



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, January 21, 2026
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 Comment for Matters Not on the Agenda

Pursuant to Rule 5 of Resolution No. 12226 (adopted February 17, 2021), speakers are limited to a total of five minutes for Public Comment and a total of five minutes on all other items on the Agenda. Exception - See Public Hearing Procedures under Rule 7, Resolution No. 12226. If desirable, the Mayor and City Council may change the amount of time allowed for speakers.

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 speak to any matter that is not on the Agenda but within the City Council's

subject-matter jurisdiction at this time. Comments regarding an Agenda item, including the Consent Calendar, will be heard when that matter is called. Written Communication is accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm. Written communications are provided to the City Council.

Live Translation:

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

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會議將被翻譯（筆譯或音譯）至您選擇的語言。操作說明如下

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

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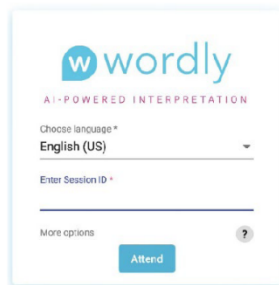
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<https://attend.wordly.ai/join/ERPR-7201>

2



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3



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el audio

1. Call to Order

Mayor

2. Flag Salute

The Monterey Park Police Explorers

3. Roll Call

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

4. Telecommunications Announcement, if requested

5. Agenda Revisions and Additions

6. Public Communications

7. Staff Communications

7.A. Fire Department

7.B. Public Works

7.C. Library

7.D. Recreation and Community Services

8. Presentation

9. Old Business

9.A. Concept Approval and Award of Contract for January 21 Memorial Design

It is recommended that the City Council consider:

1. Approving the proposed memorial concept presented by Kimley Horn, with any Council-directed modifications to be incorporated before final design;
2. Authorizing the City Manager to execute a Professional Services Agreement with Kimley Horn, in a form approved by the City Attorney, for the design of the January 21, 2023 Memorial; and
3. Taking such additional, related, action that may be desirable.

10. 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.

10.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of November 19, 2025 and December 3, 2025 and the regular meetings of November 19, 2025 and December 3, 2025; and
2. Taking such additional, related, action that may be desirable.

10.B. Monthly Investment Report - November 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.

10.C. Resolution authorizing the City Manager, or Designee, to apply for, submit applications for, receive, and appropriate funds for SGVMWD Grants for which the City is eligible

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the City Manager, or designee, to submit applications to the San Gabriel Valley Municipal Water District for all grants for which the City is eligible, and to execute all grant documents and accept and administer any awarded grant funds, consistent with the Resolution;
2. Taking such additional, related, action that may be desirable.

10.D. Amendment to Agreement No. 2395-AA with Knight Leadership Solutions, LLC

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to agreement no. 2395-AA with Knight Leadership Solutions, LLC., in a form approved by the City Attorney, to provide miscellaneous City Council and staff development seminars through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

11. Public Hearing

12. New Business

12.A. A Resolution appointing City Councilmembers to Specific Organizations

It is recommended that the City Council consider:

1. Adopting a Resolution appointing representatives to specific organizations; and
2. Taking such additional, related, action that may be desirable.

12.B. Consideration and possible introduction and first reading of an Ordinance amending Monterey Park Municipal Code Chapters 1.10, 2.56, 4.20, and 4.30 to designate the Planning Commission as the Board of Appeals to consider appeals arising from application of the California Building Standards Code

It is recommended that the City Council consider:

1. Reading by title only, waiving further reading, and introducing an Ordinance amending Monterey Park Municipal Code Chapters 1.10, 2.56, 4.20, and 4.30 to designate the Planning Commission as the Board of Appeals to consider appeals arising from application of the California Building Standards Code; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act): The Ordinance is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment.

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



City Council Staff Report

Date: January 21, 2026
Agenda Item Number: 9.A.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Diana Garcia, Assistant City Manager
Subject: Concept Approval and Award of Contract for January 21 Memorial Design

Recommendation:

It is recommended that the City Council consider:

1. Approving the proposed memorial concept presented by Kimley Horn, with any Council-directed modifications to be incorporated before final design;
2. Authorizing the City Manager to execute a Professional Services Agreement with Kimley Horn, in a form approved by the City Attorney, for the design of the January 21, 2023 Memorial; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:

The Public Works Director (the "Director"), in coordination with the Ad Hoc Memorial Committee, conducted a thorough consultant selection process. Kimley Horn presented a concept that reflects the input received from the community and the Ad Hoc Memorial Committee. The Director recommends Council approval of the concept and award of the Professional Services Agreement to Kimley Horn for \$43,000.

Background:

On January 21, 2023, the City of Monterey Park experienced a tragic mass shooting event. In response, City Council and City staff worked to honor the memory of the victims by creating a space for healing and remembrance for the entire community.

City Council Actions

On September 6, 2023, the Assistant City Manager presented an initial report to City Council outlining memorial efforts in other communities, including their budgets, committee structures, and development processes. On May 1, 2024, the City Council established an Ad Hoc Subcommittee consisting of two Council Members to engage with communities that had undertaken similar efforts and to determine the best course of action for Monterey Park. A subsequent staff report was presented on January 15, 2025, summarizing the Subcommittee's

work and research, as well as the results of a community survey conducted by the Chinatown Service Center. On March 19, 2025, the City Council agreed to dedicate City property for the memorial and directed the Director to issue a request for proposals for design services. Finally, on May 7, 2025, City Council approved the issuance of the RFP, authorized a community survey, and established a project budget of \$250,000.

Community Survey

In order to gather input from the community on their preferences for a potential memorial, the Assistant City Manager initiated a community survey, which ran during May and June 2025. The survey was available online, and paper copies were distributed at community events and locations such as the Bruggemeyer Library and the Langley Center. Questions delved into the memorial's purpose and role, emotions or feelings to evoke, and asked for suggestions and thoughts. In total, 163 responses were received. Feedback emphasized the preference for an outdoor memorial, with natural elements such as a garden. Respondents also envisioned the memorial's role as a place of healing, reflection, peace and unity, stating that it should be a reminder of community, connection and joy. The full results of the survey are available at https://www.surveymonkey.com/stories/SM-4s1KAFQqloD8DZ18cjnfJg_3D_3D/.

Request for Proposal Process

Per Council direction, the Director launched a campaign to identify a qualified consultant and potential memorial site. The memorial Ad-Hoc Committee, composed of Councilmembers Henry Lo and Thomas Wong, and created by the City Council on May 1, 2024, coordinated with the Director throughout the consultant selection process, and identified two potential sites: the Front Lawn of City Hall, adjacent to existing memorials; and the Demonstration Garden at Garvey Ranch Park, located off S. Orange Avenue and Metro Drive.

The Director initiated the Request for Proposal process in June 2025 and one proposal was received. After review by staff and the Ad-Hoc Committee, the proposal was rejected as it did not align with City expectations and it was decided that staff would undertake targeted outreach to qualified consultants in an effort to obtain additional qualified proposals. Three additional proposals were received and two proposals were advanced for further consideration. Ultimately one consultant withdrew from the process, leaving Kimley Horn as the remaining candidate.

Community Meetings

In partnership with staff from Chinatown Service Center's MPK HOPE Resiliency Center, the Assistant City Manager and consultants from Kimley Horn met with survivors and family members of victims on December 6, 2025 to present the concept, and received input and recommendations. On December 11, 2025 Kimley Horn presented the proposed concept to the community at large, answered questions, and documented feedback. Feedback and notes from both sessions are attached as Exhibit 2.

Proposed Concept

Kimley Horn's concept locates the memorial at the Demonstration Garden site. The design emphasizes reflection, healing, and integration with the natural landscape, and incorporates community and family feedback, with flexibility for Council-directed modifications prior to final design.

Taking into consideration the feedback received from both meetings in December, the

memorial space was reconfigured to be located on the south end of the demonstration garden to account for the views and privacy.

This updated concept aims to:

1. Retain the moon gate entrance to the memorial space as a symbolic and physical entrance into the space.
2. Retain the engraved seat walls but alter the configuration so that they encircle the space to create more privacy.
3. Incorporate the 11 trees on either side of the existing garden path to create a procession into the memorial space.
4. Incorporate solar lighting elements to address the concerns for visibility throughout the memorial and the garden.
5. Incorporate a space that could be used as a dance floor to serve as an active space for loved ones and the community, and
6. Incorporate a plaque to explain the importance of the memorial and its connection to dance.

Overall, Kimley Horn aimed to preserve the original concepts of community, recurrence and renewal, while retaining design elements such as the eleven trees, the engraved seat walls, and the moon gate.

Timeline

Kimley Horn has provided an estimated timeline for the design process as follows:

- January 21st: Contract approval
- January 22nd - February 12th: Finalize Concept
- February 16th – March 9th: 90% plan preparation
- March 10th – 16th: City review and comment
- March 17th: Meeting with City to review comments
- March 18th – April 8th: 100% plan preparation
- April 9th – 15th: City review and comment
- April 16th: Meeting with City to review comments
- April 17th – May 1st: Final plan preparation

Strategic Plan Goal:

This action meets the 2025-26 City Council Strategic Plan objective to *Consider a Permanent Memorial for the January 21, 2023 Incident*, which is part of Goal #4, to Maintain, Build and Modernize Infrastructure and Facilities to Support the Current and Future Needs of Our City and Community.

Fiscal Impact:

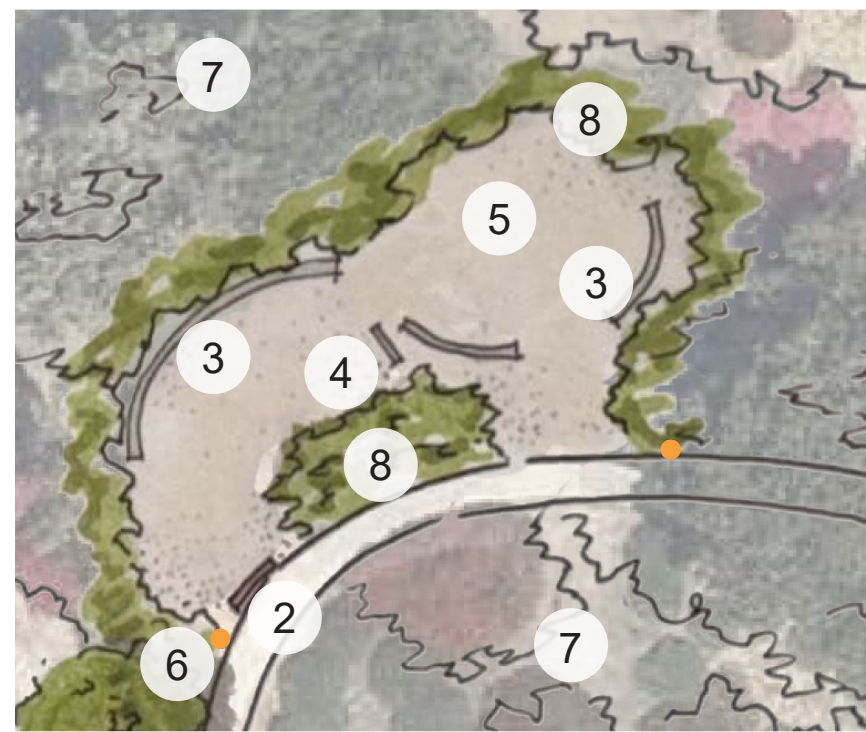
The City Council has allocated \$250,000.00 for the memorial's design and construction. Funding for the memorial design services will be allocated to a Capital Improvement project using the funds allocated for the Memorial during the May 7, 2025 City Council meeting. City staff will also reach out to the City's regional elected officials to solicit potential additional funding for the project.

Attachments:

1. Memorial Proposal and Concept
2. Notes from December 6, 2025 Meeting with Families and December 11, 2025 Community Presentation

ATTACHMENT 1

Memorial Proposal and Concept

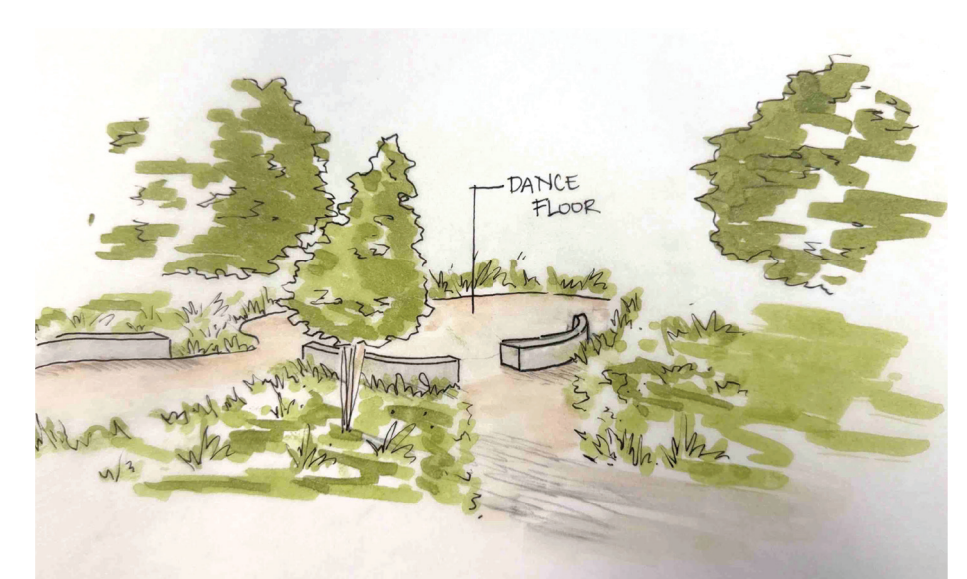


Enlarged Memorial Space



Legend

- 1 Eleven Trees Along the Walkway
- 2 Moon Gate / Memorial Entry
- 3 Engraved Seat Walls
- 4 Memorial Plaque
- 5 Dance Floor
- 6 Solar Lighting Bollards
- 7 Existing Landscape to Remain
- 8 Enhanced Landscape



(A) View of the Dance Floor



Not To Scale

Kimley»Horn



MONTEREY PARK JANUARY 2023 MEMORIAL

1/13/2026

Item	Description	Estimated Quantity	Unit	Unit Price	Total
	Memorial Concept				
SITE PREPARATION					
1	Mobilization	1	LS	\$10,000	\$10,000
2	Clearing And Grubbing	1	LS	\$5,000.00	\$5,000
3	Construction Surveying and Staking	1	LS	\$5,000.00	\$5,000
				Subtotal	\$20,000
SITE IMPROVEMENTS					
4	Site Grading	2,500	SF	\$1.00	\$2,500
5	Entry Monument Gate	1	LS	\$8,000.00	\$8,000
				Subtotal	\$10,500
AMENITIES					
6	Engraved Concrete Seatwalls	60	LF	\$200.00	\$12,000
7	Decomposed Granite Surfacing	25	CY	\$200.00	\$5,000
8	24" Box Trees	11	EA	\$1,800.00	\$19,800
9	New Landscape and Irrigation	5,000	SF	\$12.00	\$60,000
10	Signage (Regulatory/Informational)	1	LS	\$5,000.00	\$5,000
11	Lighting	25	LS	\$2,000.00	\$50,000
				Subtotal	\$151,800
	Design Fee				\$43,000
	Project Subtotal				\$225,300
	Contingency @ 11%				\$24,700
	Total				\$250,000

Prepared for:

City of
**Monterey
Park**

Prepared by:

Kimley»Horn
Expect More. Experience Better.

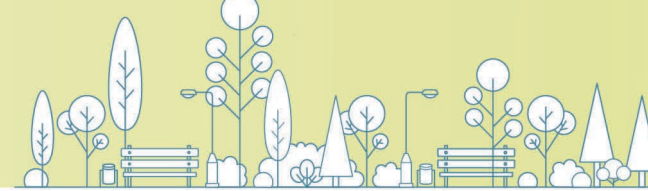


*Proposal to Provide Concept Design for the
Preparation of PS&E (Plan, Specifications and Estimates)*

for the

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK

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COVER LETTER

October 8, 2025

Diana Garcia
Assistant City Manager
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

660 South Figueroa Street, Suite 2050
Los Angeles, CA 90017
TEL 213.261.4040

RE: Proposal to Provide (Concept) Design for the Preparation of PS&E (Plan, Specifications and Estimates) for the City Of Monterey Park January 2023 Memorial in the City of Monterey Park

Dear Ms. Garcia and Members of the Selection Committee:

It is with a profound sense of responsibility that we submit our proposal for the design of a memorial to honor the victims of the tragic shooting that occurred on January 22, 2023, during the Lunar New Year celebration at a ballroom dance club. The **City of Monterey Park** (City), with its vibrant and diverse community, has witnessed a heart-wrenching event that left an indelible mark on everyone.

Our team at **Kimley-Horn** is committed to creating spaces that resonate with meaning, respect, and reflection. Our team of experienced professionals is aligned with your vision to create a memorial that not only honors the memory of the 11 lives lost but also provides a place of solace, hope, and healing for the entire community.

Understanding the significance of the Lunar New Year and the predominately Asian American demographic of Monterey Park, we not only aim to design a memorial for the entire community, but one that also embraces these cultural elements through thoughtful and respectful representation. Our approach includes the incorporation of community engagement feedback to ensure that the voices of those directly and indirectly affected by this tragedy are heard and reflected in the memorial.

In the following proposal, you will find detailed plans outlining our vision, design approach, timeline, and budget. We have also included examples of previous similar projects that underscore our ability to deliver a memorial that meets and exceeds expectations.

We firmly believe that this project is not only about building a memorial, but about the creation of place that can foster unity, resilience, and a sense of communal strength within Monterey Park.

