

**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 Antonio 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 Barcenas, 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 Barcenaz, 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.

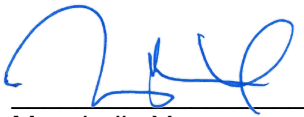
Mayor Yang spoke about the passing of Alhambra Police Officer Alec Sanders, the mass shooting that occurred in Stockton, and the Hong Kong massive fire. She reminded the community about the next Meet up with the Mayor event at Shinano Restaurant on December 19, 2025, at 5:00 p.m.

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 Durate, 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 January 21, 2026, at the Regular City Council Meeting