



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, May 6, 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 email City Hall at mpclerk@montereypark.ca.gov or call (626) 307-1359 for reasonable accommodation at least 48 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.

即時翻譯:

會議將被翻譯（筆譯或音譯）至您選擇的語言。操作說明如下

Traducción en vivo:

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

1



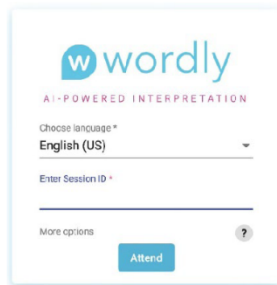
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3



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Lea los subtítulos en su dispositivo y use audífonos para el audio

1. Call to Order

Mayor

2. Flag Salute

The Monterey Park Fire Explorers

3. Roll Call

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

4. Telecommunications Announcement, if requested

5. Agenda Revisions and Additions

6. Presentations

6.A. Monterey Vista Centennial Recognition

6.B. Alhambra Education Foundation's "Service to Education" Award Winners

6.C. SGV Forward Ad Hoc Subcommittee Update

6.D. Atlantic Square Update

7. Public Comments

8. Staff Communications

8.A. City Manager's Office

8.B. City Clerk's Office

8.C. Public Works

8.D. Recreation and Community Services Department

8.E. Fire Department

8.F. Bruggemeyer Library

9. Old Business

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. Monthly Investment Report

It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

10.B. Setting of Assessments and Public Hearing for Citywide Maintenance District No. 93-1 for Fiscal Year 2026-27 under the Landscaping and Lighting Act of 1972

It is recommended that the City Council consider:

1. Adopting a resolution initiating and declaring the City Council's intent to levy and collect assessments for Fiscal Year 2026-27 in Citywide Maintenance District No. 93-1 under Streets and Highways Code § 22500-22979 and setting a time and place for a public hearing; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Resolution 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”). This action states the City’s intent to levy annual assessments and does not approve new construction or expand services. It is an administrative and fiscal action that will not change the physical environment. Therefore, this action is not a “project” under the CEQA, under 14 Cal. Code Regs. § 15378(b)(4)), and no further environmental review is required.

10.C. Waive further reading and adopt a regular ordinance to enact a citywide prohibition on data centers, and waive further reading and adopt a regular ordinance that would implement Measure NDC and become effective the same date as Measure NDC, if adopted by voters on June 2, 2026

It is recommended that the City Council consider:

1. Waiving second reading and adopting the proposed regular ordinance to enact a citywide prohibition on data centers;
2. Waiving second reading and adopting the proposed regular ordinance that would implement Measure NDC and become effective the same date as Measure NDC, if adopted by voters on June 2, 2026, in accordance with the Elections Code and Measure NDC; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act): These Ordinances are not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) for the following reasons:

- A. They will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)). A prohibition on data centers means they cannot be constructed.
- B. There is no possibility that the Ordinances may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). A prohibition on data centers means they cannot be constructed.
- C. These Ordinances, by themselves, do not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).
- D. Additionally, CEQA Guidelines § 15168(c)(2) provides that if a project is proposed which has been the subject of a prior certified EIR, and “[i]f the [City] finds that pursuant to [14 Cal. Code of Regs.] Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required.” The City Council finds that it certified a Final Environmental Impact Report (“FEIR”) for the Monterey Park Land Use and Urban Design Element (as adopted by Ordinance No. 2198 and approved by voters as Measure JJ on November 3, 2020) which was filed as State Clearing House No. 2001-01-1074. The Ordinances will not result in any new environmental impact not already considered in the FEIR and no further environmental review is required.

10.D. Adoption of 2026-27 City Council Strategic Plan Goals and Objectives and Legislative Platform

It is recommended that the City Council consider:

1. Adopting the attached 2026-27 Monterey Park City Council Strategic Plan Goals and Objectives,
2. Adopting the attached 2026-27 Monterey Park Legislative Platform; and
3. Taking such additional, related, action that may be desirable.

10.E. Adopting a resolution authorizing the City Manager, or designee to apply for, receive, and appropriate grant funds for the Next Generation Warning System Grant Program

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the City Manager, or designee, to submit an application to the California Governor's Office of Emergency Services for the Next Generation Warning System Grant Program, execute all grant documents, and accept and administer any awarded grant funds; and
2. Taking such additional, related, action that may be desirable.

10.F. Procedural Rules for Conducting Legislative Meetings

It is recommended that the City Council consider:

1. Receiving and filing Resolution No. 2026-R23 establishing Procedural Rules for conducting legislative meetings; and
2. Taking such additional, related, action that may be desirable.