Thank you for considering our proposal to contribute to this significant and heartfelt endeavor. Should you have any questions about our proposal or require any additional information, please contact me, **Michael Madsen, PLA, CLIA, ASLA**, at **619.744.0164** or **michael.madsen@kimley-horn.com**.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Michael Madsen, PLA, CLIA, ASLA
Project Manager

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



1. CONTACT INFORMATION

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CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



2. PROPOSED CONCEPT VISUALIZATIONS



COMMUNITY



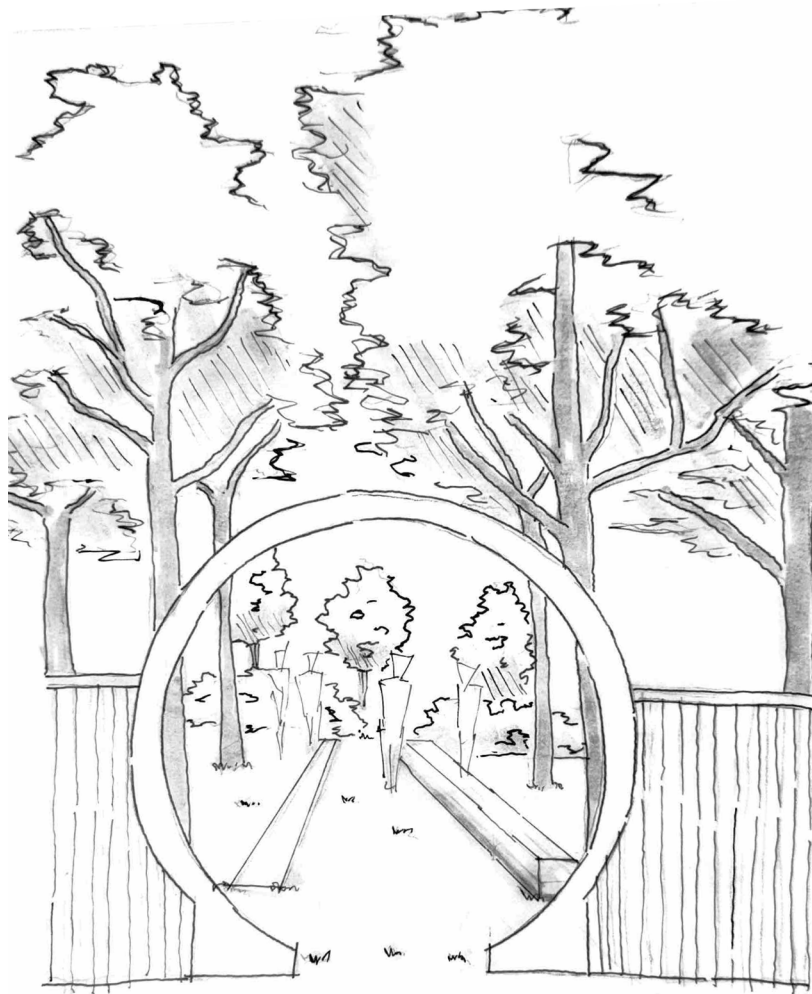
CYCLE



RENEWAL



CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



3. PROJECT PROPOSAL

The primary purpose of this memorial is to honor the victims of the tragic shooting on January 22, 2023, during the Lunar New Year celebration in Monterey Park. Our team does not see this memorial as just a physical structure, but also a sacred space that serves as a vessel for collective remembrance, healing, and hope for the future. It is intended to provide a place for the community to come together in unity and resilience, while also offering individual moments of reflection and solace.

The Kimley-Horn team considered both potential memorial sites presented in the RFP, and we chose the City's Demonstration Garden at South Orange Avenue and Metro Drive near Garvey Ranch Park. We feel this site's existing conditions, gardens and views provide an amazing foundation to enhance. Existing conditions set the stage for the creation of a unique quiet space for reflection and healing. The nearby neighborhood and Park as well as the bus route on South Orange Avenue, provide lots of opportunity for connectivity. We envision a concept that builds upon the existing site layout to create spaces within the site for healing and contemplation.

Our proposed design is deeply rooted in key themes and concepts that are intrinsic to the memorial's purpose. A grove of trees at the northwest corner pulls visitors into the greater site. This corner presents an opportunity for community events and memorials, while the larger site offers space for visitors to use as needed, for healing. Below is an explanation of the collective thoughts and ideas that we pulled into our proposed concept.

Community:

The tragedy that occurred not only impacted the lives of those families that lost loved ones but also impacted the entire City of Monterey Park community. This concept strives to symbolize the ripple effects of this event within the community. As depicted in our concept drawings, we're proposing a tree grove with a radial design that extends towards the rest of the garden, representing how the community is interconnected and how the effects of the tragedy resonate beyond those directly impacted.

Emotions:

The memorial is designed to evoke a range of emotions that resonate deeply with the community. Our design aims to summon:

- ▶ **Reflection:** By creating intimate and secluded spaces, individuals are provided with the environment to reflect on personal and communal loss.
- ▶ **Hope:** Elements of renewal, such as blooming trees and the cyclical symbolism of a Moon gate, foster a sense of hope and resilience.
- ▶ **Unity:** The open public areas and radial designs bring the community together, emphasizing shared experiences and collective strength.
- ▶ **Peace and Healing:** The tranquil landscape and thoughtfully designed elements create a serene atmosphere conducive to peace and healing.

Public and Private Spaces:

The memorial is designed to serve both communal and personal needs. Public and private spaces cater to different forms of grieving and reflection. A formal public area is designed for community events, social gatherings, and recreational activities. This space fosters community support, togetherness, and the sharing of collective memories.

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



More intimate areas are designed for individuals seeking solitude and personal reflection. These spaces integrate seamlessly with the existing landscape, offering quiet corners and secluded nooks for meditation and private moments.

Cycles of Life:

In life, many experience cycles of tragedy and recovery. This concept is visually represented in our design through repeated patterns in the landscape. Circular pathways, recurring floral patterns, and concentric landscape features subtly emphasize the recurrence and resilience, reminding visitors of the ongoing journey of healing and remembrance.

Reflection and Renewal:

Reflection and renewal are integral to the healing process. Our team's concept strives to incorporate these elements into the proposed concept through various design elements:

- ▶ **Moon Gates:** At the entrance, a Moon gate symbolizes the cycles of life and acts as a gateway into the memorial space. These gates are both symbolic and functional, marking the transition from the outside world into a place of contemplation and remembrance.
- ▶ **Plant Materials:** The use of diverse plant species that bloom in different seasons highlights the theme of renewal and continuous growth, reminding visitors of the potential for healing and new beginnings even after loss.

By integrating these themes and concepts into the memorial, we aim to create a meaningful and lasting tribute that honors the victims, supports the grieving process, and strengthens the entire community fabric of Monterey Park.

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



4. ARTISTIC STYLE, MEDIUM, AND SITE INTEGRATION

The artistic style of our proposed memorial emphasizes a harmonious blend of modern design principles and traditional elements that strive to resonate with the cultural significance of the occasion and the community. The design is inspired by the tranquility and elegance of Asian garden aesthetics, which are characterized by simplicity, natural beauty, and the seamless integration of built and natural environments.

Proposed Primary Materials, and Performance:

1. **Natural Stone:** Utilizing natural stone for pathways and seating areas conveys a sense of permanence and stability, reflecting the enduring memory of the victims. Stones with varied textures and colors will be used to create visually appealing and durable surfaces that align with the memorial's serene atmosphere.

Resistant to weathering, natural stone requires minimal maintenance and retains its aesthetic appeal over time. It provides excellent drainage and slip resistance, essential for public safety in all weather conditions.

2. **Wood:** Where applicable, sustainably sourced timber will be used for benches to add warmth and organic beauty to the site. Wood elements will be treated to ensure longevity and resistance to weather conditions.

Treated wood is selected for its ability to withstand moisture and resist decay. Regular maintenance will ensure its longevity, and the natural aging process will enhance its rustic appeal.

3. **Metal:** For accent elements such as the Moon gates, weathered steel or bronze accents could be used. These metals are chosen for their durability and timeless appearance, symbolizing resilience and strength.

Weathered steel and bronze are highly resistant to corrosion and wear, making them ideal for outdoor installations that need to endure public interaction and environmental exposure.

4. **Plant Materials:** A thoughtfully curated selection of native and locally adaptive plants will be incorporated. This includes flowering trees and shrubs that offer seasonal interest and continuous renewal, reinforcing the themes of life cycles and hope.

Native and adaptive plant species are chosen for their hardiness and low water requirements, ensuring they thrive in the local climate while requiring minimal upkeep. Seasonal blooms will provide continuous interest, reflecting the themes of renewal and growth.

Integration with Existing Memorials and Surrounding Area:

Our design aims to seamlessly integrate with the existing memorials and the surrounding landscape of the City's Demonstration Garden. Here are the key strategies for integration:

1. **Harmonious Design Language:** The artistic style and materials are selected to complement the existing landscape elements and memorials, creating a cohesive visual and thematic experience. The use of natural materials ensures that the new memorial blends seamlessly with its surroundings.
2. **Pathways and Circulation:** The design builds upon existing pathway routes, ensuring smooth transitions and accessibility throughout the site. These paths are designed to guide visitors through different areas of the memorial, from public spaces to more private corners.

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



3. **Landscape Continuity:** By building upon the existing gardens and views, the design enhances the natural beauty of the site. The radial tree grove and flowering plants are integrated with the current plantings, creating a unified garden space that encourages reflection and growth.
4. **Cultural Sensitivity:** The incorporation of traditional elements such as Moon gates and culturally significant plants ensures that the memorial resonates with the community's cultural heritage while enhancing the overall park experience.

Knowing that this project has a tight budget, we will work with the City to determine paths forward that fit within the memorial budget. Our team feels confident that we can integrate our design intent through a variety of alternative approaches and material choices to deliver a space that accomplishes the project goal, within budget.

By choosing materials that are both aesthetically pleasing and functionally durable, our design not only honors the memory of the victims but also ensures that the memorial will be a lasting and beloved part of the Monterey Park community. The thoughtful integration with existing elements further enhances the site, creating a space that feels both new and timeless.

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



5. RELEVANT PROJECT EXPERIENCE

At Kimley-Horn, we pride ourselves on our extensive experience in designing and executing projects that embody the values and objectives of public memorials and outdoor installations. Our team has consistently demonstrated a strong commitment to creating meaningful, functional, and aesthetically pleasing public spaces that resonate deeply with their communities.

Over the years, Kimley-Horn has successfully completed numerous memorial spaces. Our approach is always centered on understanding the unique cultural, social, and emotional contexts of each project, ensuring that our designs provide places of remembrance, reflection, and communal support.

Our effectiveness in designing public spaces is demonstrated through our comprehensive design philosophy, which focuses on accessibility, sustainability, and community engagement. Key achievements include:

- ▶ **Community-Focused Design:** Ensuring every project reflects the needs and desires of the community, promoting inclusivity and accessibility.
- ▶ **Sustainable Practices:** Implementing green infrastructure and sustainable materials to enhance the environmental impact and longevity of the spaces. In fact, we always work closely with the end user and their maintenance teams to ensure that what our design proposes is something they can maintain well into the future.
- ▶ **Innovative Solutions:** Applying design solutions and materials to create unique, resilient, maintainable, and cost sensitive public installations. We often take this a step further and find ways to get community “skin in the game” – this sometimes comes from the public outreach process, and other times through a public art installation where the community has had a hand in the built product, and therefore takes additional interest in maintaining it.

Track Record of Successful Collaboration:

Kimley-Horn has a proven track record of successful collaboration with public agencies and stakeholders on a variety of high-profile projects. Our collaborative approach includes:

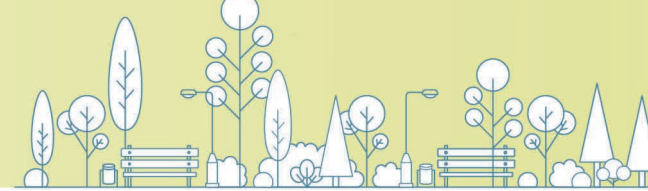
- ▶ **Stakeholder Engagement:** Regularly conducting meetings, workshops, and public forums to gather input and foster a sense of ownership among community members.
- ▶ **Regulatory Compliance:** Navigating complex regulatory environments and obtaining necessary approvals through thorough understanding and proactive coordination with relevant agencies.
- ▶ **Project Management:** Delivering projects on time and within budget by employing efficient project management practices and maintaining transparent communication with all stakeholders.

Specific Examples of Successful Collaboration:

A few of the projects below are highlighted later in the proposal Portfolio section, but here are some specific notes on how collaboration was key in the success of the project:

1. **Chandler Veterans Oasis Park Memorial:** Kimley-Horn partnered with the City of Chandler to design the Veterans Oasis Park Memorial. The collaboration involved extensive stakeholder engagement, resulting in a design that incorporated the themes of this public input: Freedom, Recognition, Reflection, Sacrifice, Memories, and Family. The project has exceeded community expectations and received widespread acclaim.

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



2. **Millenia Park:** Our team collaborated with the City of Chula Vista and the local elementary school students to develop public art mosaic designs to inject community identity into the park space. The students and their families helped with the installation during a grand opening build day, and their involvement has created a space that continues to be revered by community members today. The art is in great shape and the community's involvement and eyes on the park have ensured a successful long-term project execution.
3. **Demuth Park Pickleball Complex and Large & Small Dog Parks:** Kimley-Horn is working with the City of Palm Springs to deliver a new Pickleball Complex, as well as a new Large and Small Dog Park. We partnered closely with the Parks and Recreation Department, two City Council ad-hoc committees, and several funding agencies, to gather input to help shape our design. Through a series of outreach meetings, and continuous communication, we achieved designs inspired directly from the voices of the community. These are currently in construction, and we look forward to them serving the City for generations to come.

Diversity and Inclusion at Kimley-Horn

It is worth mentioning some of our firm's Core Values and Core Purpose as these set the stage for the success of our projects. *At Kimley-Horn, we firmly believe that diversity and inclusion are not just values but essential components of our success. Our commitment to fostering a diverse and inclusive workplace enhances the creativity, innovation, and perspectives that drive our projects forward.*

By fostering a diverse and inclusive environment, we enhance the strength of our teams in several ways:

- ▶ **Broader Perspectives:** A diverse team brings a wide range of perspectives, ideas, and problem-solving approaches, leading to more innovative and effective solutions for our clients.
- ▶ **Cultural Competency:** Our inclusive culture ensures that we are sensitive to and respectful of the diverse communities we serve, allowing us to design spaces that are welcoming and reflective of all users.
- ▶ **Enhanced Collaboration:** Inclusion fosters a sense of belonging and trust among team members, leading to better collaboration, communication, and overall team performance.
- ▶ **Client Satisfaction:** Clients benefit from our diverse team's ability to understand and address their unique needs comprehensively, resulting in higher satisfaction and stronger client relationships.

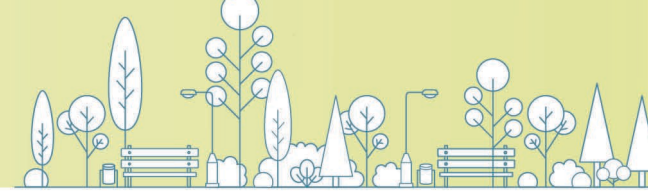
Our diversity and inclusion initiatives are rooted in the belief that a diverse team is a stronger team. By embracing the unique strengths and experiences of all employees, we are better positioned to deliver exceptional client service, innovative solutions, and impactful projects that resonate with the communities we serve.



Your Project Manager, Michael Madsen, is a firmwide Diversity and Inclusion Committee leader, and is thrilled to have the opportunity to help deliver rich perspectives from the project team to the City of Monterey Park.

Conclusion:

With a rich portfolio of public memorials and outdoor installations, and a proven track record of collaboration with public agencies, Kimley-Horn is uniquely equipped to undertake the design and execution of the memorial for the City of Monterey Park. Our commitment to excellence, community engagement, and sustainable design ensures that we will create a meaningful, lasting tribute that honors the victims and serves the Monterey Park community for generations to come.

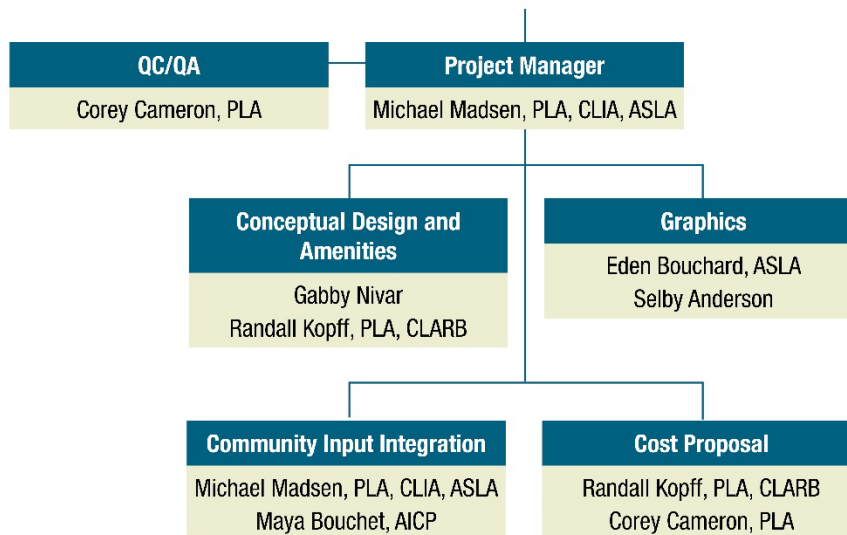


6. RESUME/CURRICULA VITAE (CVS)

Organization Chart

Kimley-Horn has earned a reputation for combining creative ideas, technical excellence, and client collaboration resulting in dynamic projects that are harmonious with their environments and positively impact their communities. The organizational chart below demonstrates our team structure and specific individual roles and responsibilities followed by individual resumes for our team members. We offer the City a streamlined team with recent experience working together and leading projects.

CITY OF MONTEREY PARK



CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



Resumes



MICHAEL MADSEN, PLA, CLIA, ASLA

*Project Manager; Community Input
Integration*

Michael has more than 21 years of landscape architectural experience in master planning, streetscapes, site design, pool and amenity areas, and planting and irrigation design. With a passion for creating people-centric spaces, Michael actively engages with communities to incorporate their needs and aspirations into his designs. He seeks opportunities for environmental education, promoting sustainable practices through public workshops and community events. Michael's designs feature plant palettes that combine aesthetics with efficient water use, emphasizing native and adaptive species to foster environmental stewardship and community awareness.

PROFESSIONAL CREDENTIALS

- Master of Landscape Architecture, Landscape Architecture, University of Florida
- Bachelor of Science, Business Administration, Florida State University
- Professional Landscape Architect in California (#5798)

RELEVANT EXPERIENCE

- ◆ City of El Centro, Engineering Design and Architectural Design Services for Plank Park, El Centro, CA – Landscape Architect
- ◆ City of National City, Paradise Creek Educational Park, National City, CA – Project Manager/Landscape Architect
- ◆ City of National City, Olivewood Gardens Master Plan Improvements, National City, CA – Project Manager/Landscape Architect
- ◆ City of Brawley, Alyce Gereaux Park Renovations, Brawley, CA – Landscape Architect
- ◆ City of El Centro, Aquatic Center, El Centro, CA – Landscape Architect
- ◆ City of Palm Springs, Demuth Park Pickleball Expansion Project, Palm Springs, CA – Project Manager/Landscape Architect
- ◆ City of Palm Springs, Demuth Park Dog Park Renovation, Palm Springs, CA – Landscape Architect
- ◆ Town of Apple Valley, Civic Center Pickleball Project, Apple Valley, CA – Project Manager/Landscape Architect
- ◆ City of Banning, Lions Park Irrigation Conversion Project, Banning, CA – Project Manager/Landscape Architect
- ◆ City of Chula Vista and Meridian Development, Millenia Park, Chula Vista, CA – Project Manager/Landscape Architect
- ◆ City of Escondido, Washington Park Skate Spot, Escondido, CA – Landscape Architect
- ◆ City of El Centro, Martin Luther King Community-Oriented Skate Park, El Centro, CA – Landscape Architect
- ◆ Palm Springs Unified School District, Palm Springs High School Renovations, Palm Springs, CA – Landscape Architect

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



COREY CAMERON, PLA

QC/QA; Cost Proposal

Corey has 11 years of landscape architecture experience and prior to discovering his passion for landscape architecture, he worked in various construction and landscape construction positions, providing him a foundational understanding of the built environment. His natural creativity and passion for design, along with his critical thinking, technical aptitude, and tenacity, position him well to tackle any project and bring vision and constructability to success.

