



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, December 3, 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 and 5 minutes total for Consent Calendar. 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.

Live Translation:

Meetings will be translated (transcribed or audio) to the language you select. Instructions are provided below.

即時翻譯：

會議將被翻譯（筆譯或音譯）至您選擇的語言。操作說明如下

Traducción en vivo:

Las reuniones se traducirán (por escrito o por audio) al idioma que seleccione. Las instrucciones se encuentran a continuación.

1



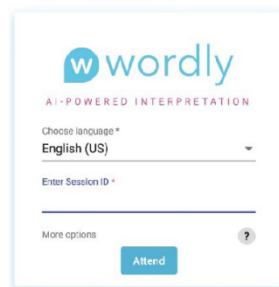
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2



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選擇語言
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3



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el audio

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 Revisions and Additions

5. Public Communications

6. Staff Communications

6.A. City Manager's Office

6.B. Library

6.C. Police Department

6.D. Public Works

6.E. Recreation and Community Services Department

7. Presentation

7.A. 1688 West Garvey Avenue Marketing

7.B. SGV Forward - Bus Corridor Transit Improvement Project Update by the San Gabriel Valley Council of Governments (SGVCOG)

8. Old Business

8.A. Consider nuisance abatement at 795 W. Garvey and provide direction to the City Manager and City Attorney regarding whether to demolish the existing structures and bring the property into compliance with the City's vacant lot regulations or rehabilitate the structure to complete construction.

It is recommended that the City Council consider:

1. Receiving and filing the status of nuisance abatement at 795 W. Garvey;
2. Directing the City Manager and City Attorney to either (a) demolish the structure and bring the property into compliance with the City's vacant lot regulations; or (b) rehabilitate the existing structure and complete its construction; or
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Either action is exempt from additional environmental review pursuant to Public Resources Code section 21080(b)(4) and CEQA Guidelines sections 15269, 15301, 15304, and 15321.

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 regular meeting of November 5, 2025; and
2. Taking such additional, related, action that may be desirable.

9.B. Monthly Investment Report

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. Adopt a resolution authorizing a Purchase and Sale Agreement and Escrow Instructions for the Purchase of Real Property commonly known as 810 Monterey Pass Road (Assessor's Parcel Number 5252-003-043)

It is recommended that the City Council consider:

1. Adopting Resolution No. xxx authorizing the City Manager to execute all agreements and related documents necessary to acquire the real property commonly known as 810 Monterey Pass Road, in a form approved by the City Attorney, and amending the budget for Fiscal Year 2025-26 to appropriate \$258,000 from the General Fund; and
2. Taking such additional, related, action that may be desirable.

9.D. Award of Contract to Calgon Carbon for Carbon Media Changeout to maintain compliance with State Water Resources Control Board Division of Drinking Water requirements

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a three-year Maintenance Agreement with Calgon Carbon Corporation, in a form approved by the City Attorney, for Carbon Media Changeout for a total not-to-exceed amount of \$2M; and
2. Taking such additional, related, action that may be desirable.

9.E. Approval of First Amendment to Agreement 2353-AA with United Storm Water, Inc. for catch basin inspection and maintenance services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a First Amendment to Agreement 2353-AA with United Storm Water, Inc., in a form approved by the City Attorney, for an additional amount of \$76,241 for continued catch basin inspection and maintenance services through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

9.F. 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 results of the windstorm and firestorm local emergency; and
2. Taking such additional, related, action that may be desirable.

9.G. Universal Human Rights Month Resolution (As Requested by Council Member

Sanchez)

It is recommended that the City Council consider:

1. Approving the attached resolution; and
2. Taking such additional, related, action that may be desirable.

10. Public Hearing

10.A. Consideration and possible action to conduct a public hearing to read by title only, waive further reading, and adopt an Ordinance amending Titles 16 and 17 of the Monterey Park Municipal Code by adopting the 2025 Edition of The California Building Standards Code and the Monterey Park Amendments to the California Building Standards Code

It is recommended that the City Council consider:

1. Opening a public hearing and taking testimonial and documentary evidence; and
2. After considering the evidence, reading by title only, waiving further reading, and adopting the proposed Ordinance; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the proposed Ordinance affects commercial development or businesses and is not subject to further review under CEQA for the following reasons: (1) the Ordinance is an action being taken for enhanced environmental protection (14 Cal. Code Regs. § 15308); (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)).

10.B. A continued public hearing to consider approval of the construction of a 247,480-square-foot data center and associated improvements located at 1977 Saturn Avenue, (Assessor's Parcel Number 5265-026-054) ("Subject Property")

It is recommended that the City Council consider:

1. Re-opening the public hearing and taking testimonial and documentary evidence;
2. After closing the public hearing and considering the evidence received during the public hearing, introduce and waive first reading of an Ordinance activating the Business Recovery Development Agreement Zone ("BRDZ"), approving Development Agreement No. 24-02 ("DA-24-02") and site development plan (DRB-24-040) for the construction of a data center, and adopting a Mitigated Negative Declaration ("MND") (State Clearing House Number 2024101397);
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the project 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”). An initial study was prepared in accordance with the CEQA Guidelines § 15063 (“IS”) which shows that, if mitigated, the Project would not cause any significant environmental impacts. Accordingly, pursuant to CEQA § 21091, the City prepared a Mitigated Negative Declaration (“MND”) of environmental impacts. Based on the IS findings, and with proposed mitigation measures for cultural resources, geology and soils, hazards and hazardous materials and tribal cultural resources, the project would not result in significant environmental impacts.

The IS and MND, and a notice of intent to adopt the IS and MND was prepared, circulated, and made available for public review between Thursday, October 31, 2024, and Monday, December 2, 2024. During this period, the City received five comment letters stating concerns with the proposed project. Comments were received from Los Angeles County Sanitation Districts, Advocates for the Environment, Coalition for Responsible Equitable Economic Development Los Angeles (“CREED LA”), California Department of Conservation, Geologic Energy Management Division, and the South Coast Air Quality Management District. The Director of Community Development considered all comments, determined that the comments did not constitute substantial evidence of a potentially significant impact, and while not required by CEQA, provided responses to those concerns. Therefore, no further environmental review is required. The MND, Response to Comments and other CEQA documents can be found in Attachment 1, Exhibit C and on the City website at <https://www.montereypark.ca.gov/DocumentCenter/View/18325/11-19-2025-1977-Saturn-Data-Center-Project-ISMND>

- 11. New Business**
- 12. City Communications (City Council) / Future Agenda Items**
- 13. Closed Session (if Required; City Attorney to Announce)**
- 14. Adjournment**