10.G. Annual Review of Development Agreement No. DA-21-01 (Ordinance No. 2211) Between the City of Monterey Park and Center Int'l Investments, Inc. for the Property Located at 1688 West Garvey Avenue (APN 5254-002-031) pursuant to Government Code § 65865.1; Finding of Non-Compliance; Recommended Rescission of Development Agreement and Repeal of Goodviews Specific Plan (ZC-21-01)

It is recommended that the City Council consider:

1. Find, pursuant to Government Code § 65865.1, that Center Int'l Investments, Inc. ("CII") failed to demonstrate good-faith compliance with the terms and conditions of Development Agreement No. DA-21-01 and is in default thereof;
2. Direct the City Manager and City Attorney to initiate proceedings to rescind and terminate Development Agreement No. DA-21-01 in accordance with Government Code § 65868 and Section 12 of the Development Agreement;
3. Direct the City Manager and City Attorney to initiate proceedings to repeal the 1688 West Garvey Avenue Specific Plan (ZC-21-01), also known as the Goodviews Specific Plan, including any necessary zone change to restore prior zoning designations; and
4. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The actions recommended herein—finding CII in non-compliance, rescinding the Development Agreement, and repealing the Goodviews Specific Plan—are exempt from the

California Environmental Quality Act (“CEQA”) under CEQA Guidelines § 15061(b)(3). It can be determined with certainty that the recommended actions would have no significant effect on the environment, as they involve the termination of existing land use entitlements and do not propose or approve any new development.

10.H. Parcel Map 83733 – 423. N. McPherrin Avenue

It is recommended that the City Council consider:

1. Adopting a resolution approving final Parcel Map No. 83733; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Project was categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development).

10.I. Orange Coast Petroleum Equipment, Inc. Amendment

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a First Amendment to Agreement 2431-AE with Orange Coast Petroleum Equipment, Inc., in a form approved by the City Attorney, in the amount of \$55,908, plus a contingency of 10%, for the purchase and installation of a fuel tank monitoring system;
2. Taking such additional, related, action that may be desirable.

10.J. Garvey Ranch Park Shade Structure Award of Contract

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with R.E. Schultz Construction, Inc. in the amount of \$98,416 for Garvey Ranch Shade Structures Installation, Specification No. 2026-002;
2. Authorizing the Public Works Director to approve change orders not to exceed \$9,850 over the total contract amount; and
3. Taking such additional, related, action that may be desirable.

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) because it involves the replacement and minor alteration of existing park structures with no expansion of use.

10.K. Fire Service Day Resolution

It is recommended that the City Council consider:

1. Adopting a resolution declaring May 16, 2026 as Fire Service Day; and
2. Taking such additional, related, action that may be desirable.

10.L. Public Works Week Resolution

It is recommended that the City Council consider:

1. Adopting a Resolution declaring the week of May 17 through 23, 2026 as Public Works Week in Monterey Park; and
2. Taking such additional, related, action that may be desirable.

10.M. National Police Week Resolution

It is recommended that the City Council consider:

1. Adopting a resolution declaring the week of May 11–17, 2026, to be National Police Week in the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

10.N. Building Safety Month Resolution

It is recommended that the City Council consider:

1. Adopting a Resolution recognizing May 2026 as Building Safety Month; and
2. Taking such additional, related, action that may be desirable.

10.O. Mental Health Awareness Month Resolution (As Requested by Mayor Yang)

It is recommended that the City Council consider:

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

10.P. Asian American, Native Hawaiian, and Pacific Islander Heritage Month Resolution (As Requested by Mayor Yang)

It is recommended that the City Council consider:

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

10.Q. Missing and Murdered Indigenous People Awareness Month (As Requested by Mayor Pro Tem Lo)

It is recommended that the City Council consider:

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

10.R. National Day of the Teacher and National Teacher Appreciation Week Resolution (As Requested by Council Member Sanchez)

It is recommended that the City Council consider:

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

10.S. National Asian American and Pacific Islander Day Against Bullying and Hate Resolution (As Requested by Council Member Wong)

It is recommended that the City Council consider:

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

11. Public Hearing

11.A. Consideration and possible action to adopt Resolution No. 26-XX – A Resolution authorizing the recording of a Notice of Special Assessment for Nuisance Abatement against the owner of 509 W. Andrix St. (APN 5266-013-018)

It is recommended that the City Council consider:

1. Adopting Resolution No. 26-XX to authorize the recording of a notice of special assessment for nuisance abatement on the owner of 509 W. Andrix Street; or;
2. Taking such additional, related, action that may be desirable.

12. New Business

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

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

15. Adjournment