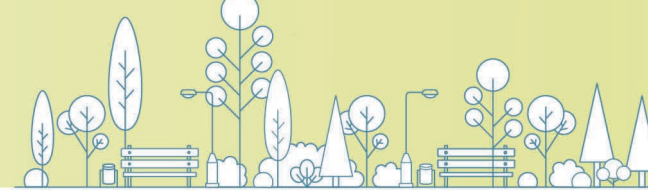
PROFESSIONAL CREDENTIALS

- Bachelor of Science, Landscape Architecture, California State Polytechnic University, Pomona
- Associate of Arts, General Education, Mir Costa College, Oceanside
- Professional Landscape Architect in California (#6625)

RELEVANT EXPERIENCE

- ◆ Westmont Village Turf Replacement, Westmont Living, Riverside CA – Landscape Architect/Project Manager
- ◆ SANDAG Uptown Bikeway, San Diego, CA – Landscape Design Specialist, Project Coordinator
- ◆ SANDAG North Park Mid-Cities Bikeway, San Diego, CA – Landscape Design Specialist, Project Coordinator
- ◆ City of El Monte, Ramona Boulevard at Valley Boulevard Intersection Improvement Project, El Monte, CA – Landscape Design Specialist, Project Coordinator
- ◆ Riverside Unified School District, Alcott Elementary School Modernization, Riverside, CA – Landscape Architect/Project Manager
- ◆ City of Lancaster, At-Grade Rail Crossing Improvements (Avenue K, J, M, G), Lancaster, CA – Landscape Design Specialist, Project Coordinator
- ◆ Mar Vista Academy, Sweetwater Union High School District, National City, CA – Landscape Architect/Project Manager
- ◆ Torrance Unified School District, Sport Field Assessments (Various K-8 Campuses), Torrance CA – Landscape Architect/Project Manager
- ◆ Hemet Unified School District, Ramona Elementary School Modernization, Hemet, CA – Landscape Architect/Project Manager
- ◆ Ocean View School District, Star View Elementary Modernization, Midway City, CA – Landscape Architect/Project Manager

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



GABBY NIVAR

Conceptual Design and Amenities

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Landscape Architecture, Purdue

Gabby's professional experience focuses on planting, irrigation, and hardscape design. She has worked on several educational campuses, industrial sites, and commercial developments. Her involvement in projects has varied from schematic design to design development construction documents and detailed production. Gabby strives to provide a high standard of service to each individual project, to produce well rounded and unique designs tailored to each project's needs.

RELEVANT EXPERIENCE

- ◆ Sterling, Plaza Mexico, Lynwood, CA – Landscape Analyst
- ◆ Anaheim Union High School District, Western High School, Anaheim, CA – Landscape Analyst
- ◆ Los Angeles Unified School District, Bell High School, Bell, CA – Landscape Analyst
- ◆ Inland Empire Health Plan, Indio Community Wellness Center, Indio, CA – Landscape Analyst
- ◆ City of San Diego, B Street Pedestrian Corridor, San Deigo, CA – Landscape Analyst
- ◆ City of San Marcos, San Marcos Blvd Median Improvements, San Marcos, CA – Landscape Analyst
- ◆ Compton Unified School District, Centennial High School, Compton, CA – Landscape Analyst
- ◆ Los Angeles Unified School District, Palisade Charter High School, Palisades, CA – Landscape Analyst
- ◆ Western Municipal Water District, Bergamot Park, Riverside, CA – Landscape Analyst

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



RANDALL KOPFF, PLA, CLARB

Conceptual Design and Amenities; Cost Proposal

With more than 24 years of experience, Randall brings a dynamic blend of creativity, technical expertise, and strategic thinking to parks and recreation projects. His work spans every stage of the process—from site inventory and analysis to master planning, design development, and implementation. Known for his ability to transform public input into meaningful design solutions, Randall collaborates closely with clients to ensure each project reflects a shared vision. His skills in graphic presentations, 3-D modeling, project management, and technical drawings make him a versatile partner who can guide complex projects from concept to completion with clarity and precision.

PROFESSIONAL CREDENTIALS

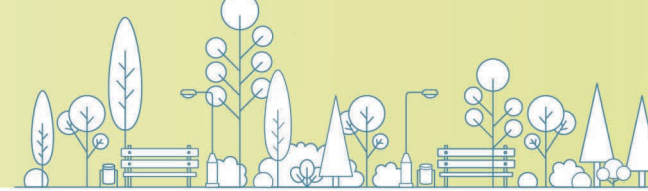
- Bachelor of Science, Landscape Architecture, The Ohio State University
- Professional Landscape Architect in California (#6633), Arizona (#62750), Nevada (#1014), and Oregon (#LA0916)
- Council of Landscape Architectural Registration Boards (CLARB), Member (#40708)
- California Park and Recreation Society, Member

RELEVANT EXPERIENCE

- ♦ Jurupa Area Park and Recreation District Master Plan, CA – Project Planner
- ♦ City of Palmdale, Parks Master Plan, Palmdale, CA – Project Planner
- ♦ City of Modesto Parks and Recreation Master Plan, Modesto, CA – Project Planner
- ♦ City of Lake Elsinore Parks and Recreation Master Plan, Lake Elsinore, CA – Project Planner
- ♦ City of Oakland Parks and Maintenance Assessment, Oakland, CA – Project Planner
- ♦ City of Goodyear, Goodyear Game Plan: Systemwide Parks and Recreation Master Plan, Goodyear, AZ – Project Planner
- ♦ City of Scottsdale, Parks and Recreation Master Plan, Scottsdale, AZ – Project Planner
- ♦ City of Casa Grande, Community Services Master Plan, Casa Grande, AZ – Project Planner
- ♦ City of Buckeye, Parks and Recreation Master Plan, Buckeye, AZ – Project Planner
- ♦ City of Chandler, Parks Strategic Master Plan, Chandler, AZ – Project Planner
- ♦ Maricopa County, Parks and Recreation System Master Plan, Maricopa County, AZ – Project Planner*
- ♦ Coconino County, Parks and Recreation Master Plan, Coconino County, AZ – Project Planner
- ♦ Seeley County, Bates Park Master Plan, Seeley, CA – Project Planner
- ♦ City of Littleton, Littleton Parks, Recreation, Trails, and Open Space Master Plan, Littleton, CO – Project Planner
- ♦ City of Phoenix, Parks Master Plan, Phoenix, AZ – Project Planner
- ♦ Town of Gilbert, Regional Park Master Plan, Gilbert, AZ – Project Planner
- ♦ City of Avondale, Agua Fria Wetlands Master Plan, Avondale, AZ – Project Planner
- ♦ City of Glendale, Parks Condition Assessment, Glendale, AZ – Project Planner
- ♦ City of Snoqualmie Parks, Recreation, Open Space, and Trails Master Plan, Snoqualmie, WA – Project Planner
- ♦ City of Prosser, Parks, Recreation, and Open Space Master Plan, Prosser, WA – Project Planner

* Prior to joining Kimley-Horn

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



EDEN BOUCHARD

Graphics

Eden's has over 6 years of professional experience focusing on planting, irrigation, and hardscape

design. She has worked on several educational campuses, parks, streetscapes, industrial sites, and commercial developments. Her involvement in projects has varied from site analysis and master planning to construction document and detail production. Eden strives to produce well rounded designs for each stage of a project and a final deliverable that will stand the test of time.

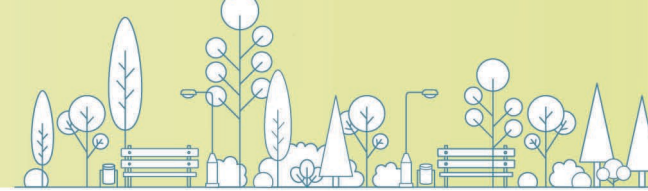
PROFESSIONAL CREDENTIALS

- Bachelor of Science, Landscape Architecture, California State Polytechnic University, Pomona

RELEVANT EXPERIENCE

- ◆ City of Monterey Park, Monterey Pass Road Complete Street, Monterey Park, CA – Landscape Analyst
- ◆ City of Palm Springs, Demuth Park Pickleball Expansion Project, Palm Springs, CA – Landscape Analyst
- ◆ City of Escondido, Grand Avenue Vision Project, Escondido, CA – Landscape Analyst
- ◆ City of National City, Olivewood Gardens Master Plan Improvements, National City, CA – Landscape Analyst
- ◆ City of Palm Springs, Demuth Park Dog Park Renovation, Palm Springs, CA – Landscape Analyst
- ◆ Compton Unified School District, Compton High School Modernization, Compton, CA – Landscape Analyst
- ◆ Beaumont Unified School District, Beaumont K-8 School, Beaumont, CA – Landscape Analyst
- ◆ Weingart Shelby Project Homekey, Los Angeles, CA – Landscape Analyst
- ◆ Olivewood Gardens and Learning Center Master Plan, National City, CA – Landscape Analyst
- ◆ Simon Property Group, Stanford Shopping Center, Stanford, CA – Landscape Analyst

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



SELBY ANDERSON

Graphics

Selby has contributed to a variety of projects, including educational campuses, streetscapes, industrial sites, and commercial developments. Her involvement spans multiple phases, from site analysis to illustrative design concepts, to the production of construction documents and design detailing. Selby is committed to creating comprehensive designs that benefit the community.

PROFESSIONAL CREDENTIALS

- Bachelor, Landscape Architecture, California Polytechnic State University, San Luis Obispo

RELEVANT EXPERIENCE

- ◆ City of Monterey Park, Monterey Pass Road Complete Street, Monterey Park, CA – Landscape Analyst
- ◆ City of Palm Springs, Demuth Park Pickleball Expansion Project, Palm Springs, CA – Landscape Analyst
- ◆ City of Lancaster, Lancaster Health District Improvements, Lancaster, CA – Landscape Analyst
- ◆ City of Bakersfield, Niles and Monterey Complete Streets, Bakersfield, CA – Landscape Analyst
- ◆ City of Palm Springs, Demuth Park Dog Park Renovation, Palm Springs, CA – Landscape Analyst
- ◆ CHIRLA, Immigrant Welcome Center Offsite Improvements, Los Angeles, CA – Landscape Analyst
- ◆ Torrance Unified School District, Torrance Elementary Modernization, Torrance, CA – Landscape Analyst
- ◆ New Perris Commerce Center Specific Plan, Perris, CA – Landscape Analyst
- ◆ Weingart Sycamore Project Homekey, Baldwin Park, CA – Landscape Analyst

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



MAYA BOUCHET, AICP

Community Input Integration

Maya is a transportation analyst with experience in transportation planning and Intelligent Transportation Systems (ITS). Maya works on strategic plans, Transportation Systems Management and Operations Plans, event and incident management strategies, traffic signal interconnect plans, and systems engineering documents. Prior to working at Kimley-Horn, Maya interned at a local planning department and at non-profit that develops affordable housing. She attended the University of Southern California (USC) where she earned a Bachelor's degree in Policy, Planning, and Development. While at USC, she completed projects that focused on transit station amenities, active transportation planning, and urban design.

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Urban Planning, University of Southern California
- Institute of Transportation Engineers (ITE), Student Chapter
- Intelligent Transportation Society (ITS), Member

RELEVANT EXPERIENCE

- ◆ City of Inglewood, Traffic Signal and Communication Standard Plans and Specifications, Inglewood, CA – Project Manager
- ◆ City of Palm Springs, Citywide Engineering and Traffic Survey (E&TS), Palm Springs, CA – Project Analyst
- ◆ County of Ventura, Engineering & Design Services for Hueneme Road Corridor Traffic Signal & Safety Improvements Project, Ventura, CA – Project Analyst.
- ◆ Imperial County Transportation Commission (ICTC), Regional Bus Stop Inventory, Imperial County, CA – Project Analyst
- ◆ SANDAG, Regional Transportation System Management and Operations (TSMO) Plan, San Diego, CA – Project Analyst
- ◆ SANDAG, 511 SD System Study, San Diego, CA – Project Analyst
- ◆ City of Inglewood, Intelligent Transportation Systems (ITS) Gap Closure Part I-2018, Inglewood, CA – Project Analyst
- ◆ Caltrans District 7, Arroyo Seco Parkway Safety Improvement Project, Los Angeles, CA – Project Analyst
- ◆ Transportation Research Board, Planning and Evaluating Active Traffic Management Strategies, NCHRP 03-114 (aka NCHRP ATM Strategies Guide), Nationwide, US – Project Planner
- ◆ SANDAG, TSM&O Performance Measures Establishment and Implementation Plan for the I-805 Corridor, San Diego, CA – Project Analyst
- ◆ City of Santa Clarita, ITS Phase VII, Santa Clarita, CA – Project Analyst
- ◆ Palm Canyon Road Reconfiguration, Palm Springs, CA – Project Manager
- ◆ San Gabriel Valley Council of Governments (SGVCOG), San Gabriel Valley Transit Study, Irwindale, CA – Project Planner
- ◆ City of Santa Clarita, Newhall Bike Boulevard, Santa Clarita, CA – Project Manager
- ◆ City of Malibu, Pacific Coast Highway (PCH) Signal System Improvements Project, Malibu, CA – Project Analyst
- ◆ City of Rancho Mirage, Design of Traffic Signal Interconnect Improvements City Projects 13-305-014 & 13-308-015, Rancho Mirage, CA – Project Analyst
- ◆ City of Westlake Village, ITS Master Plan, Westlake Village, CA – Project Analyst



7. PORTFOLIO

Chandler Veterans Oasis Park Memorial

Located at the corner of Chandler Heights Road and Lindsay Road in southeast Chandler, Veteran's Oasis Park is a 113-acre community park featuring an environmental education center, urban fishing lake, and an extensive network of trails. The project team was selected to complement those amenities with the design of the park's Veterans Memorial.

Public input from Chandler residents and local veterans' groups was identified and developed into six themes or literary pillars that were incorporated into the memorial's design—Freedom, Recognition, Reflection, Sacrifice, Memories, and Family. The memorial's primary goal was to provide a reflection space for individuals and groups of various sizes through a feeling of safety and privacy from the surrounding land uses and roadways. The memorial is composed of two distinctive spaces. The lower level of the memorial was designed to match the exact ratio of the American Flag. Its grid of stone plinths defines the stars and stripes of the flag while the rolling landform emulates the ripples of the flag blowing in the wind.



Completion date: April 2016
Materials utilized: Colored concrete, Lithocrete, Lighting, Landscape
Dimensions/scale: 2.5 acres
Project location: Chandler, AZ
Final project cost: Approx \$2M



Developing a Space for
Remembrance: Field of Honor
Veterans Memorial | Kimley-Horn



CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



National City War Memorial/Veterans Amphitheater Enhancements

The project included preparation of a street improvement engineering design as part of the state funded Safe Routes to School Program through Caltrans District 11 Local Assistance Program. Design elements included construction of a roundabout at the intersection of 12th Street and D Avenue, LID design features, a public art element for the center of the roundabout, landscape architecture, and irrigation. The design also included drainage design and the introduction of water quality measures such as bioswales to improve stormwater quality. The project also included retaining wall design in order to avoid numerous costly utility relocations.

Kimley-Horn assisted the City with public outreach and educational efforts, which prepared the community for the implementation of their first roundabout and reverse angle parking. Educational materials prepared by Kimley-Horn included information pamphlets in multiple languages and a visual simulation, which illustrated how bicycles, pedestrians, and vehicles interact with one another within the roundabout.



Completion date:

March 2015

Materials utilized:

Concrete, Bronze, Lighting, Landscape

Dimensions/scale: City Intersection and surrounding pedestrian connections

Project location: National City, CA

Final project cost: \$2.2M

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



Meridian Development, Millenia Park

Kimley-Horn completed the landscape architecture and civil engineering design for this project. It is the community's largest and most active park. Millenia Park offers a multi-purpose soccer field, tennis courts, and a basketball court. There is a large flexible plaza space for community gatherings and events such as food truck nights and group yoga. Kimley-Horn worked with Meridian Development and the City of Chula Vista to create an active, vibrant space that is easy to maintain and can adapt as the community around it grows. The park is now constructed and open for use.



Completion date: August 2021

Materials utilized: Concrete, Wood, Tile & Grout (mosaics), Landscape

Dimensions/scale: 3.6 acres

Project location: Chula Vista, CA

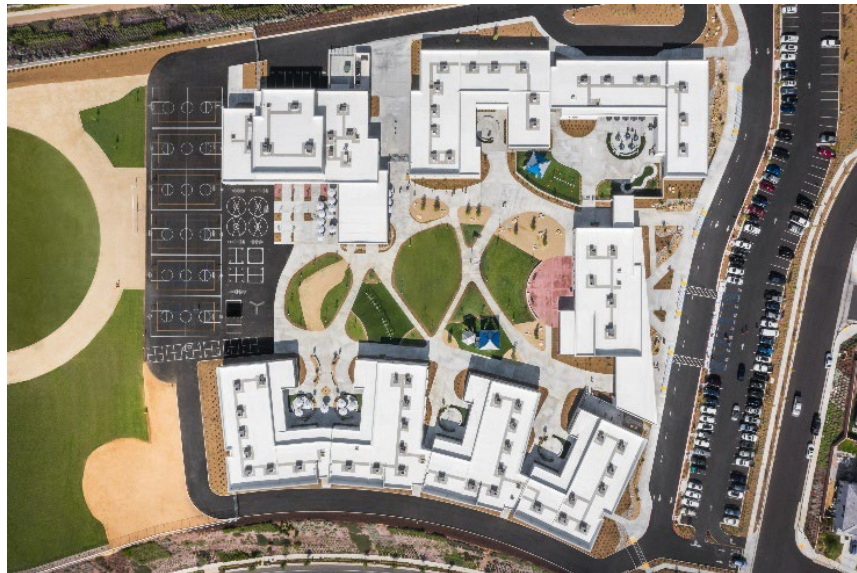
Final project cost: \$4M

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



Beaumont Unified School District, Summerwind K-8 School Brand New Campus

Beaumont Unified School District commissioned Kimley-Horn to design a brand new campus called Summerwind K-8 School. The campus is proposed to be a 21-acre school serving the adjacent residence. The vision for the anticipated Summerwind School is driven by the alignment of open-air classrooms, which offers a multitude of outdoor experiences celebrating every age group. These learning spaces will encourage student-teacher interaction while providing health, safety, and welfare for all the students. The campus design seeks to interweave and blend the many outdoor spaces, both traditional and non-traditional, by providing a hierarchy of circulating routes to guide students and users through the site. The overall campus contains outdoor learning spaces, large open gathering outdoor assembly spaces, play equipment, play structures, an educational rain garden, athletic field and track, and play courts such as: basketball, tetherball, and ball walls with activity striping. Kimley-Horn was key in development of the site plan and site layout, while also providing complimentary hardscape, landscape, and efficient irrigation.



