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

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 Adminisure 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").

The1st-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.

<u>CEQA (California Environmental Quality Act):</u>
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.

<u>TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY):</u>
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), 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.

<u>CEQA (California Environmental Quality Act):</u>
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.m.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 January 21, 2026, at the Regular City Council Meeting