- Taylor Stephen, representing Raymond and Cindy Chan, trustees of the Chan Family Trust, and Raymond Chan, trustee of Chan Family Living Trust spoke after Deputy City Attorney Vasquez presented his rebuttal. She was given three minutes to speak during public testimony. She requested the City Council to not impose any liability on their clients, as they have allegedly had zero involvement in the development of the property and submitted to the record responses provided by her clients upon the discovery of the proposed public nuisance.

The City Council ensued in a discussion and called the following speakers listed below to determine if there is a public nuisance at 795 W. Garvey Ave.

Edward Chan, sworn under oath, spoke about the factors that have delayed the project's development and completion. He provided information to the City Council regarding his experience throughout the development of the project.

Thomas Vong, sworn under oath, the contractor for 795 W. Garvey Ave, provided information to the City Council about his involvement and perspective regarding the state of construction on the property as well as the proposed timeline to complete the project.

Engineering Manager/Transtech Consultant Ziad Mazboudi, sworn under oath, explained the process of construction on the site and relayed his opinion on the current state of 795 W. Garvey Ave.

City Attorney Berger recommended the City Council to enter in Closed Session based upon a threat of litigation by Attorney Krastins.

Recessed, Closed Session and Reconvened

The City Council recessed at 10:26 p.m., entered in to Closed Session at 10:26 p.m., reconvened and adjourned from Closed Session with all Council Members present at 10:41 p.m.

Action Taken: No reportable action taken in Closed Session.

Extension of Council Meeting

Action Taken: The City Council extended the Council Meeting to 11:30 p.m.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

Assistant City Attorney Campen provided more information regarding an offer on behalf of the City in response to the property owner's contract with Contractor Vong submitted by Attorney Krastins. Such offer includes: A order of stipulated order of abatement, which would allow the City to pursue an abatement warrant to complete construction in the event of substantial failure to comply with the schedule, and Contractor Vong's contract and the determination of substantial failure to comply would be at the sole discretion of the City; the order of abatement would be fully subject to Chapter 4.30 of the Monterey Park Municipal Code covering public nuisances; the City would provide an opportunity to cure at least one time and more which would be a written notice of substantial failure to comply with a two week cure period, and if the project was not cured to the City's satisfaction sole discretion within that two weeks, the City would be free to pursue the abatement warrant further. Attorney Campen further informed the proposed offer would include the property owner's contract with Contractor Vong into the settlement idea, and to have Contractor Vong's signature to continue with the construction of the project under the City's direction. If the City obtained an abatement warrant to take over construction, at which time the City would pay the fees and then recoup those costs.

Action Taken: The City Council opened the public hearing at 8:41 p.m.; received all written and verbal testimony to determine whether a public nuisance exists at 795 W. Garvey via minute order; closed the public hearing at 10:56 p.m. and approved and issued an order to abate public nuisance at 795 W. Garvey.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

11. New Business

None.

12. City Communications (City Council) / Future Agenda Items

Council Member Ngo spoke about his attendance at the Chinese American Museum History Maker Gala, the retirement of Captain Arthur Fong at San Diego, the Patriot Day Memorial Service, the Pickleball Tournament, the Maryville Harvest of Hope Gala and the Tzu Chi Concert Gala. He congratulated Mayor Yang for her recent installation as the Mayor of Monterey Park.

Council Member Wong echoed the same sentiments and thanked Council Member Ngo for his time as Mayor. He congratulated Diana Wong, Secretary to the City Manager for her time at Monterey Park and wished her the best in her retirement. He expressed gratitude to City Staff for their hard work during the past weeks.

Council Member Sanchez mentioned his appearance at the Contract Cities Conference and talked about his participation at the Garvey Avenue Projects Survey held at the Langley Center. He reported his attendance at Mark Keppel High School's grand opening of their student Dream Center and communicated his recent swear-in as a Representative of the Metro Service Council. He announced the upcoming ribbon cutting and grand opening of four new Los Angeles Metro stations connecting to the "A Line".

Mayor Pro Tem Lo congratulated Mayor Yang for her recent installation as Mayor and thanked City staff for their effort and diligence during the Council Meetings.

Mayor Yang thanked Council Member Ngo for his time as Mayor and announced Theresa Amador's Tree Memorial event.

13. Closed Session (if Required; City Attorney to Announce)

The City Council recessed and adjourned to Closed Session during Agenda Item No. 10.B. at 10:26 p.m. due to threat of litigation from Attorney Krastin.

The City Council reconvened and adjourned from Closed Session with all Council Members present at 10:41 p.m.

Action Taken: No reportable action taken in Closed Session.

14. Adjournment

There being no further business for consideration, the meeting was adjourned at 11:08 p.m.



Maychelle Yee
City Clerk

Approved on October 15, 2025, at the Regular City Council Meeting