Completion date: 2022

Materials utilized: Concrete, Asphalt, Powder coated amenities, Landscape

Dimensions/scale: New School Campus

Project location: Calimesa, CA

Final project cost: \$40,000,000

CITY OF MONTEREY PARK JANUARY 2023 MEMORIAL IN THE CITY OF MONTEREY PARK



Rialto Unified School District, International Healing Garden

Kimley-Horn served the Rialto Unified School district to prepare concepts through construction for a bond and grant funded campus extension project called the International Healing Garden. District goals and objectives was to provide a space similar to a botanical garden that would serve to educate K-12 students and the surrounding community about health and ecosystems. The Project consists of a procession through multiple biomes found in California and many places in the world, group and intimate spaces for reflection and learning, and signage for self-guided tours.

Completion date: Expected November 2025

Materials utilized: Concrete, Stone, Landscape

Dimensions/scale:

.5 Acre

Project location:

Rialto, CA

Final project cost:

\$5.7 Million





MICHAEL MADSEN, CLIA, ASLA

michael.madsen@kimley-horn.com | 619.744.0164

660 South Figueroa Street, Suite 2050 | Los Angeles, CA 90017

Contact

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ATTACHMENT 2

Notes from December 6 and December 11 Meetings



Monterey Park Memorial Meeting – Meeting with the Survivors and Families of the Victims

December 6, 2025 – 10:00 – 12:00 am; RC 883 S. Atlantic Blvd Monterey Park CA 91754

Meeting Minutes

Attendees

Kimley-Horn team:

- Michael Madsen – Project Manager/Landscape Architect: Michael.Madsen@kimley-horn.com
- Eden Bouchard – Landscape Analyst, Eden.Bouchard@kimley-horn.com
- Eugene Huang – Civil Engineer: Eugene.Huang@kimley-horn.com
- Selby Anderson – Landscape Analyst: Selby.Anderson@kimley-horn.com

City of Monterey Park team:

- Diana Garcia – Project Manager: dgarcia@montereyparkca.gov
- Ziad Mazboudi – City Engineer: zmazboudi@montereyparkca.gov
- Anne Seymour – National Mass Violence Center: seymoura@musc.edu
- Andrea Tseng – Chinatown Service Center: ATseng@cscla.org
- Nina Yuen-Loc – Chinatown Service Center: nyuen-loc@cscla.org

Notes:

1. Project Address needs to be shared with the community so they can visit the site: 720 Metro Dr, Monterey Park, CA 91755
2. The memorial needs a name
3. Love the moon gate
4. Engravings
 - o No names on the ground!
 - o Names should be raised or on a wall and should not be slanted
 - o Names should be facing a certain direction
 - o No photos of the victims – would feel like a cemetery
5. Trees and seating should be at the highest point
6. Seating areas:
 - o Encourage more social interaction
 - o Consider more seating for seniors
7. Tree selection – each tree represents a life
 - o Each tree species could be determined by the family



- o Consultant could work alongside the families to select a tree
 - Money tree 😊
- 8. Safety and Lighting
 - o Consider path lighting for safety
- 9. Look into the singer in Taiwan – Teresa
 - o Life garden with music
- 10. Incorporate opportunity for dance into the design
 - o A tribute to ballroom dance as a cherished activity.
 - o Information on the cultural significance of ballroom dance in Monterey Park and the San Gabriel Valley.
- 11. Restrooms at Garvey Ranch
- 12. Without a placard or distinct memorial feature, the site risks feeling like a garden renovation rather than a dedicated memorial.
- 13. The visual of one tree facing 11 trees evokes a traumatic image of victims being trapped, which is difficult to reconcile.
- 14. Designing a memorial at the demonstration garden could increase foot traffic and distract from the serenity of the garden

Design considerations:

- o Views
- o Create more privacy
- o Reduce vandalism
- o Safety and Lighting
- o Focus more on the people and their passion for ballroom dance.
- o A dignified placard with victims' names.
- o A tribute to ballroom dance as a cherished activity.
- o Information on the cultural significance of ballroom dance in Monterey Park and the San Gabriel Valley



Monterey Park Memorial Meeting – Community Presentation

December 11, 2025 – 5:00 – 7:00 pm; Langley Senior Center: 400 W Emerson Ave

Meeting Minutes

Attendees

Kimley-Horn team:

- Michael Madsen – Project Manager/Landscape Architect: Michael.Madsen@kimley-horn.com
- Eugene Huang – Civil Engineer: Eugene.Huang@kimley-horn.com
- Selby Anderson – Landscape Analyst: Selby.Anderson@kimley-horn.com

City of Monterey Park team:

- Diana Garcia – Project Manager: dgarcia@montereyparkca.gov
- Ziad Mazboudi – City Engineer: zmazboudi@montereyparkca.gov
- Anne Seymour – National Mass Violence Center: seymoura@musc.edu
- Andrea Tseng – Chinatown Service Center: ATseng@cscla.org
- Nina Yuen-Loc – Chinatown Service Center: nyuen-loc@cscla.org
- Rebekah
- Mayor Elizabeth Yang
- Council Member Thomas Wong
- Amber, Senator's office contact

Notes/Design Considerations:

1. Anne Seymour:
 - a. The 3 Rs:
 - i. Remembrance
 - ii. Reflection
 - iii. Reverence
 - b. This is sacred soil
 - c. Suggestion to create a mission statement/guiding statement for the memorial
2. Andrea:
 - a. Dance is healing
 - b. Dance created the community
 - c. Dance must be incorporated somehow
3. Cristine:
 - a. Consider the layout of the trees
 - b. Make sure not to obscure any views from the site with a new design
 - c. Focus on the remembrance of life and find opportunities to celebrate these lives
 - d. Dance!



4. Photographer & Artist comments:
 - a. City Hall site is congested. The demonstration garden is a better site.
 - b. Loves the moon gate feature and can imagine creative lighting (solar) being incorporated.
 - c. Provide shade
5. Francois:
 - a. If the demonstration garden site is selected for the memorial, a location map should be provided at City Hall to help direct potential visitors – drivers and public transit users (see attached map example provided by Francois)
 - b. Consider integrating a dance floor in some way so there can be periodic celebrations
 - c. A restroom may be needed at the site

10 Freeway

Z u e r f i e d

E Garvey Ave

N N e w A v e

D e l M a r A v e

Monterey
Park
City Hall

Graves Ave

S O r a n g e A v e

From the Monterey Park City Hall:

Line Spirit 3 (Red Route) M-F: 6:30am - 6:30pm

Start: S Ramona Ave / W Newmark Ave

Stop: S Orange Ave / Metro Dr

Garvey
Ranch
Park

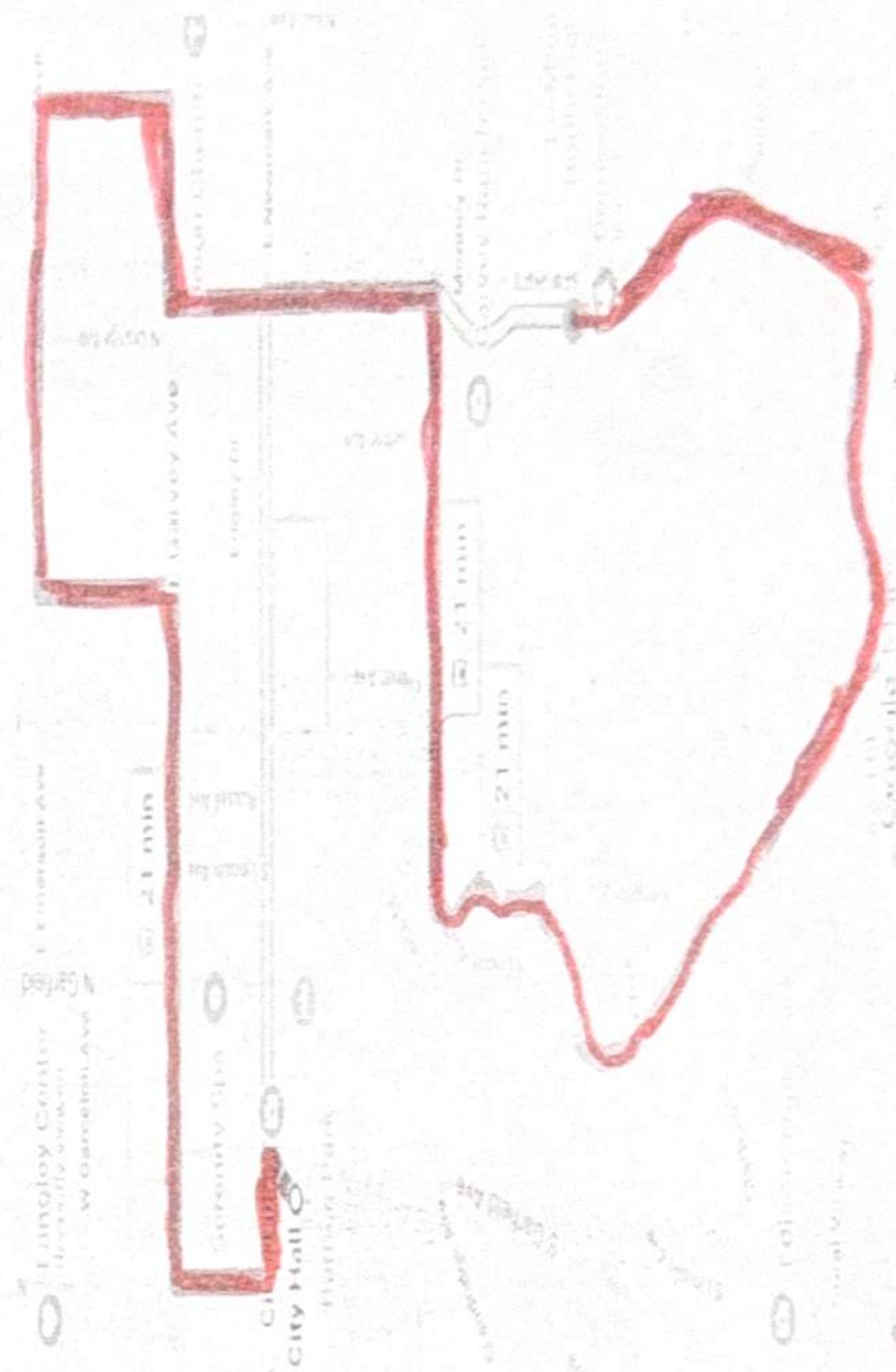
Garvey
Reservoir

Metro Dr

Spirit Line 3

Memorial Site

Tegner Dr





City Council Staff Report

Date: January 21, 2026

Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council

From: Maychelle Yee , City Clerk

Subject: Minutes

Recommendation:

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of November 19, 2025 and December 3, 2025 and the regular meetings of November 19, 2025 and December 3, 2025; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

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

Background:

It is recommended that the City Council consider approving the minutes from the special meetings of November 19, 2025 and December 3, 2025 and the regular meetings of November 19, 2025 and December 3, 2025.

Strategic Plan Goal:

N/A

Fiscal Impact:

N/A

Attachments:

1. Draft Minutes

ATTACHMENT 1

Draft Minutes

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
November 19, 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 Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 19, 2025, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:33 p.m.

2. Roll Call

City Manager Inez Alvarez called the roll:

Council Members Present: Henry Lo, Jose Sanchez, Thomas Wong arrived at 5:37 p.m.,
Elizabeth Yang

Council Members Absent: Vinh Ngo

Also present:

City Attorney Karl Berger

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Virtually present: None.

3. Public Communications

None.

4. Closed Session

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

The City Council adjourned to Closed Session at 5:37 p.m.

Linda Lee, Vice Executive President, Kidder Matthews was present for Closed Session.

4.A. Conference with Real Property Negotiators — Government Code §54956.8: 1 item

Property: 810 Monterey Pass Road, APN/Parcel ID: 5252-003-043

City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance

Negotiating Parties: JRL, LLC./ Rui Zhen Zhao

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.

4.B. Conference with Real Property Negotiators — Government Code §54956.8: 1 item

Property: 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012)

City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance

Negotiating Parties: Tasty Factory and Mainland Enterprise Trading

4.C. Conference with Legal Counsel — Anticipated Litigation

Significant exposure to litigation pursuant to Government Code § 54956.9(d)(2): Facts and Circumstances: Abatement Warrant dated November 4, 2025 (attached to the staff report).

5. Adjournment

The City Council reconvened and adjourned from Closed Session with all Council Members present at 6:35 p.m.

There being no further business for consideration, the meeting was adjourned at 6:35 p.m.

Action Taken: No reportable action taken in Closed Session.

Maychelle Yee
City Clerk

Approved on MM DD, 2026, at the Regular City Council Meeting

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
November 19, 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, November 19, 2025, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:46 p.m.

2. Flag Salute

Mayor Yang led the Flag Salute. Pledge of Allegiance presented by Civic Superstars, Girls Scout Troop 2121.

3. Roll Call

City Clerk Maychelle Yee called the roll:

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

Also present:

City Treasurer Amy Lee
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
Director of Public Works Shawn Igoe
Director of Community Development Timothy Hou
City Librarian Kristin Olivarez
Director of Recreation and Community Services Robert Aguirre
Fire Chief Jason Hing
Police Chief Scott Wiese
Police Lieutenant Bob Hung
Finance Manager Laura Borjon
Economic Development Manager Joseph Torres
Engineering Manager/Transtech Consultant Ziad Mazboudi
IT Manager Martin Dinh
Principal Management Analyst Rebecca Bojorquez
Principal Management Analyst Michelle Marquez
Office Assistant 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 Revisions and Additions

None.

5. Public Communications

- Margaret Leung, representing San Gabriel Valley PowerUp Beacon (SGVPUB), requested an update regarding the Laura Scudder's missing plaque and inquired about the status of a letter sent to the City Council involving budget management. She reiterated the importance of creating a dedicated finance account to fund the Barnes Park pool and the need for consistency when communicating with the public.
- Viki Goto, Co-President of the Parents Families and Friends of Lesbians and Gays, San Gabriel Valley Asian Pacific Islander (PFLAG SGV API) vocalized her approval of the proposed resolution in Agenda Item No. 9.H. She spoke about the importance of the resolution, as it raises awareness and exhibits true allyship within the Monterey Park community.
- Dawn Rock shared her appreciation for the recognition of Happy Days Preschool, thanked Mayor Pro Tem Lo for his involvement with the proposed resolution in Agenda Item No. 9.H. and respectfully requested its motion to pass. She expressed her gratitude concerning the recent meetings about the revitalization of the Barnes Park pool.
- Edlyn Takahashi representing SGVPUB, acknowledged the City Council for the Barnes Park pool revitalization meetings, claiming it is the first step to beginning the project. She spoke about the organization's recent meetings with the Superintendent of Alhambra Unified School District and the Scudder family and proposed the idea of allocating funds through the means of grants and sponsors. She claimed the organization has received letters of support from different organizations, requested a letter of support from the City Council and to have the topic of the Barnes Park pool be placed on the agenda to receive frequent updates.
- The City Clerk's office received and filed a written communication from Joni L. Meyers in support of the revitalization of the Barnes Park pool. Mayor Yang reported out the written communication.

Agenda Revisions and Additions

During Public Communications, City Manager Alvarez requested the addition of Fire Department to be placed in Staff Communications and heard after Agenda Item No. 7.B. Council Member Sanchez requested to pull Agenda Item No. 9.H. to be heard after Public Communications.

6. Staff Communications

6.A. Fire Department

Agenda Item No. 6.A. was heard after Presentation Item No. 7.B.

Fire Chief Jason Hing presented a PowerPoint presentation announcing the Monterey Park Fire Department's partnership with Costco on the "Spark of Love" Toy Drive. He provided information on key drop-off locations at Costco and at local businesses in Monterey Park.

7. Presentation

Presentation was heard after Agenda Item No. 9.H.

7.A. Happy Day Preschool Recognition

The City Council presented certificates of recognition to the volunteers from Happy Days Preschool in acknowledgment of their participation in taking students to convalescent homes during Halloween. The City Council expressed words of appreciation to the volunteers and to Happy Days Preschool for their efforts to engage with the Monterey Park Community.

7.B. Monterey Park Chamber of Commerce Presentation

Joleen Tu, President of the Monterey Park Chamber of Commerce, prepared a PowerPoint presentation introducing the newly reinstated organization. She informed the City Council of the Chamber's mission statement, their five committees and purpose, mentioned events intended to connect with the community and other business entrepreneurs, emphasized the ways the Chamber would grow, announced new workshops and educational seminars and introduced the new Board Members and Committee Members of the Chamber of Commerce: Peter Lim, Florence Tsao, Li Lin, Yash Vaidya, Derek Tailbird, Alexander Tsao; Dr. Ethan Huynh, Beverly Lim, David Romero, Bella Qu, Geoffry F. Arabit, Karen Huang, Wendy Branston, Tiffany Troung, Victoria Stapleton and Charles "Buck" Stapleton.

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.

Action Taken: The City Council approved and adopted Agenda Item No. 9.A., 9.B., 9.C., 9.D., 9.E. and 9.G. excluding Agenda Item No. 9.F. and 9.H. 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 Sanchez and seconded by Mayor Pro Tem Lo, motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: Vinh Ngo

Abstain: Council Members: None

Recusal: Council Members: None

9.A. Resolution Adopting the Recognized Obligation Payment Schedule and Administrative Budget for July 1, 2026 – June 30, 2027

Existing law requires the Monterey Park Successor Agency (“SA”) to formulate Recognized Obligation Payment Schedules (“ROPS”) under which the SA makes payments for eligible obligations of the former Redevelopment Agency. The ROPS are considered by the Successor Agency Board, proposed to the Oversight Board (“OB”) and, if approved by the OB, provided to the California Department of Finance for review.

The ROPS must be prepared for a 12 month period. the Director of Finance requests that the City Council, acting on behalf of the SA for the former Monterey Park Redevelopment Agency, consider and adopt the ROPS 26-27 A&B and the related administrative budget for the period covering July 1, 2026 – June 30, 2027.

Recommendation:

It is recommended that the City Council consider:

1. Adopting a resolution approving the Recognized Obligation Payment Schedule (ROPS 26-27 A&B) for the period between July 1, 2026 – June 30, 2027;
2. Approving the Successor Agency Administrative Budget for July 1, 2026 – June 30, 2027;
3. Directing the City Manager, or designee, to post and transmit the ROPS and Administrative Budget to the appropriate public agencies; and
4. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations and approved Resolution No. SA-194, on Consent Calendar.

Resolution No. SA-194

A resolution of the Successor Agency to the Monterey Park Redevelopment Agency adopting recognized obligation payment schedules pursuant to Health and Safety Code § 34177

9.B. Receive and File Development Impact Fees Annual Report for Fiscal Year 2024-2025

Government Code § 66006 requires cities to report annually on the status of Development Impact Fees, including the collection of revenue and expenditures of these funds. The report attached as Attachment 1 (to the staff report) and incorporated by reference summarizes the required financial information for Fiscal Year 2024-2025.

Recommendation:

It is recommended that the City Council consider:

1. Receiving and filing the Annual Report on Development Impact Fees for Fiscal Year 2024-2025; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council received and filed the Annual Report, on Consent Calendar.

9.C. Second Amendment to Agreement No. 2306-A Between the City of Monterey Park and Adminsure, Inc.

The City has utilized Adminsure, Inc. for Workers' Compensation Third Party Administrators for many years and in September of 2024 the General Liability program was moved to Adminsure for Third Party Administration. The original agreement was through June 30, 2025 and staff is recommending a second amendment with Adminsure, Inc. be authorized through June 30, 2027.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an amendment to agreement No. 2306-A with Adminsure, Inc. in a form approved by the City Attorney, to provide Third Party Administration services for the City Workers' Compensation and General Liability programs; or
2. Taking such additional, related, action that may be desirable.

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

9.D. Legal Agreement with WS Law, APC

The City utilizes special legal counsel for assistance with litigated workers' compensation claims. Danielle Wank from WC Law, APC has worked with public sector workers' compensation claims for over 10 years. Staff recommends City Council authorize the City Manager to execute a standard retainer agreement with WS Law, APC in order to represent the City of Monterey Park for selected workers' compensation claims.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a standard legal retainer with WS Law, APC, in a form approved by the City Attorney, for on-call workers' compensation legal services; and
2. Taking such additional, related, action that may be desirable.

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

9.E. Armored Rescue Vehicle Agreement with Lenco Industries, Inc.

The Chief of Police (“Chief”) is requesting authorization to purchase a new Lenco armored rescue vehicle to replace the Police Department’s (“Department”) aging armored vehicle, which has reached the end of its service life.

The new BearCat will allow the Department to respond to high-risk incidents such as active shooters, barricaded suspects, and other critical events. In addition to tactical response capabilities, the new vehicle will include modern medical evacuation features designed to protect tactical paramedics during emergency rescues. The armored design allows paramedics to safely enter and operate within dangerous environments, providing life-saving treatment and extraction of injured individuals under ballistic protection. This dual-purpose capability strengthens coordination between law enforcement and fire/EMS and significantly improves survivability during mass casualty or ongoing threat situations.

The total cost of the vehicle will not exceed \$400,000 and will be fully funded through asset forfeiture funds, with no impact on the City’s General Fund. The Chief recommends the approval of this purchase to ensure the continued safety and effectiveness of the department’s emergency response capabilities.

Recommendation:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(4), and authorize the City Manager to execute an agreement with Lenco Industries Inc., in a form approved by the City Attorney, to purchase a Lenco G2 Bearcat armored vehicle for the amount of \$356,146.64.
2. Authorizing the City Manager to approve change orders up to \$13,853.36.
3. Authorizing the City Manager, or designee, to appropriate asset forfeiture funds in Fiscal Year 2025-2026 in the amount of \$400,000 to the Police Department Budget.
4. Taking such additional, related, action that may be desirable.

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

9.F. 1st-Riggin-Potrero Grande Corridor Project MAT Cycle 1 Active Transportation Corridors Program and Potrero Grande Drive Improvements Project – Award of Contracts

In March 2025, the City awarded a contract to RKA Consulting Group to finalize the development of the PS&E for the road improvements and construction of landscape medians and 1st-Riggin-Portero Grande Corridor Project -MAT Cycle 1. The work will include two different Capital Improvement Projects (“CIP”): (1) CIP No. 96012 – Potrero Grande Drive Improvements project will include road improvements and construction of landscaped medians within the City of Monterey Park; and (2) CIP No. 96038 – 1st-Riggin-Potrero Grande Corridor Project MAT Cycle 1 Metro funded project, include bike improvements, median construction, concrete work such as installation of new curb and gutter, sidewalk, driveway construction, bus shelter installation, and irrigation modifications (the “Project”).

The 1st-Riggin-Potrero Grande Corridor Project MAT Cycle 1 project is located in the following jurisdictions: City of Monterey Park, City of Rosemead, City of Montebello and Unincorporated Area (Los Angeles County Public Works). The City of Monterey Park is the lead agency on the Project and its limits are:

- W. 1st St. from Vancouver Ave. to Collegian Avenue,
- Collegian Avenue from W. 1st Street to Avenida Cesar Chavez
- Avenida Cesar Chavez from Collegian Avenue to W. Riggin St.,
- W. Riggin St. from Atlantic Blvd. to Fulton Ave.,
- Fulton Ave. from E. Riggin St. to E. Markland Dr.,
- E. Markland Dr. from Fulton Ave. to Potrero Grande Dr.,
- Potrero Grande Dr. from E. Markland Dr. to San Gabriel Blvd.,
- Rush St. from San Gabriel Blvd. to Walnut Grove Ave.

The Public Works Director ("Director") advertised both CIP projects jointly. The City received seven bids and the lowest bidder was Sequel Contractors, Inc. Sequel Contractors, Inc. price is competitive and lower than other received bids for the Project.

In addition, the Director requested proposals from consultants for support services to the Project, including construction management and inspection services from Transtech Engineers, Inc. for \$303,700, geotechnical inspection services from Terracon Consultants, Inc. for \$77,905 and labor compliance and funding management from Avant-Garde Corporation for \$56,950.

It is recommended that City Council authorize the City Manager to execute a Public Works contract with Sequel Contractors, Inc. in the amount of \$7,732,290 for the Project and authorize the Director to approve change orders not to exceed \$773,229 over the total contract amount. It is also recommended that the City Council authorize the City Manager to execute a professional service agreement with Transtech Engineers, Inc. for \$303,700, with Terracon Consultants, Inc. for \$77,905 and with Avant-Garde Corporation for \$56,950.

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"). The proposed project is categorically exemption under Class 1 section 15301 as a minor alteration to existing facilities.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract with Sequel Contractors, Inc., in a form approved by the City Attorney, in the amount of \$7,732,290 for the 1st-Riggin-Potrero Grande Corridor Project MAT Cycle 1 Active Transportation Corridors Program and Potrero Grande Drive Improvements Project (the "Project");

2. Authorizing the Director of Public Works to approve change orders and contingency up to \$773,229 (10%) of the contract amount, for a total project cost of \$8,505,519; and
3. Authorizing the City Manager to enter into a Professional Services agreement with Transtech Engineers, Inc. in the amount of \$303,700 for construction management and inspections services; and
4. Authorizing the City Manager to enter into a Professional Services agreement with Terracon Consultants, Inc. in the amount of \$77,905 for geotechnical and testing services; and
5. Authorizing the City Manager to enter into a Professional Services agreement with Avant-Garde Corporation in the amount of \$56,950 for labor compliance and funding administration services;
6. Appropriating \$1,886,927.10 from committed economic development funds "Fund 101" to the fiscal year 2025-26 budget; and
7. Taking such additional, related, action that may be desirable.

Discussion: Council Member Wong provided words of appreciation towards the preparation of the projects and their eventual execution.

Action Taken: The City Council approved the recommendations.

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

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

Noes: Council Members: None

Absent: Council Members: Vinh Ngo

Abstain: Council Members: None

Recusal: Council Members: None

9.G. Amendment to Agreement No. 2500-A, and agreement with SA Associates concerning the Garvey Sewer Improvements Project

Capital Improvement Project ("CIP") No. 99027 – Sewer Repairs at Various Locations
Project covers repairs of sewer locations citywide. The proposed project is for the installation of an 18" sewer relief line on Garvey Avenue from Chandler Avenue to Ynez Avenue. The project was awarded to GRBCON, Inc. on July 16, 2025. The City encountered a sink hole on S. Atlantic Boulevard near the project and as an emergency action requested the assistance of GRBCON to make the necessary repairs. The repairs were completed under a change order resulting in extending the project duration by 20 working days to make the necessary repairs. The Public Works Director ("Director") recommends amending the current agreement with GRBCON, Inc., increasing the contract amount by \$60,362, for a total contract value of \$1,845,415, plus \$184,541 contingency, and executing an agreement in a form approved by the City Attorney, with SA Associates., for a not to exceed amount of \$80,000 for construction management and construction inspection services.

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.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute the First Amendment to Agreement No. 2500-A with GRBCON, Inc., in a form approved by the City Attorney, to increase the contract amount by \$60,362 bringing the total contract value to \$1,845,415, plus \$184,541 contingency; and
2. Authorizing the City Manager to execute an agreement in a form approved by the City Attorney, with SA Associates, for a not to exceed amount of \$80,000 for construction management and construction inspection services; and
3. Taking such additional, related, action that may be desirable.

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

9.H. Transgender Day of Remembrance Resolution (As Requested by Mayor Pro Tem Lo)

Agenda Item No. 9.H. was heard after Public Communications.

The attached resolution is being brought forth to the Council for consideration at the request of Council Member Lo.

Recommendation:

It is recommended that the City Council consider:

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

Public Speakers:

- The City Clerk's office received and filed two written communications from Minh Huynh and Je-Show Yang in favor of Agenda Item No. 9.H. Mayor Yang reported out the written communications.

- Julien De Jesus, a San Gabriel Valley Transgender, Gender-Diverse, and Intersex (TGI) Wellness Justice Fellow for the Dr. Beatriz María Solís Policy Institute and Community Researcher for the San Gabriel Valley Lesbian, Gay, Bisexual, Transgender, Queer Center (SGVLGBTQ) Center spoke in support of the proposed resolution and shared their appreciation to Mayor Pro Tem Lo. Julien emphasized the importance of advocacy and education on transgender, gender diverse, and intersex (TGI) wellness and how Monterey Park is taking their first step in allyship and advocacy for the LGBTQ community.
- Joanna Chai Chang from the Woman's Foundation of California commented on the organization's support for the proposed resolution and echoed Julien, the previous public speaker's words about the importance of advocacy within the TGI community.
- Hector Plasencia, Executive Director of Plasencia Consulting and the Chair of the Los Angeles County LGBTQ Commission conveyed their opinion on the need to recognize the importance of the LGBTQ community within the San Gabriel Valley. Hector commented on the partnership between the SGVLGBTQ Center and the Dr. Beatriz Maria Solis Policy Institute where Justice Fellows collaborate with Civic Government to bring awareness about TGI wellness.
- Elizabeth Ayala, Senior Programmer at the Women's Foundation California, shared the foundation's dedication to achieving racial, economic, environmental and gender justice. Elizabeth advocated the support of the proposed resolution.
- Bowie Nguyen, Youth Advocate in the Advocacy Volunteer Team at the SGVLGBTQ center, and a San Gabriel Valley Wellness Justice Fellow for the Doctor Solis Policy Institute, requested the motion to approve the proposed resolution, commented on the current federal administration and elaborated on the need to advocate and educate to local communities about LGBTQ rights.

Action Taken: The City Council approved Resolution No. 2025-R98, on Consent Calendar.

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

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

Noes: Council Members: None

Absent: Council Members: Vinh Ngo

Abstain: Council Members: None

Recusal: Council Members: None

Resolution No. 2025-R98

A resolution of the City Council of the City of Monterey Park, California, declaring and recognizing November 20, 2025, as Transgender Day of Remembrance

10. Public Hearing

10.A. A 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")

HMC StratCap 1977 Saturn, LLC (the "Applicant") requests a Development Agreement and activation of the Business Recovery Development Agreement Zone ("BRDZ") to construct a 247,480-square-foot data center and associated improvements (the "Project") on the real property commonly known as 1977 Saturn Street (the "Property"). The Property is approximately 15.8 acres (689,073 square feet) within the S-P Saturn Park Innovation/ Technology Zone ("SPITZ") and has a General Plan Land Use Designation of Innovation/Technology.

Pursuant to the Monterey Park Municipal Code ("MPMC") § 21.14.180 and § 21.14.220, data centers are permitted in the SPITZ with a development agreement.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY):

Legislative: The recommended action entails adoption of an Ordinance activating the BRDZ and approving a development agreement. When considering such actions, the City Council acts in its discretionary legislative capacity. Pursuant to Government Code § 65867.5, to approve the development agreement, the City Council must find that the:

- Provisions of the agreement are consistent with the general plan and any applicable specific plan.

Quasi-judicial: The recommended action includes approval of a site development plan (DRB-24-040) and adoption of the IS and MND. In considering such actions, the City Council acts in a quasi-judicial role. When doing so, the City Council acts like a court; it applies facts gathered during a public hearing to existing law. Just like a court, the City Council can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to:

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, non-involved reviewer.

The City Council must base its decision upon substantial evidence within the record. "Substantial evidence" generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the City Council asks irrelevant questions and bases its decision-making on such questions, a court may overturn the City Council's decision and potentially hold the City liable for violating the applicant's constitutionally protected due process rights.

Pursuant to MPMC §§ 21.14.180 and 21.36.060, to approve the site development plan the City Council must find that the project:

- Is compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood in which they are located;
- Reflects the values of the community; enhance the surrounding environment; and harmonize with its surroundings; and
- Provides a visually pleasing setting for structures on the site through landscaping.

Pursuant to CEQA Guidelines § 15074, to approve the MND, the City Council must find:

- On the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.

These findings are included in the attached Ordinance (Attachment 1 to the staff report), including its attachments. The facts to make such findings are based upon substantial evidence in the entire administrative record, including, without limitation, those gathered during the public hearing.

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 (to the staff report) and on the City website at <https://url.us.mimecastprotect.com/s/BIGbCDkw89sXp1vEHWFDCjTtsF?domain=montereypark.ca.gov>

Recommendation:

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 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.

Public Speakers:

- The City Clerk's office received and filed a written communication from James E. Pugh, representing the applicant, requesting the continuance of Agenda Item No.10.A. Mayor Yang reported out the written communication.
- James E. Pugh, representing the applicant, reiterated the request to continue the public hearing to the regularly scheduled December 3, 2025 City Council meeting.
- Maychelle Yee, as a resident, submitted a speaker card for Agenda Item No. 10.A. No public comment was provided due to the public hearing being moved to the December 3, 2025 meeting.

Action Taken: The City Council opened the public hearing at 8:07 p.m. and continued the public hearing to the December 3, 2025 regular City Council meeting. Council Member Wong declared a potential Conflict of Interest as his place of employment is within 500 feet of the proposed site and did not participate in the item.

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

Ayes: Council Members: Henry Lo, Jose Sanchez, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: Vinh Ngo
Abstain: Council Members: None
Recusal: Council Members: Thomas Wong

11. New Business

None.

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

Council Member Sanchez commented about the past events in celebration of Native American Heritage month at the farmers market and thanked the residents who attended the Veterans Day Ceremony on November 11, 2025. He spoke about the importance of teaching civic discourse to students and announced a food distribution event at Belvedere Park for families in need during the holiday season.

Mayor Pro Tem Lo wished the residents a Happy Thanksgiving and shared words of appreciation to the community members engaged in civic development.

Yang wished the community a Happy Thanksgiving and spoke about her attendance at the recent Meet-up with the Mayor special community meeting and announced the next special community meeting date.

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

None.

14. Adjournment

There being no further business for consideration, the meeting was adjourned at 8:22 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, 2026, at the Regular City Council Meeting

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
December 3, 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 Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, December 3, 2025, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:33 p.m.

2. Roll Call

City Manager Inez Alvarez called the roll:

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

Also present:

City Attorney Karl Berger
Assistant City Manager Diana Garcia
Director of Finance Martha Garcia

Virtually present: None.

3. Public Communications

None.

4. Closed Session

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

The City Council adjourned to Closed Session at 5:33 p.m.

4.A. Conference with Real Property Negotiators — Government Code §54956.8: 1 item

Property: 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012)

4.B. Conference with Legal Counsel, Initiation of Litigation (Government Code § 54956.9(d)(4)). Number of Potential Cases: One.

4.C. Conference with Legal Counsel – Existing Litigation - Government Code § 54956.9(d). Number of Cases: 1

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.

5. Adjournment

The City Council reconvened and adjourned from Closed Session with all Council Members present at 6:01 p.m.

There being no further business for consideration, the meeting was adjourned at 6:01 p.m.

Action Taken: No reportable action taken in Closed Session.

Maychelle Yee
City Clerk

Approved on MM DD, 2026, at the Regular City Council Meeting

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
December 3, 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, December 3, 2025, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:42 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 arrived at 8:25 p.m., 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 Tim Campen
Assistant City Manager Diana Garcia
Director of Finance Martha Garcia
City Librarian Kristen Olivarez
Police Chief Scott Wiese
Fire Chief Jason Hing
Director of Public Works Shawn Igoe
Director of Recreation and Community Services Robert Aguirre
Director of Human Resources and Risk Management Christine Tomikawa
Director of Community Development Timothy Hou
Fire Marshal Jessica Estrella
IT Manager Martin Dinh
Senior Planner Eliana Muñoz
Principal Management Analyst Rebecca Bojorquez
Deputy City Clerk Cindy Trang

Virtually present: None.

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.

4. Agenda Revisions and Additions

City Manager Alvarez requested to move Presentation Item Nos. 7.A. and 7.B. to be heard after Public Communications.

5. Public Communications

Public Communications were heard after Agenda Item No. 10.B.

- Robert Ogawa-Monroe spoke about the temporary closure of the Elder Park pool and detailed the importance of "Standard Operating Procedures" in the workplace. He provided his opinion about the recent Barnes Park Pool Revitalization Meetings and believed it is important to collaborate with Margaret Leung, a volunteer from the San Gabriel Valley PowerUp Beacon (SGVPUB) to revitalize the pool.
- Cindy Yee commented on the previous Saturn Park Advisory Review Committee (SPARC) meetings. She conveyed her opinion on the City Council's prior actions and prioritization of city projects. She reiterated the importance of rebuilding the Barnes Park pool.
- Paul Isozaki voiced his support for rebuilding the Barnes Park pool and commented about his recent conversations with City Manager Alvarez and Director of Recreation and Community Services Aguirre regarding their support for the pool's revitalization. He talked about the importance of having a working collaboration between the City and SGVPUB as it would provide success in rebuilding the pool.
- Tania Huang vocalized her opposition to Agenda Item No. 10.B. and requested an environmental impact report.
- Zane Bodenbender provided his opinion on Agenda Item No. 10.B., believing a more detailed analysis of the long-term effects is needed before the City Council can make their finalized decision.
- Margaret Leung submitted a speaker card but did not speak.
- Hrag voiced his opinion on Agenda Item No. 10.B., reiterating the potential effects of electricity overconsumption and requested an environmental review.
- Emily expressed her disappointment to the City Council regarding the rules of Public Hearing, vocalized her opposition to Agenda Item No. 10.B. and questioned the validity of the decisions made during the SPARC meetings.
- Steven Kung thanked the City Council for taking their time to listen to the residents. He provided his opinion on the effects of data centers and encouraged the City Council to do their own research.
- Julie questioned the support received for Agenda Item No. 10.B. and reiterated her opposition to the project.

- Yellow Lives Matter talked about the speaking time given to residents during Public Communications and advocated for the right of privacy.
- Kash Patel articulated his opinion about politicians and on Agenda Item No. 10.B. He submitted a written communication to the City Clerk's office.
- Lisa Aragona inquired about potential miscommunication regarding the rules of Public Hearing and echoed the community's concern regarding Agenda Item No. 10.B.
- Sarkis Antonian talked about Agenda Item No. 10.B., proposed potential locations for the development of a data center and commented on the City of Altadena's efforts to rebuild their community after the firestorm.
- Bob Tam asked the City Council about the rules of short-term rentals in the City and relayed his concerns about his neighbor's development of an Accessory Dwelling Unit (ADU) as a commercial for-profit center.
- Maribel Castillon voiced her experience as a resident of Monterey Park and her opposition to Agenda Item No. 10.B.
- Edlyn Takahashi asked the City Council for their support and commitment to rehabilitate the Barnes Park Pool and mentioned Assemblymember Mike Fong's support for the project. She requested the City Council to consider SGVPUB's pool reconstruction design and to create a dedicated financial account for funding the Barnes Park pool.
- Ronan Rock verbalized his opposition on Agenda Item No. 10.B. and iterated its possible environmental and physical effects on the residents.

6. Staff Communications

Staff Communications were heard after Presentation Item No. 7.B.

6.A. City Manager's Office

Assistant City Manager Garcia exhibited a PowerPoint presentation inviting the public to attend a community meeting on December 11, 2025 to learn about the proposed design for the memorial honoring the victims and survivors of the January 21, 2023 tragedy.

6.B. Library

City Librarian Olivarez shared a PowerPoint presentation highlighting the previous programming of the month of November. She spoke about December's programming which includes the Winter Reading Challenge, a brand-new book club called Sip and Read, a Lego Robotics and 3D Printing Showcase, and announced the dates of registration for the Literacy for All Monterey Park Spring Semester session.

6.C. Police Department

Police Chief Wiese provided a PowerPoint presentation sharing tips about holiday safety and how to prevent residential/vehicle burglaries.

6.D. Public Works

Director Public Works Igoe shared a PowerPoint presentation announcing the final free composting event of the year and encouraged the public to attend.

6.E. Recreation and Community Services Department

Recreation and Community Services Supervisor Chavez thanked the residents who attended the Veterans Day event and the Native American Heritage Month celebration at the Farmers Market. He announced upcoming programming for the month of December, which includes the Holiday Cookie Decoration at the Langley Center and the Langley Christmas Party. He spoke about Monterey Park (MPK) Night at the Clippers Game, announced MPK Resiliency Day, a day to honor the victims/survivors of the January 21, 2023 tragedy, and the Lunar New Year Festival celebrating the Year of the Horse. Supervisor Chavez reminded the public of upcoming events such as the Snow Village, Letters to Santa and Santa's Jolly Journey.

7. Presentation

Presentation Item Nos. 7.A and 7.B. were heard after Public Communications.

7.A. 1688 West Garvey Avenue Marketing

Linda Lee, Executive Vice President of Kidder Matthews, exhibited a PowerPoint presentation on 1688 W. Garvey Ave, highlighted the property's highest and best use of development, determined the property's maximum potential value and provided the City Council with project marketing strategies.

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

Rickey Choi from the San Gabriel Valley Council of Governments (SGVCOG) alongside Maya Bouchet from Kimley-Horn, provided a PowerPoint presentation highlighting SGV Forward's progress over the past year and detailed an overview of the traffic/parking studies conducted to create options for "quick-build transit improvements."

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.

Agenda Item 8.A. was heard after Staff Communications.

On September 19, 2025, the City issued an abatement warrant for 795 W. Garvey. It was executed on September 29th. Since that time, the City undertook several actions including (1) installing the sidewalk along Atlantic Blvd.; (2) inspecting the property; (3) attempting to obtain the Low Impact Development (LID) system to install on the property; and (4) retaining a general contractor to complete construction of the property. Unfortunately, the property owners have not cooperated with the City. Additionally, the testimony during the public nuisance hearing was inaccurate; this property is far from being completed and will require substantial rehabilitation. While the City expanded the abatement warrant in anticipation of the additional construction work, the costs for completing construction require further City Council consideration. Demolishing the structure and bringing the property into compliance with the City's vacant lot regulations will cost a fraction of the predicted rehabilitation and construction costs.

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.

Recommendation:

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.

Discussion: Assistant City Attorney Campen depicted a PowerPoint presentation highlighting a timeline of events leading up to the abatement for 795 W. Garvey. He provided the City Council cost estimates based on the options to demolish the structure or to rehabilitate the existing structure.

Action Taken: The City Council received and filed the status of the nuisance abatement at 795 W. Garvey and directed the staff to proceed with option (a) demolish the structure and bring the property into compliance with the City's vacant lot regulations.

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

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.

Public Speakers:

- Yellow Lives Matter spoke about the City Council, human rights and commented on an incident they experienced at the library.
- Kash Patel provided his opinion on human rights and the first amendment.

Action Taken: The City Council approved Agenda Item Nos. 9.A., 9.B., 9.C., 9.D., 9.E., 9.F. and 9.G. reading resolutions and ordinances by 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: 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. 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 regular meeting of November 5, 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. Monthly Investment Report

As of October 31, 2025, invested funds for the City of Monterey Park total \$89,468,829.84.

Recommendation:

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.

Action Taken: The City Council received and filed the Monthly Investment Report, on Consent Calendar.

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)

To address a previously identified need to improve aging public safety infrastructure, the Director conducted a search for a suitable site near the existing Fire Station 63. The Director recommends adopting a resolution authorizing the City Manager to approve a purchase and sale agreement and escrow instructions ("Agreement") to purchase the real property commonly known as 810 Monterey Pass Road, Monterey Park, California 91754.

CEQA (California Environmental Quality Act):

The Director of Community Development ("Director") reviewed the environmental impacts of the proposed land acquisition 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"). CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This activity involves the acquisition of real property for a future public use by the City. Any future use and development of the site will be independently reviewed under CEQA. Accordingly, no further environmental review is required.

Recommendation:

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.

Action Taken: The City Council adopted Resolution No. 2025-R99, on Consent Calendar.

Resolution No. 2025-R99

A resolution 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 amend the budget for fiscal year 2025-26 to appropriate \$258,000 from the general fund

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

The City's advanced ultraviolet light/advanced oxidation ("UV/AOP") treatment system relies on granular activated carbon ("GAC") to ensure the effective removal of contaminants from groundwater wells and to maintain compliance with State Water Resources Control Board Division of Drinking Water requirements. Regular replacement of this carbon media is essential to safeguarding water quality and maintaining uninterrupted operation of the Centralized Groundwater Treatment System ("CGTS") and several critical production wells.

The Public Works Director ("Director") is requesting approval of a three-year agreement with Calgon Carbon Corporation, the leading provider of F400, which is essential for the controlled quenching and decomposition of hydrogen peroxide following UV/AOP treatment, preventing oxidant breakthrough and protecting downstream infrastructure, and F300 carbon products required by our permits and treatment specifications.

This contract provides operational stability and cost control, helping the City proactively manage Per- and Polyfluoroalkyl substances ("PFAS") related treatment needs while ensuring continued delivery of safe, high-quality drinking water to the community.

Recommendation:

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.

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

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

The City contracts with United Storm Water, Inc. for routine inspections and cleaning of City-owned and county-owned retrofit device and catch basins per the County of Los Angeles Maintenance Standards. The Agreement 2353-AA with United Storm Water, Inc., expires on February 7, 2026. The Public Works Director ("Director") recommends the City exercise its option to renew the agreement for one additional year and extending services through June 30, 2027, to align with the fiscal year. The proposed amendment allows for the continued maintenance of retrofit devices and catch basins located within the City.

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.

Recommendation:

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.

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

9.F. 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. The City Council adopted a Resolution 2025-R91, at its October 15, 2025 meeting, terminating the local emergency. Staff recommends receiving and filing this staff report summarizing the results of the windstorm and firestorm local emergency.

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.

Recommendation:

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.

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

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

The attached resolution is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Recommendation:

It is recommended that the City Council consider:

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

Action Taken: The City Council approved Resolution No. 2025-R100, on Consent Calendar.

Resolution No. 2025-R100

A resolution of the City Council of the City of Monterey Park, California, declaring the month of December 2025 as Universal Human Rights Month

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

Every three years, California adopts updated building standards codified in Title 24 of the California Code of Regulations. The draft ordinance (Attachment 1 to the November 5, 2025 staff report) incorporates the 2025 codes by reference and includes limited local amendments based on documented climatic, geological, and topographic conditions and administrative needs. This cycle primarily clarifies existing requirements and updates numbering, with targeted fire and life safety provisions. The staff report also explains how the ordinance complies with AB 130 by limiting local changes that are applicable to residential units to the narrow exceptions allowed by state law, and by treating other changes as administrative or fire authority supported.

The Ordinance was introduced and received first reading at the November 5, 2025 City Council meeting. Government Code § 50022.3 requires the City Council to conduct a public hearing before conducting a second reading and approving the Ordinance (Attachment 1 to the staff report) because it will adopt, by reference, the 2025 California Building Standards Code, as set forth in Title 24 of the California Code of Regulations. The original staff report from November 5, 2025 is attached for reference (Attachment 2 to the staff report).

A second reading and adoption of this Ordinance is recommended. If approved, the Ordinance would become effective 30 days following its adoption. The 2025 California Building Standards Codes will take effect on January 1, 2026. The new codes apply to building permit applications submitted on or after that date. Based upon the draft ordinance, permit applications submitted on or before December 31, 2025, remain subject to the current 2022 codes for as long as the application stays active.

Type Of Action: (Legislative)

The recommended action is to amend Monterey Park Municipal Code (MPMC) Titles 16 and 17 by adopting the 2025 Edition of the California Building Standards Code (CBSC). In considering such action, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the proposed amendments, the City Council must find that they are reasonably necessary because of local climatic, geological or topographical conditions (Health and Safety Code § 17958.7). These findings, and the facts upon which they rely, are included within the draft Ordinance (Attachment 1 to the November 5, 2025 staff report). Accordingly, a Notice of Exemption has been prepared for the proposed ordinance (Attachment 2 to the staff report).

Recommendation:

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.

Discussion: Director of Community Development Hou introduced Building Official Dennis Tarango to provide further details on the adoption of the building codes.

Public Speaker:

- KP submitted a speaker card to the City Clerk's office. However, he did not speak as he left the meeting prior to the Agenda Item being heard.

Action Taken: The City Council opened the public hearing at 10:27 p.m., received no registered speakers, closed the public hearing at 10:29 p.m., waived the second reading and approved and adopted Ordinance No. 2271.

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

Ordinance No. 2271

An Ordinance adopting the 2025 Editions of the California Building Code, the California Residential Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Energy Code, California Wildland-urban Interface Code the California Historical Code, the California Fire Code, the California Existing Building Code, the California Green Building standards code, the California referenced Standards code, the California Building Standards Administrative Code, making certain amendments based upon local conditions; and amending the Monterey Park Municipal Code to reflect such changes

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")
Agenda Item No. 10.B. was heard after Roll Call.

HMC StratCap 1977 Saturn, LLC (the "Applicant") requests a Development Agreement and activation of the Business Recovery Development Agreement Zone ("BRDZ") to construct a 247,480-square-foot data center and associated improvements (the "Project") on the real property commonly known as 1977 Saturn Street (the "Property"). The Property is approximately 15.8 acres (689,073 square feet) within the S-P Saturn Park Innovation/ Technology Zone ("SPITZ") and has a General Plan Land Use Designation of Innovation/Technology. Pursuant to the Monterey Park Municipal Code ("MPMC") § 21.14.180 and § 21.14.220, data centers are permitted in the SPITZ with a development agreement.

This item was noticed for public hearing at the November 19, 2025, City Council meeting at which time the Applicant requested a continuance. At the November 19, 2025, the City Council opened the public hearing and continued the public hearing to the December 3, 2025, City Council meeting.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY):

Legislative: The recommended action entails adoption of an Ordinance activating the BRDZ and approving a development agreement. When considering such actions, the City Council acts in its discretionary legislative capacity. Pursuant to Government Code § 65867.5, to approve the development agreement, the City Council must find that the:

- Provisions of the agreement are consistent with the general plan and any applicable specific plan.

Quasi-judicial: The recommended action includes approval of a site development plan (DRB-24-040) and adoption of the IS and MND. In considering such actions, the City Council acts in a quasi-judicial role. When doing so, the City Council acts like a court; it applies facts gathered during a public hearing to existing law. Just like a court, the City Council can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to:

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and

- The right to respond before a reasonably impartial, non-involved reviewer. The City Council must base its decision upon substantial evidence within the record. “Substantial evidence” generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the City Council asks irrelevant questions and bases its decision-making on such questions, a court may overturn the City Council’s decision and potentially hold the City liable for violating the applicant’s constitutionally protected due process rights.

Pursuant to MPMC §§ 21.14.180 and 21.36.060, to approve the site development plan the City Council must find that the project:

- Is compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood in which they are located;
- Reflects the values of the community; enhance the surrounding environment; and harmonize with its surroundings; and
- Provides a visually pleasing setting for structures on the site through landscaping.

Pursuant to CEQA Guidelines § 15074, to approve the MND, the City Council must find:

- On the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency’s independent judgment and analysis.

These findings are included in the attached Ordinance (Attachment 1 to the staff report), including its attachments. The facts to make such findings are based upon substantial evidence in the entire administrative record, including, without limitation, those gathered during the public hearing.

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 (to the staff report) and on the City website

at <https://www.montereypark.ca.gov/DocumentCenter/View/18325/11-19-2025-1977-Saturn-Data-Center-Project-ISMND>

Recommendation:

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.

Public Speakers:

- The City Clerk's office received public speaker cards from Robert Mauano, Serek Juarez, Edgar Cheung, Tania Huang, Miranda Sharp, Joshua Mcvety, Jessie Yu, Andrew Yip, Amy Wong, Michael, Dana Gil, Imanuel Ibon, Tommy Huynh, Kira Hum, Amy Wy, David Sun, Linh Tran, Jesse Damon, Steven Kung, Cara Gee, Vincent Huynh, Maribel Regalado, Mark Duckworth, Esteban Hernandez, Sam Kahan, Angelica, Ismael Enciso, Cecilia Barcenaz, Alice Li, Hunter Pham, Emily Chu, Hrag Balin, Julie, Ronan Rock, Evelyn Escantiola, Dolores Sunda, Henry Mekasmarn, Charles Stapleton, Johnathan Uribe, Kathleen Uribe, Randy Liu, Jeremy Fisher, Bob Tam, Debra Shibuyama, Julie Phun, Lyla Medina, Tilda DeWolfe, Emina Thomsen, Randy Kay, Dora Leung, Morris Rocha, Margaret Leung, Jaime Rodriguez, Michael Butorovich, Samuel, Francisco Arago, Maria Cruz, Brenda Campos, Robert Ogawa-Monroe, Godfrey Wachira, Veto Baulto, Pete Wohlgezogen, Mark Rudholm, David Hansen, Skyler Diaz, Johnny Escobedo, Jeff Bree, Carlos Pineda, James Pugh and Bryan Marsh. No public comments were provided due to the public hearing being moved to the January 21, 2026

regular City Council meeting.

- The City Clerk's office received 223 written communications from Barbara Ngai, Josephine Tang, Dana Gil, Rosalyn Escobar, Meredith Alling, Juanita Lai, Ryan Hasegawa, Sandy Tang, Makarya Santilla Diaz, Randy Liu, Vivian Ho, Angelina Yip, Mina Wu, Jeffrey Hu, Alayna Torres, Jessie Wong, Noreen Lue, Maxine Yuan, Jason Duong, Jessica Ortiz, Wasai Phung, Patricia Perez, Patrick Martinez, Justine Testado, Alicia L, Michelle Okawa, Tara Kwan, Ashley Lam, Jing J. Chow, Stacy Villalobos, Hoan Kim Luong, Annie Tran, Jeannette C. Barreiro, Ana Nakaon-Sanchez, Lydia Gee, Mohammad M. Islam, Jamie Cabrera, Madison Kang, Lisa Dott, Brianna Spiker Ruiz, Kenneth Krause, Bing Chiu, Harold Tom, John Shieh, Helen Law, Wai Wong, Roger Lin, Hannah Wong, Arturo Urista, Maria Elena Diaz, Henry Tang, Tam Luong, Brandon Lo, Lauren Shen, Michelle Tom, Loreen Soo Hoo, Julie Nguyen, Jimmy Do, Irene Ota, Doris Kwok, Karen tom, Jennifer Van, Xuan Tong, Sherene Chou, Jessilyn Ho, Herman & Lily, Morgan Soloski, Maureen Krause, Kate Song, Steve Miloszewiski, Janis Wong-Lo, Jason Rogers, Andrew Hom, Thomas Lo, Jared Lo, Emily Chu, Steffi Wong, Sonia Chou, Johnathan Mak, Stuart Wong, Steven Wong, Rosalina Berk, Alexia O, Jordan Young, Lani Nguyen, Matthew Sollett, Natalie Wong, Cary Wong, Noelle Wong, Janice Wong, Brandon Kwong, Meredith Alling, Catherine Peng, Joaquin Calderon, Carol Ko, Joshua, Erin Riches-Wong, Jeremy Fisher, Lana Arcinas, Selina Ho, Raymond Fung, Sunny Kaing, Nathan Vi, Mari Ceja, Alice Li, Brenna Cancilla, Andy Fung, Azusena Lozoya, Mackenzie T, Rachel Lee, Alice Li, Erik Arbis, Stephanie, Jeremy Gozzip, Beverly Dott, Amelia Mee, Kana Lee, Kin Kui, Edgar Cheung, Jesse Chang, Vivienne Do, Michelle Do, Jennifer Tang, Jamie Aguilera, Jeremy Loudenback, Wilson Yeung, Oliver Abbott, Maria Peden, Oriana Zhao, Grace Yates, Samantha Li, Laura Shumate, Reid Uhrich, Kellin Sproul, Cathleen McAllister, Cherly Lee, Jennifer Tai, Chi-Hoong Kok, Carmen Guan, Jimena Barrales, Jessica Westbrook, Cecilia Barcenas, Julia Meng, Alan Duong, Ariel Hirsch, Angela Yem, Dianna Yen, Amber Phung, John Reekstin, Wanda Menk, Arthur Tran, Kathy T, Stacy Medina, Hannah Wang, Lucian Rodriguez, Emily Duong, Teddy Mapoli, Daniel Sanchez, Andrew Chen, Stephanie Trod, Nora Zee, Jamie Lee, Emily Wei, Megan Gonzalez, Jessica Jacobs, Stephanie Parra, Sabrina Kennedy, Karen Diaz, Sam L, Ben Tanimoto, Jacqueline Wu, Kenna Hung, Martha Rayo, Bowie Huynh, AJ Reyes, Melissa Sherman, Genene Bentsch, Kristina Lee, Torey Costello, Joan Li, Kelli Hailey-Castandea, Mia Kato, Lizeth Rizo, Genesis Serrano, Lelani J. Hughes, Lance Huang, Aaliyah Serrano, Mara Keledei, Hilary Bremner, Jenna Cobb, Mandy Liu, Jessica Yu, Joyce Lee, Thomas Hunt, Jamie Chan, Stevie Dutson, Linnie Chai, Mia Schachter, Sophia Deng, Phoi Tran, Jo L, Corrie Walton, Nicolas Marquez, Tania Hwang, Samantha Baker, Charlie Young, Jeffrey Liang, Rediet Retta, Kimberly Truong, Tabitha Storm, Yifang Nie, Devon Deizell, Amy J Wong, Jade Lacy, Jason Bay, Ironworkers Local 433 Keith Harkey, Business Manager. United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry of the United States and Canada William "Bill" Steiner, Business Manager/Financial Secretary-Treasurer, Sprinkler Fitters Local 709 Roy Afusia, Business Manager, Local Union 250 Steam, Refrigeration, Air Conditioning, Pip Fitters and Welders and Apprentices of

the United Association of the United States and Canada Ben Clayton, Business Manager/Financial Secretary-Treasurer, IBEW Local Union Number 11 International Brotherhood of Electrical Workers, AFL-CIO Robert Corona, Business Manager/Financial Secretary, District Council of Iron Workers of the State of California Vicinity David S Osborne, President and Smart Local Union 105 Street Metal, Air, Rail, Transportation Workers Albert D Hernandez, Business Manager/President about Agenda Item No. 10.B.

Discussion: Mayor Yang relayed the concerns the City Council received regarding Agenda Item No. 10.B. and proposed the to continue the Public Hearing to the January 21, 2026, regular City Council meeting to allow the applicant the option to speak at Town Hall meetings and community outreach events to address public concerns. She addressed the City's communication with the Fair Political Practices Commission (FPPC) about Council Member Wong's potential Conflict of Interest on the agenda item as she believed it would be appropriate to have all five Council Members present to vote on the item. Mayor Yang invited Bryan Marsh, the applicant, and James E. Pugh, representative to the applicant, to speak about the proposed action to continue the Public Hearing to January 21, 2026.

Bryan Marsh, alongside James E. Pugh, provided their opinion to continue Agenda Item No. 10.B. to the January 21, 2026, regular City Council meeting.

Action Taken: The City Council continued the Public Hearing to the January 21, 2026, regular City Council Meeting. Council Member Wong abstained from the vote.

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

Ayes: Council Members: Vinh Ngo, Jose Sanchez, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: Henry Lo
Abstain: Council Members: Thomas Wong
Recusal: Council Members: None

Recessed and Reconvened

The City Council recessed at 6:54 p.m. and reconvened with all Council Members present except Mayor Pro Tem Lo at 7:07 p.m.

11. New Business

None.

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

Council Member Ngo spoke about the Thanksgiving Holiday and the upcoming holiday events during the month of December.

Council Member Wong talked about his appreciation to City Staff.

Council Member Sanchez reported his and his fellow Council Member's attendance at the tree lighting ceremony at Atlantic Square. He mentioned his and Council Member Wong's meeting with delegation from the Baiyun District, Guangzhou City.

Mayor Pro Tem Lo commented on his and Council Member Wong's attendance at the memorial service for Mr. Anthony Duarte, former Hacienda La Puente Unified School District Board Member.

Mayor Yang spoke about the passing of Alhambra Police Officer Alec Sanders, the mass shooting that occurred in Stockton, and the Hong Kong massive fire. She reminded the community about the next Meet up with the Mayor event at Shinano Restaurant on December 19, 2025, at 5:00 p.m.

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

None.

14. Adjournment

There being no further business for consideration, the meeting was adjourned in memory of Anthony Duarte, chair of the Hacienda La Puente Unified School District Board and former Board member of the West San Gabriel Valley Boys & Girls Club, Alhambra Police Officer Alex Sanders, the victims of the Stockton mass shooting and the victims of the Hong Kong massive fire at 10:36 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, 2026, at the Regular City Council Meeting



City Council Staff Report

Date: January 21, 2026

Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council
From: Amy Lee, City Treasurer
Subject: Monthly Investment Report - November 2025

Recommendation:

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.

Executive Summary:

As of November 30, 2025, invested funds for the City of Monterey Park total \$89,634,451.86.

Background:

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates and maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months. The attached monthly investment report includes a portfolio summary from Chandler Asset Management.

Strategic Plan Goal:

N/A

Fiscal Impact:

N/A

Attachments:

1. Monthly Investment Report

ATTACHMENT 1

Monthly Investment Report

**CITY OF MONTEREY PARK
INVESTMENT REPORT
NOVEMBER 30, 2025**

INVESTMENTS PORTFOLIO PROFILE:

TOTAL BALANCE AT 11/30/2025

\$ 89,634,451.86

INVESTMENT COMPOSITION

(1) <u>LA COUNTY POOLED INVESTMENT FUND</u>	ON DEMAND	3.32%	<u>\$ 26,871,854.03</u>
(2) <u>LOCAL AGENCY INVESTMENT FUND</u>	ON DEMAND	4.096%	<u>\$ 28,184,416.09</u>
(3) <u>CHANDLER ASSET MANAGEMENT</u>		4.55%	<u>\$ 26,822,148.33</u>

(4) <u>CERTIFICATES OF DEPOSIT</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	
1 FLASTAR BANK NA	07/25/24	01/26/26	4.85%	245,000
2 RIZE FED CREDIT UNION	12/13/24	12/14/26	4.25%	245,000
3 FIRST SEACOAST BANK	01/27/25	01/27/27	4.15%	247,000
4 GOLDMAN SACHS BANK	01/28/25	01/28/27	4.15%	244,000
5 FIRST BUSINESS BANK	01/30/25	01/29/27	4.15%	244,000
6 FIRST KY BANK	01/30/25	02/01/27	4.15%	249,000
7 AUSTIN TELCO FED CREDIT UNION	01/31/25	02/01/27	4.25%	249,000
8 SOUND CREDIT UNION	01/31/25	02/01/27	4.20%	249,000
9 MORGAN STANLEY BANK	02/12/25	02/12/27	4.30%	244,000
10 MORGAN STANLEY PRIVATE BANK	02/12/25	02/12/27	4.30%	244,000
11 OREGON COMMUNITY CREDIT UNION	02/24/25	02/24/27	4.30%	249,000
12 MERRICK BANK	02/28/25	02/26/27	4.30%	249,000
13 FIRST WESTERN TRUST BANK	03/06/25	03/06/26	4.25%	249,000
14 SOUTHERN STATES BANK	03/21/25	03/22/27	4.15%	249,000
15 CORPORATE AMERICA FAMILY CREDIT UI	03/27/25	03/27/26	4.25%	249,000
16 PARKWAY BANK & TRUST	03/27/25	03/27/26	4.20%	239,000
17 TOYOTA FINANCIAL SAVINGS BANK	04/10/25	04/12/27	4.00%	245,000
18 UBS BANK	04/23/25	04/23/27	3.95%	249,000
19 AMERICAN EXPRESS NATIONAL BANK	04/30/25	04/30/27	4.05%	245,000
20 STATE BANK INDIA	05/05/25	05/05/27	4.10%	244,000
21 TRANSPORTATION ALLIANCE BANK	05/12/25	05/12/27	4.00%	249,000
22 FINWISE BANK	05/21/25	05/21/27	4.00%	249,000
23 CONNEXUS CREDIT UNION	07/23/25	07/23/27	4.10%	245,000
24 HARBORSTONE CREDIT UNION	08/06/25	08/06/26	4.25%	249,000
25 HOPE FEDERAL CREDIT UNION	08/21/25	08/21/26	4.10%	240,000
26 CIVIC FEDERAL CREDIT UNION	08/29/25	08/28/26	4.15%	249,000
27 PREFERRED BANK	09/03/25	09/03/26	3.93%	113,033
28 OPTUM BANK	09/15/25	09/15/27	3.70%	245,000
29 FIRST BANK	09/19/25	03/19/27	3.70%	245,000
30 UNIVERSITY OF ILLINOIS CREDIT UNION	09/24/25	09/24/27	3.65%	249,000
31 DORT FINANCIAL CREDIT UNION	10/10/25	10/12/27	3.75%	247,000
32 ALLIANT CREDIT UNION	10/30/25	10/30/26	4.00%	249,000
<i>Total CDs (32)</i>			4.113%	<u>\$ 7,756,033.41</u>

OTHER INFORMATION:

BANK BALANCE: ⁽¹⁾

\$10,755,362.35

AVERAGE MATURITY DAYS

164

AVERAGE INTEREST RATE FOR THE MONTH

4.001%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

(1) Bank balance is maintained to cover outstanding warrants, payroll checks and on-going operating costs.

PORTFOLIO SUMMARY

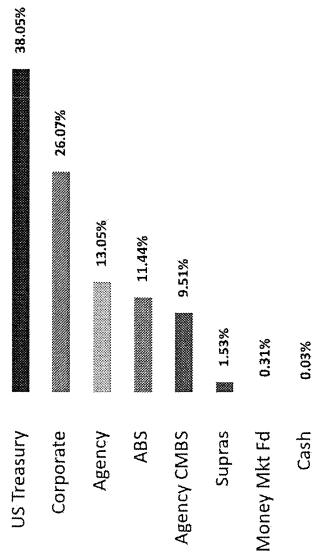
City of Monterey Park | Account #11189 | As of November 30, 2025



Portfolio Characteristics

Average Modified Duration	1.81
Average Coupon	4.25%
Average Purchase YTM	4.55%
Average Market YTM	3.79%
Average Credit Quality*	AA+
Average Final Maturity	2.24
Average Life	1.95

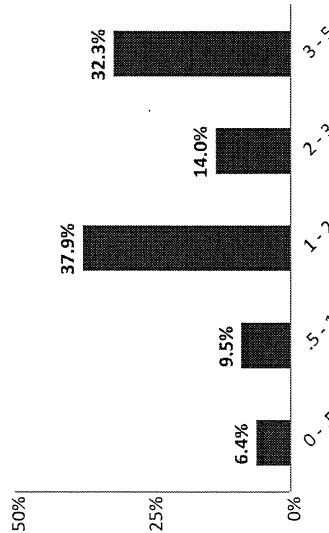
Sector Allocation



Account Summary

	End Values as of 10/31/2025	End Values as of 11/30/2025
Market Value	27,025,267.82	27,136,334.33
Accrued Interest	198,010.98	215,662.00
Total Market Value	27,223,278.80	27,351,996.33
Income Earned	102,245.99	94,208.43
Cont/WVD	0.00	0.00
Par	26,872,573.37	26,947,060.89
Book Value	26,740,275.02	26,822,148.33
Cost Value	26,632,513.66	26,711,050.97

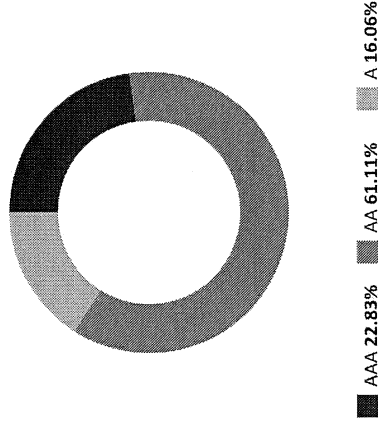
Maturity Distribution



Top Issuers

United States	38.05%
FHLMC	9.51%
Farm Credit System	6.69%
Federal Home Loan Banks	6.36%
Morgan Stanley	1.64%
International Bank for Recon and Dev	1.53%
Bank of America Credit Card Trust	1.40%
John Deere Owner Trust	1.39%

Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/12/24)
City of Monterey Park	0.48%	1.17%	5.18%	5.30%	--	--	--	--	5.59%
Benchmark Return	0.46%	1.10%	4.76%	5.01%	--	--	--	--	4.98%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

**Periods over 1 year are annualized.

Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index

Execution Time: 12/02/2025 03:43:24 PM

Chandler Asset Management | info@chandlerasset.com | www.chandlerasset.com | 800.317.4747

CONFIDENTIAL | 2



City Council Staff Report

Date: January 21, 2026

Agenda Item Number: 10.C.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Resolution authorizing the City Manager, or Designee, to apply for, submit applications for, receive, and appropriate funds for SGVMWD Grants for which the City is eligible

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the City Manager, or designee, to submit applications to the San Gabriel Valley Municipal Water District for all grants for which the City is eligible, and to execute all grant documents and accept and administer any awarded grant funds, consistent with the Resolution;
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The San Gabriel Valley Municipal Water District ("SGVMWD") awards grant funding to its member cities for water conservation and water-related projects that reduce the SGVMWD's groundwater replenishment obligations. These grants require that the City first spend its funds, then submit invoices to SGVMWD for reimbursement. These grants are reimbursement-based and require the City to first expend its own funds and then submit invoices to SGVMWD for reimbursement. It is recommended that the City Council adopt a resolution authorizing the City Manager, or designee, to submit applications to SGVMWD, execute all necessary grant documents, and accept and administer any awarded grant funds, and to amend or supplement the City's budget to appropriate the grant funds for the project described herein, including, without limitation, the City of Monterey Park Business District Smart Irrigation Controller Retrofit Project.

Background:

The SGVMWD Board of Directors (the "Board") approved its Grant and Loan Policy in April 2024 that provides the guidance under which the SGVMWD will provide grant or loan funding to its four member cities - Alhambra, Azusa, Monterey Park, and Sierra Madre. The Board will allocate monies in the SGVMWD's budget process each year, taking into account available financial resources. The purpose of the grants is water conservation or other water-related

projects that can benefit the SGVMWD by reducing the SGVMWD's groundwater replenishment obligations. Application for a SGVMWD grant shall include the amount of the desired grant, the nature of the project for which the grant will be used and the benefit the SGVMWD will derive from the project.

For the 2026 Grant, the City of Monterey Park will install approximately 200 weather-based smart irrigation controllers with rain sensors along landscaped medians and public right-of-way in commercial corridors. The project proposes to reduce outdoor irrigation water use by approximately 15 to 25%, by reducing runoff and overwatering through weather responsive scheduling. The City's project will be installed concurrently with a street improvement project for cost-efficiency. In addition, the smart irrigation controller system is intended to increase public visibility of conservation practices.

The SGVMWD grants will be disbursed to the City upon receipt and approval of invoices submitted by the City for program implementation.

Strategic Plan Goal:

The SGVMWD's grant will meet the goal of maintaining, building and modernizing infrastructure and facilities to support the current and future needs of our City and community.

Fiscal Impact:

If awarded, adoption of the Resolution will authorize the City Manager, or designee, to accept and administer grant funds from the SGVMWD and will amend or supplement the City's FY 2025-26 budget to appropriate those funds, in an amount not to exceed \$50,000, to be implemented by the Finance Department for the project described in this report.

Attachments:

1. Resolution

ATTACHMENT 1

Resolution

RESOLUTION NO.

RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATIONS FOR SGVMWD GRANTS FOR WHICH THE CITY OF MONTEREY PARK IS ELIGIBLE.

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

- A. The San Gabriel Valley Municipal Water District (SGVMWD) Board of Directors adopted the Grant and Loan Policy in April 2024;
- B. The SGVMWD Grant and Loan Policy is intended to provide the four member agencies – City of Alhambra, City of Azusa, City of Monterey Park, and City of Sierra Madre – guidance regarding the circumstances under which the SGVMWD would provide funding;
- C. The purpose of the SGVMWD grants must be related to water conservation or other water-related projects that will provide benefits to the SGVMWD by reducing its groundwater replenishment obligations; and
- D. Any application for a District grant must include the amount of the desired grant, the nature for the project and the benefit the SGVMWD will derive from the project.

SECTION 2: The City Council authorizes the City Manager, or designee, to submit applications to SGVMWD for all grants for which the City of Monterey Park is eligible.

SECTION 3: The City Manager, or designee, is authorized to execute in the name of the City of Monterey Park all grant documents including, without limitation, applications, agreements, amendments, and requests for payment, necessary to secure grant funds and implement the approved grant project.

SECTION 4: The City Manager, or designee, is authorized to accept and spend the grant monies identified in this Resolution for the purposes set forth herein and in accordance with the budget appropriation made in section 5.

SECTION 5: The City Council hereby amends or supplements the City's Budget for the grant to appropriate the monies identified herein, in an amount not to exceed \$50,000.00, to pay for the retention plan proposed by the City in support of its grant application. The City Manager, or designee, is authorized to implement the purpose of this section.

SECTION 6: *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 7: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 8: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or his duly appointed deputy, may attest thereto.

SECTION 9: *Effective Date*. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 21st day of January 2026.

Elizabeth Yang, Mayor

Attest:

Maychelle Yee, City Clerk

Approved as to Form:

Karl H. Berger, City Attorney



City Council Staff Report

Date: January 21, 2026

Agenda Item Number: 10.D.

To: The Honorable Mayor and City Council
From: Diana Garcia, Assistant City Manager
Rebecca Bojorquez, Principal Management Analyst
Subject: Amendment to Agreement No. 2395-AA with Knight Leadership Solutions, LLC

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to agreement no. 2395-AA with Knight Leadership Solutions, LLC., in a form approved by the City Attorney, to provide miscellaneous City Council and staff development seminars through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The City of Monterey Park has worked with Marie Knight of Knight Leadership Solutions, LLC since late 2023. In that time, Ms. Knight has provided a variety of professional services, such as City Council Strategic Goal planning sessions and City-wide customer service and leadership trainings. The Assistant City Manager recommends extending the current agreement through June 30, 2027, to continue to provide these services.

Background:

Marie Knight of Knight Leadership Solutions, LLC has over 35 years of municipal government and non-profit experience, most notably serving as Director of Organizational Learning and Engagement at the City of Huntington Beach, before retiring in 2020. For the last 25 years, Ms. Knight has been a highly sought-out speaker, facilitator, consultant, and trainer. She has expertise in the areas of customer service, employee development, team building, board development, leadership, culture change and organizational development. She began Knight Leadership Solutions in 2021 and first began holding trainings and staff development seminars with the City of Monterey Park in 2023. Since 2023, Ms. Knight has assisted with City Council Strategic Planning, Leadership Retreat, the creation of the City's Mission, Vision and Values, and citywide staff customer service trainings.

Due to the success of the past seminars and trainings, the Assistant City Manager proposes

continuing services with Marie Knight. Staff recommends that City Council approve the Third Amendment to Agreement No. 2395-AA with Knight Leadership Solutions, LLC for an additional amount of \$50,000, for a total not to exceed amount of \$106,250.

Strategic Plan Goal:

This item meets City Council Strategic Plan Goal #2: *Maintain Stability of our City's Fiscal and Human Resources*, by providing high-quality development and training opportunities to our City's staff.

Fiscal Impact:

Funds have been budgeted in the City Manager's Office for Fiscal Year 2025-2026. Funds for Fiscal Year 2026-2027 will be included through the annual budget submission.

Attachments:

None



City Council Staff Report

Date: January 21, 2026
Agenda Item Number: 12.A.

To: The Honorable Mayor and City Council
From: Diana Garcia, Assistant City Manager
Subject: A Resolution appointing City Councilmembers to Specific Organizations

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution appointing representatives to specific organizations; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The City Council generally appoints representatives to various regional and community organizations annually. Appointments are recommended by the Mayor and confirmed by the City Council.

Background:

There are currently 10 associations/organizations requiring a City Council representative or designee. One organization, the Los Angeles County Sanitation District, requires that the Mayor be the Council representative. The alternate representative has traditionally been the Mayor Pro Tem.

At the October 15, 2025 City Council meeting, the City Council appointed Joseph Leon as the City's Representative to the San Gabriel Valley Mosquito and Vector Control District for a term of two years pursuant to Health and Safety Code §2024(a).

Attached for reference is Resolution No. 2025-R1, which lists the current appointments.

Strategic Plan Goal:

The City Council representation at various organizations enhances public communication and civic engagement to inform all members of our community of updates within the region.

Fiscal Impact:

None.

Attachments:

1. 2025-R1 Resolution Appointing Council Representatives to Specific Organizations
2. Summary of Organizations 2026-01-21
3. 2026 Resolution Appointing Council Representatives to Specific Organizations

ATTACHMENT 1

Resolution No. 2025-R1

RESOLUTION NO. 2025-R1

A RESOLUTION APPOINTING CITY COUNCILMEMBERS TO SPECIFIC ORGANIZATIONS.

The City Council does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. The City Council of the City of Monterey Park supports elected official representation in certain local associations and organizations.
- B. These specific local associations and organizations require elected official and/or staff representation.
- C. The City Council reviews all committee/organization assignments annually, and appointments are made at the recommendation of the Mayor with City Council approval.

SECTION 2. Council Members and staff are appointed to the following local associations and organizations:

Board of Education/City Council Joint Use Committee (Alhambra School District)	Representative: Jose Sanchez Alternate: Vinh Ngo Staff Representative: City Manager or Designee
California Contract Cities Association	Representative: Jose Sanchez Alternate: Elizabeth Yang
Independent Cities Association	Representative: Henry Lo Alternate: Jose Sanchez
League of California Cities	Representative: Thomas Wong Alternate: Vinh Ngo
Los Angeles County Sanitation District	Representative: Mayor Alternate: Mayor Pro Tem

San Gabriel Valley Council of Governments

Representative: Elizabeth Yang

Alternate: Henry Lo

San Gabriel Valley Economic Partnership

Representative: Thomas Wong

Alternate: Vinh Ngo

San Gabriel Valley Mosquito Abatement District:

Representative: Joseph Leon

Southern California Association of Governments (SCAG)

Representative: Thomas Wong

Alternate: Henry Lo

LAX Roundtable

Representative: Elizabeth Yang

Alternate: Henry Lo

SECTION 3. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 4. This Resolution takes effect immediately upon its adoption. The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 5. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

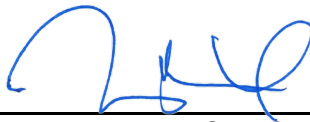
SECTION 6: Recordation. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

PASSED, APPROVED, AND ADOPTED this 15th day of January, 2025.



Vinh Ngo, Mayor

ATTEST:



Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney



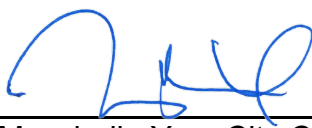
Justin A. Tamayo, Assistant City Attorney

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 2025-R1 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 15th day of January, 2025 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

Dated this 15th day of January, 2025.



Maychelle Yee, City Clerk
Monterey Park, California

ATTACHMENT 2

Summary of Organizations

Summary of Organizations

- **Board of Education/City Council Joint Use Committee (Alhambra Unified School District)** is a joint committee to share ideas and discuss joint use efforts between the City and the Alhambra Unified District to promote safety and well-being of the children attending the schools in the City. **Meetings: Varies.**
- **California Contract Cities Association (CCCA)** is a collection of member cities united for a common cause. The general purpose is to serve as a rallying point for cities contracting for municipal services to ensure constituents the best service at the minimum cost. Through municipal seminars, education, exchange of ideas and information, the association combines resources to influence policy decisions affecting its member cities. These cities band together to form a collective voice. **Meetings: CCCA Board of Directors meetings are typically held on the third Wednesday of each month at 6:00 p.m.** The location of meetings varies and rotates to member cities. More information, please visit: www.contractcities.org/.
- **Independent Cities Association (ICA)** is made up of nearly 40 member cities in the Southern California area and focuses on public safety, education, infrastructure, legislative advocacy, intergovernmental relationships, and other major issues that transcend the boundaries of its member cities. ICA holds two Annual Seminars bringing together city council members, city officials and business partners for the purpose of collaboration, networking, and knowledge exchange. The Winter Seminar (held in January) addresses public safety and the Summer Seminar (held in July) focuses on contemporary issues. **Meetings: 1st Thursday at 7:00 p.m. via Zoom except for February and July for in person/hybrid seminars. Meeting location varies.** For more information about this organization, please visit: www.icacities.org/.
- **League of California Cities** is an association of California city officials who work together to enhance their knowledge and skills, exchange information, and combine resources so that they may influence policy decisions that affect cities. The Los Angeles County Division is made up of 86 cities within Los Angeles County and provides members with the opportunity to exchange ideas and information and share the advantages of cooperative advocacy. The LA County Division holds general membership meetings at various times throughout the year. **Meetings vary** and details can be found at www.calcities.org/los-angeles-county-division. For more information about this organization, please visit www.cacities.org/.
- **Los Angeles County Sanitation District #2** is a public agency focused on converting waste into resources like recycled water, energy and recycled materials. The agency consists of 24 independent special districts serving about 5.5 million people in Los Angeles County. The service areas in the map below cover approximately 850 square miles and encompasses 78 cities and unincorporated areas in the county. The LA County Sanitation District #2 requires that the Mayor be the Council representative. The alternate representative has traditionally been the Mayor Pro Tem. **Meetings are hybrid and are held on the 2nd Wednesdays at 1:30 p.m. and held at 1955 Workman Mill Rd., Whittier and via Zoom.** For more information about this organization, please visit, www.lacsd.org.

- **San Gabriel Valley Council of Governments (SGVCOG)** is a joint powers authority made up of representatives from 31 cities, 2 Los Angeles County Supervisorial Districts, and the 3 Municipal Water Districts located in the San Gabriel Valley. The SGVCOG serves as a regional voice for its member agencies and works to improve the quality of life for the more than 2 million residents living in the San Gabriel Valley. The SGVCOG works on issues of importance to its member agencies, including transportation, homelessness, the environment, and water, and seeks to address these regionally. **Meetings are held on the 3rd Thursday of each month at 4 p.m. at the SGVCOG Monrovia Office, 3rd Floor, 1333 S. Mayflower Ave, Suite #360, Monrovia.** For more information about this organization, please visit www.sgvcog.org.
- **San Gabriel Valley Economic Partnership** reflect the growing and broad membership including business, local government, colleges, and universities and non-profit organizations committed to the mission of advancing the economic vitality and quality of life of the San Gabriel Valley. **Meeting dates and time vary.** For more information about this organization, please visit www.sgvppartnership.org/.
- **San Gabriel Valley Mosquito & Vector Control District** is a public health agency that provides ongoing mosquito and vector control from the San Gabriel Mountain foothills to the 26 cities in the San Gabriel Valley. **Meetings are held on the 2nd Friday of each month at 7:00 a.m. at the District's offices located at 1145 N. Azusa Canyon Road, West Covina.** For more information about this organization, please visit www.sgvmosquito.specialdistrict.org.
- **Southern California Association of Governments (SCAG)** is a Joint Powers Authority under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. At least **once every year** (usually in April or May), SCAG convenes the General Assembly to bring together the official representatives of SCAG's membership and help set the agency's course for the coming year. The General Assembly is a forum where policy matters can be identified and addressed. Any city or county representative may propose a subject for study by the Association. For more information about this organization, please visit www.scag.ca.gov.
- **LAX/Community Noise Roundtable** was created in September 2000 to provide an interactive forum to address current aircraft noise issues associated with aircraft operations to, from and at Los Angeles International Airport. Membership of the Roundtable consists of local elected officials and staff, representatives of congressional offices, members of recognized community groups, the FAA, the airlines and LAWA. This forum provides a mechanism to identify and address noise concerns by recommending courses of action to LAWA, the FAA, or other responsible entity that could reduce noise over affected communities. **The Roundtable currently meets quarterly at 1:30 p.m. on the 2nd Wednesday in February, May, August, and November and may schedule additional meetings as needed. Meetings are held via video conference until further notice.** For more information about this organization, please visit www.lawa.org/lawa-environment/noise-management/lawa-noise-management-lax/community-noise-roundtable.

ATTACHMENT 3

Draft Resolution

RESOLUTION NO.

**A RESOLUTION APPOINTING CITY COUNCILMEMBERS
TO SPECIFIC ORGANIZATIONS.**

The City Council does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. The City Council of the City of Monterey Park supports elected official representation in certain local associations and organizations.
- B. These specific local associations and organizations require elected official and/or staff representation.
- C. The City Council reviews all committee/organization assignments annually, and appointments are made at the recommendation of the Mayor with City Council approval.

SECTION 2. Council Members and staff are appointed to the following local associations and organizations:

**Board of Education/City Council Joint
Use Committee (Alhambra School
District)**

Representative:

Alternate:

Staff City Manager or
Representative: Designee

California Contract Cities Association

Representative:

Alternate:

Independent Cities Association

Representative:

Alternate:

League of California Cities

Representative:

Alternate:

Los Angeles County Sanitation District

Representative: Mayor

	Alternate:	Mayor Pro Tem
San Gabriel Valley Council of Governments	Representative:	
	Alternate:	
San Gabriel Valley Economic Partnership	Representative:	
	Alternate:	
San Gabriel Valley Mosquito Abatement District:	Representative:	Joseph Leon
Southern California Association of Governments (SCAG)	Representative:	
	Alternate:	
LAX Roundtable	Representative:	
	Alternate:	

SECTION 3. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 4. This Resolution takes effect immediately upon its adoption. The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 5. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 6: Recordation. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

PASSED, APPROVED, AND ADOPTED this 21st day of January, 2026.

Elizabeth Yang, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

Justin A. Tamayo, Assistant City Attorney



City Council Staff Report

Date: January 21, 2026

Agenda Item Number: 12.B.

To: The Honorable Mayor and City Council
From: Timothy Hou, Director of Community Development
Subject: Consideration and possible introduction and first reading of an Ordinance amending Monterey Park Municipal Code Chapters 1.10, 2.56, 4.20, and 4.30 to designate the Planning Commission as the Board of Appeals to consider appeals arising from application of the California Building Standards Code

Recommendation:

It is recommended that the City Council consider:

1. Reading by title only, waiving further reading, and introducing an Ordinance amending Monterey Park Municipal Code Chapters 1.10, 2.56, 4.20, and 4.30 to designate the Planning Commission as the Board of Appeals to consider appeals arising from application of the California Building Standards Code; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act): The Ordinance is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment.

Executive Summary:

Title 16 to the Monterey Park Municipal Code (“MPMC”) codifies the California Building Standards Code (24 Cal. Code of Regs. § 1.1, *et seq.*) with local amendments (collectively, the “CBSC”). This Ordinance is proposed in response to *Temple of 1001 Buddhas v. City of Fremont* (2024) 100 Cal.App.5th 456 to make it plain that the Planning Commission is designated to be the board of appeals for matters arising from enforcement of the CBSC.

Background:

Under the CBSC the City Council serves as the appeal body for building code-related matters arising from CBSC enforcement. Through the Ordinance, the City Council would delegate this appeal body authority to the Planning Commission for such matters.

This Ordinance is proposed in response to *Temple of 1001 Buddhas v. City of Fremont* (2024) 100 Cal.App.5th 456, wherein the Court of Appeal held that a city's code could not provide for an administrative hearing for appeals of building code violations by a hearing officer appointed by a city manager, but must allow for appeals to be heard by a board, agency, or the governing body pursuant to the CBSC. The court held that the CBSC preempts local provisions requiring appeals of building-standards determinations to be heard by a single hearing officer and requires those appeals to be heard by a local appeals board, an authorized agency, or the city's governing body.

Strategic Plan Goal:

The Ordinance would help address Strategic Plan Goal No. 1 by ensuring the prompt and fair consideration of potential violation of building code violations.

Fiscal Impact:

This Ordinance would have no significant fiscal impact. The City will bear similar costs for Planning Commission consideration of CBSC-related appeals as it would for City Council consideration of the same.

Attachments:

1. Ordinance

ATTACHMENT 1

Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE CHAPTERS 1.10, 2.56, 4.20, AND 4.30 TO DESIGNATE THE PLANNING COMMISSION AS THE BOARD OF APPEALS TO CONSIDER APPEALS ARISING FROM APPLICATION OF THE CALIFORNIA BUILDING STANDARDS CODE

The City Council does ordain as follows:

SECTION 1: The City Council finds and declares as follows:

- A. Title 16 to the Monterey Park Municipal Code (“MPMC”) codifies the California Building Standards Code (24 Cal. Code of Regs. § 1.1, *et seq.*) with local amendments.
- B. This Ordinance is adopted in response to *Temple of 1001 Buddhas v. City of Fremont* (2024) 100 Cal.App.5th 456 to make it plain that the Planning Commission is designated to be the board of appeals for matters arising from enforcement of the uniform codes adopted by reference in Title 16 of the MPMC.

SECTION 2: A new MPMC § 1.10.045 is added to read as follows:

“§ 1.10.045. Board of appeals.

“Board of appeals,” means the planning commission and includes the “housing appeals board” and “local appeals board,” as identified in California Building Standards Code §§ 1.8.8.1, 1.8.8.2, and 113. Except as otherwise provided by this code or city council resolution, board of appeals decisions are final. Any appeal must be perfected in accordance with Code of Civil Procedure § 1094.6.”

SECTION 3: A new subsection E is added to MPMC § 2.56.010 to read as follows:

“§ 2.56.010 Planning Commission.

* * *

E. The planning commission may serve as the city’s local appeals board for purposes of hearing and deciding appeals relating to the application and interpretation of the California Building Standards Code and locally adopted building standards, as provided by this code and consistent with California Health and Safety Code §§ 17920.5 and 17920.6 and California Building Code § 1.8.8.”

SECTION 4: A new subsection B is added to MPMC § 4.20.130 to read as follows:

“§ 4.20.130 Hearing officer.

* * *

B. The board of appeals, is the hearing officer for the appeal of any administrative citation issued asserting a violation of the uniform codes adopted in title 16."

SECTION 5: MPMC § 4.30.110(A) is amended to read as follows:

"§ 4.30.110 Hearing procedure.

- A. Except as otherwise provided, the hearing must be conducted by a hearing officer selected by the city manager. The board of appeals is the hearing officer for any alleged public nuisance regarding violations of the uniform codes in title 16. At the time set for such hearing, the hearing officer will conduct a hearing to determine, based upon the evidence presented, whether a public nuisance exists on the subject property. At the hearing, the hearing officer 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 hearing officer is authorized to take testimony and is authorized to administer oaths or affirmations under the Code of Civil Procedure §2093(a). Based upon the evidence submitted including, without limitation, any written staff reports regarding the alleged nuisance, the hearing officer will determine whether or not a public nuisance exists on the subject property."

SECTION 6: Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7: Enforceability. Repeal of any provision of the Monterey Park Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8: Electronic Signatures. This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 10: Recordation; Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 11: Environmental Assessment. The City Council finds that adoption of this Ordinance is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor, and therefore does not have the potential to cause significant effects on the environment.

SECTION 12: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 13: Effective Date. This Ordinance will become effective 30 days after adoption.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK THIS __TH DAY OF _____ 2026.**

Elizabeth Yang, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:
KARL H. BERGER, CITY ATTORNEY

Joaquin Vazquez, Deputy City Attorney

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, hereby certify that the foregoing was introduced on the XXth day of XXXX, 2026 and duly, passed approved, and adopted by the City Council of Monterey Park at its regular meeting of XXXX XX, 2026, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, this XXth day of XXXX 2026.

City Clerk of the City of Monterey Park